

## KERN COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

### Board of Supervisors

### STAFF REPORT

Date: May 13, 2015

FILE: IWVLMP

S.D.: #1 and 2 - Gleason and Scrivner

#### TITLE: Indian Wells Valley Land Use Management Plan

**PROPOSAL:** The Kern County Planning Commission will conduct a public hearing to consider the Indian Wells Valley Land Use Management Plan (IWVLMP) project which includes a series of proposed General Plan Amendments, changes in Zone Classifications within the unincorporated Indian Wells Valley area and an amendment to Chapter 4.18 Naval Air Weapons Station (NAWS) China Lake of the Airport Land Use Compatibility Plan.

Additionally, the project includes textual changes to the Kern County Zoning Ordinance (Title 19) to address landscape requirements within the Indian Wells Valley and soil stabilization requirements in all of Eastern Kern County Desert Region (All unincorporated area lands located east of the Los Angeles Aqueduct).

Specific changes to land use designations within the Indian Wells Valley are only proposed on (1) lands owned by the state or federal government, (or) (2) lands currently zoned A (Exclusive Agricultural) or A-1 (Limited Agricultural) by the Kern County Zoning Ordinance (or) (3) lands owned by individuals who have directly contacted Staff requesting a change.

**APPLICANT:** Kern County Planning and Community Development Department (PP14010)

**PROJECT SIZE:** Approximately 400-square miles

**LOCATION:** The Indian Wells Valley is located in the northeastern corner of Kern County. The eastern and northern boundaries follow the existing Kern County/San Bernardino County and Kern County/Inyo County jurisdictional boundary lines. The western and southern boundaries of the Indian Wells Valley are located in an area largely consisting of federal desert lands. The plan area covers approximately 400-square miles. Eastern Kern County Desert region refers to lands located east of the Los Angeles Aqueduct

**SURROUNDING LAND USE/ZONING/GENERAL PLAN DESIGNATION:** North - Inyo County; East - San Bernardino County; South and West - Vacant desert and federal land

**PROJECT ANALYSIS:** The project before your Board is the proposed Indian Wells Valley Land Use Management Plan (IWVLMP). The proposed project is intended to address growing concerns relating to groundwater availability within the region by establishing a foundation for balancing available groundwater resources with the existing and future development of the Indian Wells Valley (IWV). In addition, this project aims to address land use compatibility with the military air navigation operations of the Naval Air Weapons Station (NAWS) China Lake in the area.

The project is not a textual plan in the sense of a Specific Plan or other commonly prepared land use plans that outlines broad goals, policies and implementation measures for future development proposals to implement. Rather, the IWVLMP includes a series of proposed land use changes to the regions existing General and Specific Plan map code designations and changes to existing zone

classifications aimed at rebalancing land uses with water availability and recharge. In addition to the identified land use changes, the IWVLMP also includes changes to the text of the Kern County Zoning Ordinance (Title 19) to expand the Lot Size Combining District minimum parcel size, identify specific landscape requirements in the Indian Wells Valley, and establish new regulations within the Zoning Ordinance to address maintenance of disturbed land for the unincorporated Eastern Kern, Desert Region, as specified in the Kern County General Plan (Property east of the Los Angeles Aqueduct). Changes are also proposed to the adopted Airport Land Use Compatibility Plan (ALUCP), Military Aviation Chapter to more accurately reflect within the ALUCP existing community noise and safety constraints associated with overflight operations generated from the NAWS China Lake, which is located in the northeastern section of the Indian Wells Valley (IWV).

NAWS China Lake installation covers more than 1.1-million acres in Kern, Inyo, and San Bernardino Counties, making it the Navy's largest land activity. The flight activities of the China Lake installation operate from three runways which are encompassed by a vast array of ranges, laboratories, test facilities, and restricted air space. The main facilities and runways are within the Kern County section of the military installation. NAWS China Lake is host to the Naval Air Warfare Center Weapons Division (NAWCWD) and other Department of Defense activities. NAWCWD is the Navy's full spectrum Research, Development, Acquisition, Test, and Evaluation (RDAT&E) center of excellence for weapons systems associated with air warfare, aircraft weapons integration, missiles and missile subsystems, and airborne electronic warfare systems. Two squadrons consisting mostly of F-18 Hornets and Super Hornets are permanently based at NAWS China Lake. Air Test and Evaluation Squadron Nine (VX-9) and Three One (VX-31), respectively.

As the flying mission at these military aviation installations will fly beyond the boundaries of the installations, Department of Defense and the Federal Aviation Administration created an area of restricted airspace in order to minimize flight hazards to non-military aircraft by military aircraft. Access to this restricted airspace is greatly limited to civilian aircraft and only after obtaining prior permission. This vest restricted airspace is known as the Joint Service Restricted R-2508 Complex.

The R-2508 Complex includes three military installations:

- Naval Air Weapons Station (NAWS) China Lake
- Edwards Air Force base (AFB)
- Fort Irwin/National Training Center (NTC)

The R-2508 Complex provides the largest single area of Special Use Airspace (SUA) over land in the United States covering a land area of 20,000-square miles. The R-2508 Complex consists of restricted areas (R-2508, R2502N, R-2502E, R-2505, R2506, R-2515 and R-2524), ten Military Operations areas (MOA), Air Traffic Control Assigned Airspace (ATCAA) areas, Controlled Firing area (CFAs), and other special airspace such as, the CORDS Road, the Precision Impact Range area, the Black Mountain Supersonic Corridor, the North Hypersonic Corridor, the South Hypersonic Corridor and the Airfield Approach and Departure Corridors.

## **Background**

### **Indian Wells Valley Visioning Plan**

At the direction of your Board, Staff initiated an Indian Wells Valley public visioning process in 2011. The purpose of the planning exercise was to create and identify a vision for the future development of the Indian Wells Valley through community engagement and participation. The process entailed development of a vision plan and community poster that highlights the existing resources available and challenges facing the region. Through this process, which included multiple community meetings and visioning sessions with area residents, it became clear concerns over water availability, protecting the military mission of the NAWS China Lake and development of a community-wide trails plan were the top priorities for the community.

## Indian Wells Valley Water Availability and Conservation Report

In 2013, your Board initiated an independent technical review of existing groundwater conditions within the Indian Wells Valley region. This technical review did not include original research on the part of the consultant, but rather a comprehensive review of all groundwater materials that have been prepared and recommended actions to establish a more sustainability groundwater basin.

The *Indian Wells Valley Water Availability and Conservation Report* was prepared by Todd Engineers and completed on January 22, 2014. The report describes in detail the existing groundwater conditions in Indian Wells Valley, including groundwater levels, groundwater quality, basin yield, and overdraft conditions. The report also documents water use for historical, current, and potential future conditions and identifies recommended actions to curtail overdraft conditions and establish institutional framework for land use planning and water resource planning in Indian Wells Valley.

Below is a summary of some of the key findings within the report:

- The Indian Wells Valley groundwater basin is in overdraft and has been since the 1960s.
- Groundwater pumping is estimated to be three (3) to five (5) times greater than basin yield.
- Indian Wells Valley is a “closed” basin, meaning that subsurface inflows from outside the watershed (for example, from the Kern River Plateau) and subsurface outflows are both negligibly small.
- The magnitude of the overdraft indicates that recovery cannot be achieved with conservation or water recycling alone without jeopardizing beneficial uses; importation of supplemental water is needed.
- The majority of well with long-term data show increasing TDS trends, which suggest that long-term groundwater level decline is adversely impacting groundwater quality.
- The consequences of overdraft (including increased pumping costs, loss of well yield, degraded water quality, and land subsidence) affect everyone in the basin, albeit in varying ways and to different degrees. By the same token, all pumpers contribute to overdraft and could reasonably be expected to contribute toward a solution to overdraft.
- Current total groundwater production is about 25 times greater than it was prior to 1940.
- Current groundwater use categories include military (NAWS China Lake), municipal, Searles Valley Mineral, private domestic and agricultural.
- Municipal and agricultural uses are the two largest users of water and are similar in magnitude (36 to 40 percent of total groundwater pumping).
- Military and Searles Valley Minerals pumping is estimated to remain steady, while municipal and domestic pumping increase slowly.
- Agricultural water demand will increase as newly planted trees mature; in addition, new acreage may be planted, representing a potential substantial increase in pumping.
- Land use planning is provided by an array of agencies – from federal to local – with objectives, policies, plans and programs that are supportive of long-term sustainable water supply for Indian Wells Valley.
- Water resource planning is provided by overlapping County and local agencies with different objectives, authorities, powers and jurisdictions.
- Numerous water management alternatives exist including physical measures, land use planning options and institutional options.
- Seven (7) physical measures appear to be technically and financially feasible; redistribution of municipal pumping, urban water conservation, agricultural water conservation, wastewater recycling, groundwater demineralization, water importation and groundwater banking. The physical measures generally are additive; some may be redundant, but few are mutually exclusive.

- Importation of water is essential to the elimination of overdraft while retaining the existing land uses.
- Development of a Specific Plan for Indian Wells Valley is the logical vehicle for implementing changes in land use and limiting future water demands in unincorporated areas.
- Upzoning of inactive agricultural parcels to large lot residential, low impact industrial or use for solar energy could reduce the potential for exacerbating future overdraft.

### **Water Workday**

As a result of the key findings contained within the above mentioned report, Staff initiated a stakeholder process in the City of Ridgecrest on May 15, 2014, that facilitated the discussion among local water users and agencies with County staff and technical experts on measures that could be undertaken collectively for improving water supply and establishing a sustainable basin. This “Water Workday” focused on the importation of water, water reuse, and water conservation, as well as a water management structure. Results were published in a report titled *Indian Wells Valley Water Workday Outcomes*.

### **Sustainable Groundwater Management Act of 2014**

The following language was taken from the Public Policy Institute of California (PPIC) website.

“Droughts are a recurring feature of California’s climate, and the three-year period, between Fall 2011 and Fall 2014 was the driest since recordkeeping began in 1895. This dry period was made worse by high temperatures, with 2014 setting a record. Even if 2015 sees average rainfall, it will not be enough to eliminate the severe water deficit. Governor Brown declared a Statewide drought emergency in January 2014, establishing an interagency drought response team. The State Water Resources Control Board later chose to enforce increased conservation requirements. To improve water efficiency and help affected communities and ecosystems, State and federal lawmakers approved more than \$1 billion of emergency drought relief in 2014.”

In addition to the above actions undertaken as described above by Kern County, on September 16, 2014, Governor Edmund G. Brown, Jr., signed the Sustainable Groundwater Management act of 2014.

The Sustainable Groundwater Management Act of 2014 (SGMA) is a three-bill package that collectively establishes a new structure for managing California’s groundwater. A central feature of the SGMA is the recognition that groundwater management in California is best accomplished locally. The SGMA includes the provisions of Senate Bill (SB) 1168, Assembly Bill (AB) 1739, and SB 1319. The SGMA builds upon the existing groundwater management provisions established by AB 3030 (1992), SB 1938 (2002), and AB 359 (2011), as well as SBX7 6 (2009) which established the California Statewide Groundwater Elevation Monitoring (CASGEM) Program.

The SGMA requires the formation of locally-controlled Groundwater Sustainability Agencies (GSAs) which must develop Groundwater Sustainability Plans (GSPs) in groundwater basins or sub-basins that the Department of Water Resources (DWR) designates as medium or high priority. The proposed project is located in the Indian Wells Valley Groundwater Basin, which is classified as a medium-priority basin. GSAs must be formed by June 30, 2017; GSPs must be developed by January 31, 2020, for high priority basins that DWR determines to be in critical overdraft, and by January 31, 2022, for all other high-or medium- priority basins. Sustainability must be achieved in high-priority basins within 20 years from the date of GSP adoption. A copy of the June 2014 CASGEM Basin Prioritization Results has been attached to this staff report as Attachment D.

In addition, it should be noted that as of March 4, 2015, the Department of Water Resources has determined the Indian Wells Valley Groundwater Basin is monitored sufficiently to demonstrate seasonal and long-term trends in groundwater elevations in compliance with the criteria of Water Code Section 10933. A copy of all unmonitored High- and Medium-Priority Groundwater Basins is attached to this staff report for your review (Attachment E). Please note that the IWV Basin is not included on this list.

The SGMA defines sustainable groundwater management as “the management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results.” Undesirable results include, but are not limited to, chronic lowering of groundwater levels, reduction of groundwater storage, seawater intrusion, degraded water quality, and land subsidence that interferes with surface land uses. The legislative intent of the SGMA is to achieve all of the following:

- To provide for the sustainable management of groundwater basins.
- To enhance local management of groundwater consistent with; (1) rights to use or store groundwater, and (2) Section 2 of Article X of the California Constitution.
- To establish minimum standards for sustainable groundwater management.
- To provide local groundwater agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater.
- To avoid or minimize subsidence.
- To improve data collection and understanding about groundwater.
- To increase groundwater storage and remove impediments to recharge.
- To manage groundwater basins through the actions of local governmental agencies to the greatest extent feasible, while minimizing state intervention.

In April 2015, the State of California released California’s Groundwater Update 2013: A Compilation of Enhanced Content for California Water Plan Update 2013. The purpose of this report is to provide foundational information to improve the Statewide and regional understanding of groundwater conditions and management programs. A copy of this report can be found at: [http://www.waterplan.water.ca.gov/docs/groundwater/update2013/content/statewide/GWU2013\\_Combined\\_Statewide\\_Final.pdf](http://www.waterplan.water.ca.gov/docs/groundwater/update2013/content/statewide/GWU2013_Combined_Statewide_Final.pdf)

#### Governor Executive Order

On April 2, 2015, Governor Jerry Brown announced an executive order for mandatory water use reductions, the first in California’s history, due to the State’s four-year drought that has reached near crisis proportions. The Governor has tasked the State Water Resources Control Board to achieve a 25 percent reduction in potable urban water usage by February 28, 2016. This order will require water suppliers to California’s cities and towns to find ways to cut back on water use and for monitoring property owners for compliance. These varying degrees of cutbacks are expected to affect homeowners, farms, businesses, as well as the maintenance of public street medians and such facilities such as campuses, cemeteries, and golf courses. Owners of large farms, who obtain their water from sources outside local water agencies, will not fall under the 25 percent reduction; however, farms will be required to provide detailed reports to State regulators about water use. Additionally, the Department of Water Resources shall lead a Statewide initiative to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerate landscapes and will jointly partner with the California Energy Commission to provide a rebate program for inefficient appliances. This order comes off one of the worst winter for snow in California’s history, with the snowpack falling to a record low of 5 percent of normal, the lowest in more than 60 years of record keeping. State officials have stated they are prepared to enforce punitive measures, including fines, to ensure compliance.

### **Mandatory Reductions for Water Conservation**

In January 2014, Governor Brown declared the State of California in a drought State of Emergency, as California is currently in one of the most severe droughts on record. To help streamline the State's drought response, Executive Orders were issued by the Governor in April 2014, September 2014, and January 2015. The April 2014, Executive Order asked for the State Water Board to assess voluntary conservation levels for urban water agencies and granted authority to adopt emergency conservation regulations. With the drought continuing to worsen, the lowest snowpack on record, and lack of sufficient conservation, the Governor directed the State Water Board on April 1, 2015, to implement mandatory water reductions in urban areas to reduce potable urban water usage by 25 percent Statewide, as described in the above Executive Order. The State Water Board's task is to implement regulations which are equitable, achievable, and enforceable for every urban water supplier in the State, and which can be implemented quickly. Reductions were calculated for all urban water suppliers taking into account the amount of conservation that had already been achieved by communities based upon their relative per capita water usage. The content of the emergency regulations address the following provisions based on the April 1, 2015, Executive Order:

- Ordering Provision 2: Mandatory 25 percent reduction in potable urban water use with recognition of past conservation achievements;
- Ordering Provision 5: Reductions in potable water use at commercial, industrial, and institutional properties;
- Ordering Provision 6: Prohibition on using potable water for irrigation of ornamental turf in street medians; and
- Ordering Provision 7: Prohibition on using potable water for irrigation outside of new home construction without drip or microspray systems.

When calculating the provisional percentage of water reduction the Indian Wells Valley Water District will have to adhere to, the State Water Board took into consideration that in 2013 from June to February the I WV Water District's total water production was 1,861,884,000 gallons and from June 2014 to February 2015 total water production was 1,789,365,000 gallons. When comparing these two numbers, the I WV Water District saved a total of 72,519,000 gallons of water, or 4 percent. This percentage of reduction placed the I WV Water District in Tier 9 and will result in having to reduce their water production by 36 percent. The State Water Board is scheduled to have a public hearing on May 5, 2015, to adopt proposed water reductions and all individual water reductions will take immediate effect upon approval by the Office of Administrative Law on May 15, 2015. Urban water suppliers will be expected to be implementing measures to meet their mandatory reduction targets by June 1, 2015. Fact sheets prepared by the State Water Resources Control Board summarizing these actions and identifying the conservation standard is attached to this staff report for your review (Attachment F).

The Indian Wells Valley Water District has successfully decreased per capita water use by about 18 percent since 2007 while the Navy has decreased water consumption at NAWS facilities by 48 percent since 2006. This reduction at a cost of over \$6 million was completed by identifying areas where there is no need for turf. Water Irrigation costs drastically reduced after this turf removal and xeriscaping at six (6) NAWS China Lake facilities. However, per capita water use in Ridgecrest remains high (about 215 gallon/person/day) compared to other communities in California.

### **Water Rights**

The overarching principle applicable to water use in California is that all water supplies be put to use to the fullest extent to which they are capable. This policy is set forth in the California Constitution, State statute, and is routinely affirmed by the courts. Beneficial uses include domestic, irrigation, industrial, municipal, recreational, and environmental uses. California Water Code Section 106 provides a legislative declaration that domestic use is the highest use of water in the State.

California allocates groundwater pursuant to a dual system of water rights in which; (a) overlying rights, and (b) appropriative rights are both recognized. An "overlying right," which is analogous to that of a riparian owner in a surface stream, is the right of an owner of land to take water from the ground underneath his or her land for use on that land within the basin or watershed, and the right is based on ownership of land and is appurtenant thereto. Overlying rights are generally superior in right to appropriative rights.

Appropriative rights are not dependent upon land ownership, but rather arise from the physical extraction and export of groundwater for uses off of the overlying land. Three elements must exist to constitute a valid groundwater appropriation: (1) intent to appropriate groundwater and apply it to beneficial use; (2) due diligence in the development of infrastructure to extract the groundwater, followed by actual extraction of groundwater; and (3) application of the groundwater to beneficial use within a reasonable time.

Although appropriative rights are junior in priority to overlying rights, groundwater may be extracted for offsite appropriative uses so long as there is available groundwater supply that is surplus to the present cumulative needs of overlying owners. Priority between appropriative users is predicated on the rule of first-in-time being first-in-right.

Modern appropriations of surface water and certain groundwater supplies (those that extract groundwater flowing in a "subterranean stream") are subject to the permitting authority of the State Water Resources Control Board (SWRCB). By contrast, the SWRCB does not possess permitting jurisdiction over extractions of percolating groundwater.

### **Board of Supervisors Direction**

Concerns over groundwater availability prompted your Board to direct Staff to prepare the Indian Wells Valley Land Use Management Plan, including development of a Program Environmental Impact Report. The primary objective of the plan is to rebalance land uses for future water reduction and to protect the Military Mission of NAWS China Lake and to preserve the economic stability of the City of Ridgecrest and the 46,000 Indian Wells Valley residents.

### **Results**

Based on the extensive outreach efforts conducted by the County since 2011, the following concepts were utilized by the Kern County Planning and Community Development Department Staff in preparation of the Indian Wells Valley Land Use Management Plan (IWVLMP).

- The entire Indian Wells Valley, which includes portions of Inyo and San Bernardino Counties is reliant on groundwater from the Indian Wells Valley groundwater basin as their primary source of water.
- The Indian Wells Valley Groundwater Basin had been in a state of overdraft since the 1960s.

- The City of Ridgecrest and its population are reliant on the NAWS China Lake for employment and prosperity within the region.
- More than 350 installations have been closed in Base Realignment and Closure (BARC) processes initiated by the federal government, most recently in 1989, 1991, 1993, 1995, and 2005. Resolving any long-term concerns over the availability of water resources within the region is paramount to ensuring the long-term viability of NAWS China Lake.
- The estimated yearly recharge of the IWV basin ranges between 7,000 to 11,000 acre feet of water. Water usage in 2010 was estimated to be 22,330 acre feet per year (afy). That number could be as high as 37,625 afy for 2015.
- Commercial agricultural operations within the region utilize between 8,000 to 12,000 afy, which represents 30 to 40 percent of all water usage in the region.
- Within the Indian Wells Valley, there was approximately 4,790 acres of identified activated agricultural zoning. Resultant review shows that there are 4,728 acres. Activated agricultural zoning includes land that is either currently commercially farmed or the property owner has made financial investments in preparation of past or future commercial agricultural efforts.
- There are approximately 31,245 acres of privately owned A (Exclusive Agricultural) or A-1 (Limited Agricultural) zoned land within the IWV. Outreach efforts as a result of this process have identified many residents who have purchased their land with the intention of expanding the existing agricultural uses within the region. Staff estimates these expansion areas represent the addition of approximately 1,100 acres over the next seven- (7-) year period. Without action by the County of Kern, future agricultural production will continue to increase.
- The predictability of future agricultural development is limited because commercial agricultural operations are authorized uses within properties zoned either A or A-1 and not subject to local land use approval or oversight related to water use. The predictability of future agricultural production is further difficult because unlike commercial and industrial uses which are dependent of associated infrastructure such as roads, electricity and water treatment facilities, agricultural production is only dependent on the development of an agricultural well and can be located in more isolated areas.

#### **Proposed Project Analyzed in the Draft Program Environmental Impact Report (EIR)**

##### *Project Characteristics*

The project as outlined in the EIR included a review of approximately 228,282 acres (3,610 parcels) of land within the Indian Wells Valley. The breakdown of land reviewed included 194,283 acres (663 parcels) of federal land; 1,937 acres (47 parcels) of State land; and 32,062 acres (2,900 parcels) of privately owned land.

The following are the components of the IWVLMP as addressed in the Draft Program EIR. As specified above, the IWVLMP is not a stand-alone planning document; rather, it consists of a series of separate, yet related action components. The IWVLMP applies to Kern County's unincorporated areas of the IWV, including the existing Inyokern Specific Plan, South Inyokern Specific Plan, and Ridgecrest Ranchos Specific Plan.

**1.** **General and Specific Plan Amendments (GPA/SPA).** Amendments to the existing Kern County General and Specific Plan designations to change land use designations on existing vacant and developed land to new designations that will:

- Reduce potential future water consumption.
- Implement compatibility for the amended ALUCP Military Aviation policies.
- Achieve consistency between existing land use designations and zone classifications as required by State law.

In total, implementation of the proposed project as analyzed in the EIR would result in various General Plan land use changes to approximately 30,402.62 acres of land.

**2.** **Change in Zone Classifications.** Changes to existing zone classifications that implement zoning on vacant and developed land to new zone classifications that will:

- Reduce potential future water consumption.
- Implement compatibility for the amended ALUCP Military Aviation policies.
- Achieve consistency between existing land use designations and zone classifications as required by State law.

The proposed County-initiated zone change options include, but not limited, to the following concepts identified in the EIR:

- Rezoning of all A (Exclusive Agriculture) zoned parcels to one of the following listed zone classifications:
  - E (Estate); or
  - CH PD (Highway Commercial - Precise Development Combining); or
  - M-1 PD (Light Industrial - Precise Development Combining); or
  - OS (Open Space)
- Rezoning of all A-1 (Limited Agriculture) zoned parcels that are smaller than two and half (2 1/2) acres, or larger than five (5) acres, currently undeveloped, or have been identified as actively farmed land to one of the following zone classifications:
  - E (Estate); or
  - E RS (Estate - Residential Suburban Combining); or
  - R-2 PD (Medium-density Residential - Precise Development Combining); or
  - C-2 PD (General Commercial - Precise Development Combining); or
  - CH PD (Highway Commercial - Precise Development Combining); or
  - M-1 PD (Light Industrial - Precise Development Combining); or
  - M-2 PD (Medium Industrial - Precise Development Combining); or
  - OS (Open Space)
- Rezoning of all U.S. Bureau of Land Management, federal, State, and Searles Valley Mineral owned properties to OS (Open Space).

The following criteria were utilized by Staff to determine the proposed zone classifications:

- Would the new zone district provide for an economic use of the parcel?
- Would the new zone district reduce the potential of future water consumption on the parcel?

- Would the new zone district provide land use compatibility with the ALUCP policies for NAWS China Lake?
3. **Text Amendments to Title 19 of the Kern County Zoning Ordinance.** The following text amendments were identified in the EIR. Attachment B of this staff report includes the specific language of proposed changes to the Kern County Zoning Ordinance shown in underline and ~~strikethrough~~. The discussion below summarizes the proposed text changes.
- *Chapter 19.08: Interpretations and General Standards.* Modifications to the Interpretations and General Standards are necessary to formally identify and define the boundaries of the IWVLMP as it relates to Zoning Ordinance provisions.
  - *Chapter 19.54: Lot Size Combining District.* Establishment of minimum 40- and 80-acre minimum lot sizes that can be established within the E (Estate) District. Additionally, the elimination of the 6,000 square feet minimum lot size as it no longer applies to any District.
  - *Chapter 19.80: Special Development Standards.* Amendments to the text of the Kern County Zoning Ordinance to provide for new dust control regulations addressing maintenance of disturbed land for the unincorporated Eastern Kern, Desert Region and to establish development standards for Single-Family Dwelling Districts.

- *Soil Stabilization – Maintenance of Disturbed Land.* Implementation of regulations within the Special Development Standards of the Zoning Ordinance for all activities on land that result in the clearing of property, regardless of whether or not a permit is issued by the County.

Implementation of the above identified Soil Stabilization requirements will apply to all unincorporated properties in Eastern Kern County. As defined by the Kern County General Plan, Eastern Kern County includes all lands located east of the Los Angeles Aqueduct. This provision specifies that landowners who utilize their land are also responsible for ensuring that the dust generated from that use is adequately controlled on-site. As stated in the text of the provision, maintenance of disturbed land is required whether or not a permit is issued by the County, meaning these provisions apply to “discretionary” and “permitted uses” as identified in the Zoning Ordinance.

As there is no single approach to controlling dust, the identified provisions allow for best management practices to be utilized in addressing these concerns. These practices include, but are not limited to the application of soil stabilization products, installation of berms or fencing and drought tolerant vegetation. County Staff consulting with the East Kern Air Pollution Control District will be able to provide input as to some approaches residents can consider to control dust generated through the use of their land. Failure to utilize best management practices and continued non-compliance with these provisions will be considered a violation of the Zoning Ordinance and may be subject to a violation hearing.

- *Chapter 19.86: Landscaping.* Amendments to the text of the Kern County Zoning Ordinance to provide for more extensive water conservation landscaping requirements for the IWVLMP project area.

- *Xeriscape Landscaping.* Use of xeriscape landscaping design criteria for all new construction (including residential, commercial and industrial land uses). Expansion of landscape requirements to regulation of new landscaping in front yards of residential homes, if landscaping is installed. Xeriscape landscaping reduces or eliminates the need for supplemental water from irrigation via the use of drought tolerant plants, rocks, and other methods.

Implementation of the above identified landscape requirements will apply to only new development on properties located within the Indian Wells Valley unincorporated areas. These landscape requirements have been crafted to match similar measures currently adopted by the Indian Wells Valley Water District (IWVWD). In summary, new residential houses for front yard, new multi-family or mobilehome parks, new commercial development and new industrial development will be required to minimize water usage associated with landscaping by utilizing low volume efficient water systems, approved drought tolerant plants, elimination of turf in residential front yards and limitations of turf for commercial and industrial properties.

The approved plant list will be maintained by the IWVWD and implemented by the County. In the unincorporated area, proposed requirements will be reviewed for conformance by Staff during any final site plan review process and issuance of building permits. Similar to the above listed soil stabilization requirements, properties who continue to be in non-compliance with these provisions will be considered a violation to the Zoning Ordinance and may be subject to a formal violation hearing.

4. **Text Amendments to the Airport Land Use Compatibility Plan.** Amendments to the text of the Airport Land Use Compatibility Plan (ALUCP) Military Aviation Chapter to expand policies for land use compatibility with the mission of Naval Air Weapons Station (NAWS) China Lake and the Final Air Installations Compatibility Use Zones Study, Naval Air Weapons Station, China Lake (AICUZ). Attachment C of this staff report includes the specific language of proposed changes to the ALUCP shown in underline and ~~strikethrough~~. The discussion below summarizes the proposed text changes.

#### **Final Environmental Impact Report**

An Environmental Impact Report (EIR) was prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. As required by CEQA, the EIR includes appropriate review, analysis, and mitigation measures for the environmental impacts of the proposed project. This Final EIR could be utilized by other permitting agencies in their capacity as Responsible and Trustee agencies under CEQA.

The EIR outlines the current practices that if continued will result in impacts to the basin users. As of 2010, it is estimated that 22,330 acre feet of water was pumped from the basin. Further findings indicate that as existing pistachio trees mature over time, pumping could increase from two (2) to four (4) times greater than the basin yield; the basin is a “closed” basin, meaning that subsurface flows into the basin are negligible; recovery cannot be achieved with conservation and water recycling alone; water quality in wells is declining; and agricultural and municipal uses are the two largest users and similar in size. The situation is urgent, as property owner wells are declining and NAWS China Lake may face restrictions on their mission. Action must be taken to reduce water consumption while looking for solutions for importing or reusing water more effectively.

The Kern County Planning and Community Development Department has commenced the Indian Wells Valley Land Use Management Plan, which is a review of the General Plan designations and zone classifications in the Indian Wells Valley to balance land uses to reduce future water consumption, change landscape and clearing of native vegetation regulations, and implement compatible land uses for noise and safety in conformance with the Air Installation Compatible Use Zone Study (ACUIZ, 2011) for NAWS China Lake.

To initiate the EIR process, a Notice of Preparation/Initial Study (State Clearinghouse No. 2014071089) was circulated for a 30-day public review period beginning on July 28, 2014, and ended on August 27, 2014. A scoping meeting was noticed and held August 11, 2014, at the Inyokern Senior Center located at 1247 Broadway, Inyokern, CA. Verbal comments regarding the proposed project were received at the scoping meeting with concerns about water rights, property value, and the overall procedure of the environmental review process. Thirty-one comment letters regarding the proposed project were received during the Notice of Preparation/Initial Study 30-day public review period. These comments were used in the preparation of the Draft EIR and are also included in Appendix A of the EIR.

Based on the analysis contained in the Initial Study and comments received in response to the Notice of Preparation, a Draft EIR was prepared and circulated for a 45-day public review period beginning on January 30, 2015, and ending on March 16, 2015. In total, over 530 copies of the Draft EIR were distributed, in addition to 18,521 Notices of Availability, 2,113 for affected parcels and 16,408 for surrounding parcels. The Draft EIR was also available on the Kern County Planning and Community Development Department's webpage, as well as the Ridgecrest Public Library. Eighty-nine written comments from 80 individuals or agencies/organizations were received on the Draft EIR during this public review period. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties that submitted return addresses. The Response to Comments was circulated 10 days before this hearing.

In accordance with State CEQA Guidelines, a Final EIR has been completed comprised of five (5) documents:

- Volume 1 - Distribution and Notification Materials (January 2015)
- Volume 2 - Chapters 1 through 3 of the Draft EIR (January 2015)
- Volume 3 - Chapters 4 through 11 of the Draft EIR (January 2015)
- Volume 4 - Appendices A through D of Draft EIR (January 2015)
- Volume 5 - Chapter 7 - Response to Comments (March 2015)

These documents have been provided to your Board and are posted on the Kern County Planning and Community Development Department website for further review and consideration at the following link: <http://pcd.kerndsa.com/planning/environmental-documents/390-indian-wells-valley-land-use-management-plan>

#### **Proposed Project as Identified in the EIR.**

The proposed project as identified within the Draft EIR included General Plan Amendments to approximately 30,400 acres of land and changes to various zone classifications to approximately 151,453 acres.

The proposed General Plan and zoning change options include, but are not limited to, the following concepts: remove all agricultural zone designations on land that is not currently farmed (including A [Exclusive Agriculture] and A-1 [Limited Agriculture] zoning); determine appropriate actions for those lands that are currently farmed that could reduce water consumption and replace the agricultural zoning with large lot residential (E [Estate]), commercial (C-1 [Neighborhood Commercial] or C-2 [General Commercial]); or light industrial classifications (M-1 [Light Industrial]).

In summary the proposed project would involve a net total decrease of 130,669 acres of potential farmland within the Indian Wells Valley (both publicly and privately owned). The project would result in a net increase of approximately 123,000 acres of open space designated land (publicly owned), 212 acres of commercial use, and 7,152 acres of industrial use. A summary of the existing and proposed land use designations as outlined within the EIR are shown below in Tables 1 and 2.

It should be noted that in addition to the estimated 4,790 acres of activated agricultural lands (estimated at the time the EIR was prepared), implementation of this project would allow for an additional 304 acres of A zoned property and an additional 1,573 acres of A-1 zoned property to remain. While these A and A-1 zoned lands are currently developed with some type of use other than commercial agricultural in the form of growing crops, they would be available for future farming should the existing activity cease. As such, under this scenario, the total amount of property available for commercial farming activities would be 6,667 acres.

*Table 1: Proposed General Plan Land Use Designations as identified in the Environmental Impact Report.*

<b>Map Code</b>	<b>Existing Designated Acres Considered for Potential Amendments</b>	<b>Total Designated Acres if Approved</b>	<b>Difference</b>
1.1	189,558.09	196,179.18	6,621.09
3.1	1,337.57	0.00	(1,337.57)
3.3	1,178.43	1,692.45	514.02
3.4	267.56	267.56	-
3.4.1	37.21	37.21	-
5.2	206.22	9.57	(196.65)
5.3	2,795.20	1,540.64	(1,254.56)
5.4	113.85	3.06	(110.79)
5.45	0.00	31.25	31.25
5.5	973.34	1,280.81	307.47
5.6	11,932.58	3,224.30	(8,708.28)
5.7	4,217.45	2,760.27	(1,457.18)
5.75	0.00	3,033.33	3,033.33
5.8	1,309.29	10,815.49	9,506.20
6.2	40.64	192.43	151.79
6.3	23.72	15.00	(8.72)
7.1	166.91	1,609.85	1,442.94
7.2	273.88	4,168.50	3,894.62
8.1	1,957.05	0.00	(1,957.05)
8.3	3,591.11	0.00	(3,591.11)
8.4	65.53	0.00	(65.53)
8.5	8,196.79	1,421.52	(6,775.27)
	<b>228,282.42</b>	<b>228,282.42</b>	

*Table 2: Proposed Zone Classifications as identified in the Environmental Impact Report*

<b>Classification</b>	<b>Total Designated Acres Considered for Potential Changes in Classification</b>	<b>Total Designated Acres if Approved</b>	<b>Difference</b>
A	1,828.73	304.77*	(1,523.96)
A-1	130,718.55	1,573.19*	(129,145.36)
E(1/4)	0.00	3.06	3.06
E(1/2)	0.00	31.25	31.25
E(1)	389.70	1,552.93	1,163.23
E(2 1/2)	894.26	1,689.20	794.94
E(5)	823.72	2757.30	1,933.58
E(10)	388.61	3,110.16	2,721.55
E(20)	17,462.06	4,763.18	(12,698.88)
E(40)	0.00	2,780.80	2,780.80
E(80)	0.00	4,428.08	4,428.08
R-2	0.00	9.57	9.57
C-2	0.00	61.71	61.71
CH	0.00	149.91	149.91
M-1	8.68	3,752.70	3,744.02
M-2	104.58	3,513.10	3,408.52
MP	29.91	0.00	(29.91)
NR(20)	841.27	0.00	(841.27)
OS	46,747.23	169,756.39	123,009.16
China Lake	28,045.12	28,045.12	
	<b>228,282.42</b>	<b>228,282.42</b>	

\*Does not include activated agricultural zoning.

As summarized above, the project also included proposed textual changes to the Kern County Zoning Ordinance and the Airport Land Use Compatibility Plan, which can be seen in underline and ~~strikeout~~ by referring to Attachments B and C of this staff report, respectively.

### Notifications

Over 19,000 Notices of Availability (NOA) were sent out to property owners (18,521) and agencies (530) for the release of the Draft Program EIR. In regards to the NOAs sent to property owners, Staff separated notices into two categories: (1) blue notices for property owners directly affected by the proposed project, and (2) white notices for properties that fell within the project area, including the City of Ridgecrest, but did not own property that included a proposed land use change.

## **Community Workshops**

The Kern County Planning and Community Development Department held two public workshops on February 17, 2015 and March 7, 2015 at the City of Ridgecrest Council Chambers to help clarify and address concerns the property owners and interested parties had regarding the proposed project. Approximately 200 individuals participated in the workshop and notes that were taken can be found in Volume 5, Chapter 7 - Response to Comments of the Final EIR.

The Final EIR contains 15 mitigation measures to reduce significant impacts from the project, and a Mitigation Measure Monitoring Program (Exhibit C) has been included for your review, and is attached to this staff report.

### **Effects Found to Have No Impact**

Based on the findings of the Initial Study/Notice of Preparation and the results of scoping process, the proposed project was determined to have no impact with regard to the following impact thresholds, and the categories were therefore not analyzed in the EIR prepared for the project:

- Mineral Resources

### **Less than Significant Impacts (Including Significant Impacts That Can Be Mitigated, Avoided, or Substantially Lessened)**

The EIR prepared addresses all potentially significant environmental impacts that Kern County identified during the Notice of Preparation and scoping process. After further study and environmental review in the EIR, it was determined that certain impact thresholds could be reduced to a less than significant level with the incorporation of mitigation measures:

- Aesthetics (Project)
- Agriculture and Forest Resources (Project)
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality (Project)
- Land Use and Planning
- Noise (Project)
- Public Services
- Recreation
- Transportation and Traffic (Project)

### **Significant and Unavoidable Impacts**

#### **Significant and Unavoidable Project Impacts**

Section 15126.2(b) of the State CEQA Guidelines requires that an EIR describe any significant impacts, including those that can be mitigated but not reduced to less than significant. After study and environmental review in the EIR, it was determined that certain impact thresholds would have significant and unavoidable impacts after the project complies with all regulatory, statutory, and feasible and reasonable mitigation measures. Those specific impacts that would have significant and unavoidable impacts after mitigation are identified below:

- Air Quality
- Greenhouse Gases
- Population and Housing
- Utilities and Service Systems

### **Significant and Unavoidable Cumulative Impacts**

According to Section 15355 of the State CEQA Guidelines, the term cumulative impacts "...refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Individual effects that may contribute to a cumulative impact may be from a single project or a number of separate projects. Individually, the impacts of a project may be relatively minor, however, when considered along with impacts of other closely related or nearby projects, including newly proposed projects, the effects could be cumulatively significant. A list of projects used in the cumulative analysis is included in Chapter 3, *Project Description*, and a full discussion of all cumulative impacts for each impact is contained in Chapter 4. The EIR determined the following impacts on the projects were determined to have a significant and unavoidable cumulative impact that cannot be avoided after all regulatory, statutory, and feasible and reasonable mitigation measures:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Greenhouse Gases
- Hydrology and Water Quality
- Noise
- Population and Housing
- Traffic and Transportation
- Utilities and Service Systems

**Table 3: Summary of Significant and Unavoidable Impacts of the Proposed Project**

<b>Resources</b>	<b>Project Impacts</b>	<b>Cumulative Impacts</b>
Aesthetics	The project would have a less than significant project-level impacts to aesthetics. While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. No mitigation measures would be required.	The project would have significant and unavoidable impacts related to aesthetics. While these future development will be subject to existing local ordinances and CEQA review, the subjective nature of aesthetics ensures that despite the implementation of mitigation, the visual character of the project area may change as a result of the proposed land use changes. As such, future development could alter the aesthetic character of the area; thus, cumulative impacts are considered <b>significant and unavoidable</b> .

Resources	Project Impacts	Cumulative Impacts
Agricultural and Forestry Resources	<p>The project would have a less than significant project-level impacts to agricultural resources. While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. No mitigation measures would be required.</p>	<p>The project would have significant and unavoidable impacts related to agricultural resources. While implementation of the proposed project is consistent with the determination of the Kern County General Plan Update Environmental Impact Report and will not directly result in the immediate loss of farmland, it will involve reclassification of approximately 151,000 acres of agricultural zoned land. While most of this land does not have the necessary soils and water supply to sustain long-term agricultural operation activities, the rezoning of such land can nonetheless be considered an indirect impact. As such, cumulative impacts to agricultural resources is considered <b>significant and unavoidable</b> with the buildup of the plan area and indirect loss of agriculturally zoned properties.</p>
Air Quality	<p>Despite implementation of MM 4.3-1 through MM 4.3-2, the net increase in construction and operational emissions associated with full buildup of the IWVLMP could exceed EKAPCD's thresholds of significance. No feasible mitigation exists to avoid the exposure of sensitive receptors to CO Hotspots. Impacts would be <b>significant and unavoidable</b>.</p>	<p>Despite implementation of MM 4.3-1 through MM 4.3-2, cumulative impacts from full buildup of the land uses proposed in the IWVLMP, when considered with existing and reasonably foreseeable planned projects, would be <b>significant and unavoidable</b> during both construction and operation.</p>
Greenhouse Gases	<p>Despite implementation of MM 4.7-1, a discretionary project in the IVWLMP project area may generate GHG emissions that exceed 25,000 metric tons of CO<sub>2</sub>e annually and be unable to implement strategies that are capable of achieving a 29 percent reduction in GHG emissions against BAU conditions. Further, the aggregate GHG emissions resulting from full buildup of the proposed land use designations could result in a considerable increase in the emissions in the IWVLMP project area when compared to full buildup under the existing Kern County General Plan and applicable Specific Plans. Project-level impacts would be <b>significant and unavoidable</b>.</p>	<p>The GHG emissions generated by full buildup of the new land uses proposed by the IWVLMP in the project area would be greater than the GHG emissions that would be generated by full buildup under the existing Kern County General Plan and applicable Specific Plans. Despite implementation of MM 4.7-1, cumulative impacts would be <b>significant and unavoidable</b>.</p>

Resources	Project Impacts	Cumulative Impacts
Hydrology and Water Quality	The project would have a less than significant project-level impacts to hydrology and water quality. While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. No mitigation measures would be required.	The IWV Groundwater Basin is in a condition of overdraft. Any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts are considered cumulatively <b>significant and unavoidable</b> .
Noise	The project would have a less than significant project-level impacts to noise. While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. No mitigation measures would be required.	Future projects will be subject to goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinance; however, cumulative noise impacts are concluded to occur with the future buildup of the plan area and, therefore, cumulative noise levels resulting from other projects could result in <b>significant and unavoidable</b> impacts.
Population and Housing	Even with the substantial reduction of potential residential units and residents under the proposed program, its increase of potential new residents coupled with the area's existing 2010 population would be considered a substantial impact at maximum buildup. While mitigation measures are available for resource sections that analyze the direct impact of population growth, there are no mitigation measures to reduce the substantial increase in growth alone. Project-level impacts would be <b>significant and unavoidable</b> .	The potential increase in population and housing could exceed the population projections as planned for and accommodated by the Kern COG. There are no feasible mitigation measures to mitigate the population growth alone within the IWVLMP area; cumulative impacts would be <b>significant and unavoidable</b> .
Traffic and Transportation	The project would have a less than significant project-level impacts to traffic and transportation. While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. No mitigation measures would be required.	The net increase in traffic associated with full buildup under the IWVLMP may require new circulation facilities to ensure there are appropriate local and regional connections available and able to support the development. Implementation of the proposed project would not result in any specific project-level development at this time, as no development is proposed. Therefore, impacts on a project-level basis are considered less than significant, but at full buildup of the project, impacts would be considered <b>significant and unavoidable</b> .

Resources	Project Impacts	Cumulative Impacts
Utilities and Service Systems	Despite an overall reduction in total water demand compared to existing land uses at full buildout, because the IWW Basin is in a condition of overdraft, any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts would be <b>significant and unavoidable</b> .	Despite an overall reduction in total water demand compared to existing land uses at full buildout, because the IWW Basin is in a condition of overdraft, any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long-term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts would be <b>significant and unavoidable</b> .

### Project Objectives

To meet the primary purpose of the proposed project, the following objectives have been identified:

- Reduce future water consumption with water-balanced land uses;
- Promote landscaping that reduces or eliminates the need for supplemental water for irrigation;
- Increase compatibility with the AICUZ for NAWS China Lake;
- Reduce dust creation; and
- Ensure land use consistency between the Kern County General and Specific Plan in the region with Title 19 of the Kern County Zoning Ordinance.

### Alternatives

Section 15126.6 of the CEQA Guidelines states an EIR must address “a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternative.” The alternatives to be considered should include those that offer substantial environmental advantages over the proposed project and that may feasibly be accomplished considering the various economic, environmental, social, technological, and legal factors.

In order to meet the requirements of Section 15126.6, the EIR considered a total of three project alternatives. This reasonable range of alternatives provides the decision-makers with enough variation to support informed decision making.

### Alternatives Analyzed in the EIR

Three alternatives, as listed below, were identified that could avoid or lessen significant effects of the project and could feasibly attain project objectives, and these were analyzed in greater detail.

The EIR, Volume 1 – Chapter 6, *Alternatives*, discusses three analyzed alternatives to the project.

- Alternative A: No-Project Alternative
- Alternative B: Open Space Alternative
- Alternative C: Reduced Project Alternative

The discussion in the Final EIR presents a description of each alternative and focuses on the degree to which the identified alternative might accomplish the project objectives and would reduce one

or more of the identified significant impacts to aesthetics, agriculture and forest resources, air quality, greenhouse gases, hydrology and water quality, noise, population and housing, traffic and transportation, and utilities and service systems.

### **Environmentally Superior Alternative**

An EIR must identify the Environmentally Superior alternative to the proposed project. Section 15126.6(e)(2) of the State CEQA Guidelines states that if the No-Project alternative is found to be environmentally superior, “the EIR shall also identify an environmentally superior alternative among the other alternatives.” However, while Alternative A, No-Project alternative, would avoid many of the significant and unavoidable impacts associated with the proposed project, it would result in significant and unavoidable impacts in regards to hydrology and water quality and utilities and service systems. These impacts would be greater than those identified for the proposed project. As discussed throughout the EIR, the Indian Wells Valley is 100 percent dependent on groundwater and is in a condition of overdraft and being in a condition of overdraft has serious long-term consequences. As such, groundwater and water supply conditions would continue to deteriorate under the Alternative A, No-Project Alternative, and there would be a significant and unavoidable impact. One of the overarching goals of the proposed project is to address the issues of groundwater availability in the Indian Wells Valley. Therefore, although this alternative reduces some environmental impacts, it is not deemed as environmentally superior as it does not meet the goals and objectives of the proposed project and would result in larger significant and unavoidable impacts in relation to water.

Alternative C, Reduced Project Alternative, involves a smaller project area, but would still result in significant and unavoidable project and cumulative impacts to aesthetics, agricultural resources, air quality, greenhouse gas emissions, hydrology and water quality, population and housing, traffic and transportation, and utilities and service systems. Although this alternative would achieve the project objectives, it would not achieve the goals to the same extent as the proposed project. This alternative would result in greater overall water consumption converting only half of the agricultural land to nonagricultural uses when compared to the proposed project. This alternative would increase compatibility with the AICUZ for NAWS China Lake, reduce dust creation, and ensure land use consistency between the Kern County General and Specific Plans and the Kern County Zoning Ordinance. The Reduced Project Alternative would meet all project objectives, but at a less extent, when compared to the proposed project. All impacts considered significant and unavoidable under the proposed project would remain significant and unavoidable under the Reduced Project alternative and is therefore not deemed as environmentally superior.

Alternative B, Open Space Alternative, is deemed to be the environmentally superior alternative. This alternative would effectively avoid the significant and unavoidable impacts to aesthetics, air quality, greenhouse gas emissions, noise, population and housing, traffic and transportation associated with the proposed project. Additionally, this alternative would still promote landscaping requirements reducing the need for supplemental irrigation, soil stabilization, and would also achieve the goal of ensuring land use consistency between the Kern County General and Specific Plans and the Kern County Zoning Ordinance. However, although this alternative would meet the project objective aimed at reducing future water consumption, it would not fully avoid the significant and unavoidable impacts related to agriculture, hydrology and water quality, and utilities and service systems. Land use compatibility with military air navigation operations in the area may not be fully achieved by only rezoning lands A or A-1 to Open Space. Furthermore, rezoning all A and A-1 properties to Open Space would not provide any viable option for current property owners. For these reasons, the Environmentally Superior alternative is rejected as infeasible.

## **Public Comments on the Draft EIR – Response to Comments**

Staff received 85 written comments on the Draft EIR from federal, State, local agencies, and interested parties. These comments and responses have been provided to your Board as Volume 5, Chapter 7 - Response to Comments, of the Final EIR. A complete list of names of each commenter is provided on Pages 7-1 through 7-4 of the Final EIR and each of the commenter's concerns are addressed individually in the Response to Comments. Below is a summary of the comments/concerns and global responses that led to the revisions and clarifications to the Final EIR. These proposed changes are considered minor and do not change any conclusions identified in the analysis. Under CEQA Section 15088.5(b), these minor changes in language are considered insignificant modifications that amplify or clarify, and do not add substantive new information. Therefore, recirculation of the Draft EIR is not warranted.

- 1. Requests for Extension of Time.** Several commenters stated the public input process was not sufficient in length, due to the volume of material provided to the public. For this reason, these commenters requested that the comment period of the Draft EIR be extended.

Under the regulations implementing CEQA (*CEQA Guidelines*), the public review period for a Draft EIR must not be fewer than 45 days, or longer than 60 days, except under unusual circumstances (CEQA Section 21091(a); *CEQA Guidelines* Section 15105(a)). The Guidelines also indicate that a Lead Agency is under no legal obligation to grant an extension of the public review period; and the decision to do so is at the discretion of the Lead Agency. The *CEQA Guidelines* provide, however, that if an extension is granted, in no event may the public review period run beyond 60 days absent "unusual circumstances." *CEQA Guidelines* Section 15105(a).

Staff evaluated requests for an extension of the public review period and concluded that, consistent with established Departmental practices, an extension of time was not warranted. The Kern County Planning and Community Development Department notified all persons requesting an extension of time in writing indicating that their request was not being granted. The Draft EIR was initially released to the public for a 45-day review period beginning on January 30, 2015, extending to March 16, 2015. The County stated that it will continue to accept all comments on the Draft Program EIR and project throughout the entire project environmental review and application process, until the close of the public hearing before your Board. All comments will be included in the record for the project. Based on this open and on-going comment period, it was determined that an extension of time was not necessary.

- 2. Zoning Designation Allowable Uses.** Numerous comments were received on the Draft EIR from property owners and interested parties regarding the zoning designation differences between A-1 (Limited Agriculture), E (Estate), and what the additional RS (Residential Suburban Combining) District would entitle them to.

According to the Kern County Zoning Ordinance, the purpose of the A-1 Zone District is to designate areas for a combination of estate-type residential development, agricultural uses, and other compatible uses. An example of permitted uses that are allowed in the A-1 District are as follows: agricultural uses, including the growing and harvesting of crops for wholesale; residential uses, including mobile homes, residential accessory structures, and a residential facility serving six or fewer persons; general retail sales, including temporary Christmas tree lots and fruit stands. No lot created within the A-1 District shall contain less than two and one-half (2 1/2) gross acres. Additionally, no Final Map residential subdivision are allowed within the A-1 District. A residential subdivision consists of a land division action that would result in a total of five (5) or more parcels of land. This action is also commonly referred to as a tract or tentative tract map. Parcel maps on the

other hand are land division actions in which the final action will result in the creation of four (4) or fewer lots. The processing of a parcel map within the A-1 District is permitted.

The purpose of the E District is to designate areas suitable for larger lot residential living environments, and uses are limited to those typical of and compatible with quiet residential neighborhoods. The minimum lot size is one-quarter (1/4-) acre, unless the E District is combined with the Lot Size Combining District where a larger minimum lot size is specified. Agricultural uses are permitted only as accessory and domestic uses of the resident or occupant. Similar to the A-1 District, residential uses include mobile homes, residential accessory structures, and a residential facility serving six or fewer persons; and commercial office uses are permitted for temporary use.

The purpose of the RS Combining District is meant to expand the number and type of permitted domestic agricultural uses within rural residential areas. The RS Combining District may be combined with the E District, where the minimum lot size is one-half (1/2) net acre (21,780 square-feet) or larger. The uses allowed and regulations established by the RS Combining District shall be in addition to the regulations of the base district with which the RS Combining District is combined. The minimum lot size requirements in an RS Combining District are determined per the base district with which the RS Combining District is combined. Permitted uses under the RS Combining District include breeding and raising of poultry, birds, rabbits, or bees for domestic use of the resident and the keeping of one (1) cattle, sheep, goat, horse, donkey, mule, or hog per one-quarter- (1/4-) acre. However, no killing or dressing of such animals is allowed for commercial purposes. All proposed zone changes to the E District have had the RS Combining District added to them.

**3. Definition of Legal, Nonconforming Uses.** Numerous comments were received on the Draft EIR from property owners and interested parties regarding the definition of a legal, nonconforming land use. Kern County Zoning Ordinance Section 19.108 states:

“The Board of Supervisors of Kern County declares nonconforming structures, uses, lots and signs are incompatible with permitted uses in the zoning districts involved and such nonconforming uses, lots, and signs shall not be enlarged, expanded, or extended, except as provided for in this title. Such nonconforming structures, uses, and signs shall not be used as grounds for adding other structures or uses prohibited by this title.”

Legal, nonconforming uses are a method by which current prohibited uses are authorized due to a pre-existing legal status. Therefore, the existing legally established land use may continue its operation or activity, even if the zoning district is altered and the existing land use is no longer in compliance with the new zoning designation. This determination is applied to the land and is carried forward so long as the existing use is not abandoned, which is defined in the Kern County Zoning Ordinance.

Although implementation of this project presented in the EIR would change some designated parcels from agricultural to nonagricultural uses, legally established existing agricultural development, as well as other uses, would retain a legal, nonconforming status and be allowed to continue operation. Such uses are governed by Chapter 19.108 (Nonconforming Uses, Structures, and Lots) of the Kern County Zoning Ordinance. A use can retain its nonconforming status if it is not discontinued or abandoned for a period of one year or in instances where the assessed value of improvements on the property exceeds \$50,000 for a two- (2-) year period of time.

In the case of commercial agricultural use, discontinuing or abandoning means the water well pump and related irrigation piping infrastructure is removed or buildings are left in disrepair and no longer used. Lack of planting is not a determination of abandonment or discontinued use of farmland due to the fact that changes in crop types and normal fallowing occur on land as part of standard commercial agriculture production activities.

Other types of nonconforming uses may also occur in the area such as residences on property now being proposed to be zoned for commercial or industrial use. The Kern County Zoning Ordinance Section 19.108.080 (Determination of Nonconforming Status) provides the procedure for submittal of information to the Director of the Kern County Planning and Community Development Department for a determination of legal nonconforming status. The determination by the Planning Director is considered final.

Determinations of legal, nonconforming use status are conducted through the Kern County Planning and Community Development Department. The burden of proof in submitting adequate documentation for determination of legal, nonconforming status shall rest entirely on the party making said request. The Planning and Community Development Department Director shall grant legal, non-conforming status only when the information submitted clearly establishes the legality of the applicable use, structure, or parcel size, and the determination shall be final and no administrative appeal is provided.

4. **California Water Rights.** Numerous comments were received on the Draft EIR from property owners and interested parties regarding overall groundwater rights as they pertain to ownership, beneficial use and State regulations that regulate the extraction of such water.

In response to the comments concerning groundwater rights, the Lead Agency noted the Draft EIR extensively discussed the purpose of the IWVLMP, which is to address growing concerns related to groundwater availability within the region. The purpose of this response is to provide additional clarification as to overall groundwater rights as they are administered in California. From the State Water Resources Control Board:

“In most areas of California, overlying land owners may extract percolating ground water and put it to beneficial use without approval from the State Board or a court. California does not have a permit process for regulation of ground water use. In several basins, however, groundwater use is subject to regulation in accordance with court decrees adjudicating the ground water rights within the basins. The California Supreme Court decided in the 1903 case *Katz v. Walkinshaw* the “reasonable use” provision that governs other types of water rights also applies to ground water. Prior to this time, the English system of unregulated groundwater pumping had dominated but proved to be inappropriate to California’s semiarid climate. The Supreme Court case established the concept of overlying rights, in which the rights of others with land overlying the aquifer must be taken into account. Later court decisions and State law established that groundwater may be appropriated for use outside the basin, although appropriator’s rights are subordinate to those with overlying rights.”

The IWVLMP area is located within the IWV Groundwater Basin. This basin has not gone through any adjudication process as outlined above and is therefore not located within an area where approval for extracting groundwater is required from the State Board or a court.

5. **Declining Property Values.** Several comments were received on the Draft Program EIR from property owners and interested parties regarding potential declines in property value as a result of changes in the land use and zoning designations on their property.

California Constitution, Article XI, Section 7, states:

“A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.”

Local governments have the authority to enact local planning and land use regulations to protect the public health, safety, and welfare of their residents through their police power, which given the right to adopt and enforce zoning regulations, as long as they do not conflict with State laws. The 1926 U.S. Supreme Court Case, *Euclid v. Ambler Realty Company*, in which the court ruled to uphold the village of Euclid's Zoning Ordinance as a reasonable extension of the village's police power, set precedent for the finding that if there is a valid government interest in regulating where certain land uses should occur, then the government shall be allowed to establish and change zoning designations constitutionally. With regard to property values, the court found Ambler's claim that the zoning changes would depreciate property values were found to be speculative, and ruled that speculation was not a valid basis for a claim of takings.

Subsequent to that case, a number of Supreme Court decisions have established four clear rules that identify situations that amount to a taking and one clear rule that defines situations that do not. The court has held that regulations simply intended to prevent or eliminate a nuisance cannot be considered a taking. It has found “takings” in the following circumstances:

1. Where the landowner has been denied “all economically viable use” of the land.
2. Where the regulation forced the landowner to allow someone else to enter onto the property (in this case a cable company which wanted to attach its cable to an apartment building).
3. Where the regulation imposes burdens or costs on the landowner that do not bear a “reasonable relationship to the impacts of the project on the community.”
4. Where government can equally accomplish a valid public purpose through regulation or through the requirement of dedicating property, government should use the less intrusive regulation, for example, prohibiting development in a floodplain property.

The proposed project involves the creation of no new fees or taxes and does not require the dedication of any of the properties for a public use. If implemented, the reclassification of properties will create zoning that provides the property owner with a variety of potential development opportunities depending on the market.

Even with these development opportunities there have been concerns among landowners and interested parties citing a potential decline in property values, if their land is converted from lands that have a primary use for agricultural uses to a residential, commercial, or industrial use as a result of the IWVLMP.

While the commenters have not been more specific, Staff assumes the property value comment refers to the value of the property on the real estate market for sellers. The assumption for the commenters is that large lot agricultural land (10-acre and larger) is the only marketable use in the Valley. These comments confirm Staff information that a potential expansion of existing large scale commercial agriculture in the form of row crops, alfalfa, or nut orchards is a reality. Property values are a function of the market forces in the Valley and some Realtors have commented that appropriately designed (i.e. lower cost rolled curb and pavement design) residential subdivisions that allow horses would be marketable. There is no actual evidence in the record the proposed or recommended

changes would result in actual changes in the tax assessment value of property, but certainly there would be market changes.

The *CEQA Guidelines* provide that “economic and social effects of a project shall not be treated as significant effects on the environment” (Section 15131(a)). CEQA is concerned only with a project’s economic impacts where this is the potential for such impacts to result in an indirect physical impact to the environment. Accordingly, *CEQA Guidelines* Section 15131(a) provides that “intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effects. The focus of analysis should be on the physical changes.” As part of the overall environmental analysis, the Lead Agency has incorporated all reasonable and feasible mitigation measures to reduce any potential future physical impacts to the environment as a result of this project.

- 6. Adequacy of the *Indian Wells Valley Water Availability and Conservation Report prepared by Todd Engineers and completed on January 22, 2014*.** Several individuals have expressed concern regarding Staff’s reliance on the Todd Report, as it has been come to be known by the community. There are community residents that disagree with the findings in the Todd Report, both in terms of concept and technical application. For example, there are individuals who disagree with the finding that the IWV Groundwater Basin is a “Closed” basin, meaning subsurface water does not flow in and out of the basin from underground, or that current pumping demands are exceeding recharge at a rate that is unsustainable over the long haul. In addition, questions have been raised as to the overall agricultural planting calculations within the EIR and the fact that existing agricultural crop estimates may be off by as much as 8,000 acre feet of water usage per year.

In response to these concerns, Staff notes CEQA Section 15151 – Standards for Adequacy of an EIR states the EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreements among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

Under CEQA, the dispute between whether or not the IWV Groundwater Basin is “Open” as identified by members of the community or “Closed” as concluded by Todd Engineers as part of the Indian Wells Valley Water Availability and Conservation Report is subject to your Board determination based on the evidence in the record. This same provision applies to the disputed agricultural calculations and assumptions.

The courts have held that your Board may adopt the environmental conclusions reached by experts that prepared the EIR even though others may disagree with the underlying data, analysis or conclusions. Further, the existence of differing opinions arising from the same pool of information is not a basis for finding the EIR to be inadequate under CEQA.

At this time, there is no information in the record from a certified, registered or licensed hydrologist indicating that the basin is in fact “Open” other than the historical conclusions and reports evaluated by Todd Engineers when they drafted the *Indian Wells Valley Water Availability and Conservation Report*. Further, the State of California has determined that the IWV Groundwater Basin is in a condition of overdraft and is sufficiently monitored to demonstrate seasonal and long-term trends in groundwater elevations pursuant to California Water Code Section 10933.

Regarding existing agricultural calculations, Staff notes no formal comment letter has been provided disputing the total number of existing agricultural activities within the plan area; nor has there been any comments provided disputing the water usage assumptions identified on Page 4.16-17 of the EIR used in estimating future water demands.

Given the conclusions made by Todd Engineers along with the State of California's determination the basin is in overdraft and classified as a medium priority basin under the Sustainable Groundwater Management Act it is the conclusion of the Lead Agency the basin be considered "Closed" for purposes of analysis within the IWVLMP Environmental Impact Report and the estimates used in analyzing existing and future water usage within the basin are reasonable and based on existing data and conclusions known at the time the document was prepared.

7. **Economic Concerns over influx of new Commercial and Industrial Land.** A number of residents expressed concern over the new 7,152 acres of industrial development that would be authorized as part of the project as identified in the EIR. (see Table 2 above). Specifically, the Association of Realtors indicated that without any further evaluation by Staff regarding the ability of the community to support this new land use any such action would be premature and could potentially be detrimental to the economic viability and stability of the City of Ridgecrest. In response, Staff notes these comments were taken into consideration when forming a recommendation for the project and during consideration of the project by the Planning Commission.

#### **Correspondence Received After Distribution of the Response to Comments**

During the course of processing this request, Staff has notified all affected agencies, County departments, and property owners within the project area. As a result of that notification, Staff received 53 comment letters.

Most of the comment letters received were from private property owners who were requesting specific actions be taken regarding their individual properties. These letters included a mix of support and opposition related to the project and how the plan would impact their individual properties. In addition, Staff received seven (7) comment letters in support of the plan as a whole and one (1) comment letter in opposition to the plan as a whole. Finally Staff received some additional comments from agencies and interested parties related to the Environmental Impact Report and the project as a whole. A summary of those specific comments are provided below. Copies of all correspondence have also been attached to this staff report for your Boards review.

- The Department of the Army advised the Lead Agency to prepare a wetland delineation in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" to ascertain the extent of waters in the project area and to avoid impacts to wetland and other waters in the United States.
- The Tejon Indian Tribe stated they have no conflict with this project nor do they know of any cultural resources that might be affected at the project site.
- North of the River Recreation and Parks District stated the proposed project does not fall within their jurisdictional boundaries and therefore have no comment.
- The Kern County Roads Department commented they concur with the findings of the project and mitigation measures proposed.
- Earl C. Seaman provided a comment letter indicating that he knew of a company called EASYWATER who produces a unit that will clean between 30,000 and 120,000 gallons of water per day. Mr. Seaman suggested that these units be used in the valley to reduce the

total amount of pumping needed. This comment is being provided to your Board for review and consideration.

- Stan Rajtora provided a series of comments regarding the ALUCP text amendments and the adequacy of the NAWS China Lake AICUZ study. Specifically, Mr. Rajtora states that the overflight information used by the Navy in preparation of the AICUZ is flawed and overly estimated. Staff has responded to Mr. Rajtora as part of the Response to Comments. At this time, Staff believes that the information utilized in preparation of the China Lake AICUZ Study by the Navy is sufficient for purposes of the proposed amendments to the Airport Land Use Compatibility Plan. For a more complete response to questions raised, please see Response 35 in the Volume 5 - Chapter Seven (7), Response to Comments document that has been provided to your Board.
- Ronald L. Porter thanked the Kern County Planning and Community Development Department for their effort, but stated opposition to the proposed project and instead suggested the creation of a new Zone District that allows property owners to keep current land use but limit high water uses.
- Stuart Fields provided multiple comments bringing to Staff's attention an excerpt from a primer on California water rights, which says that water is a shared right which is to be used reasonably, and information regarding the Indian Wells Valley aquifer.

### **Findings (Exhibit A and B)**

Written findings and a brief explanation of the rationales for each finding in accordance with Section 15091 of the CEQA Guidelines have been included for each significant and insignificant impact as identified in the Final EIR. The occurrence of significant environmental effects that cannot be avoided after all reasonable and feasible mitigation have been adopted for aesthetics, agriculture and forest resources, air quality, greenhouse gases, hydrology and water quality, noise, population and housing, traffic and transportation, and utilities and service systems, and are included in the Statement of Overriding Considerations. The Statement of Overriding Considerations in compliance with State CEQA Guidelines Section 15093 includes a discussion of the benefits of the project that provides a basis for the recommended approval of the project despite the adverse environmental effects that could and/or will occur. Additionally, a Mitigation Measure Monitoring Program has been prepared and is attached for your review and consideration as Exhibit C.

The following benefits and considerations outweigh such significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the findings, the Final EIR, and the record of proceedings for the project.

### **Senate Bill 18 Consultation**

In accordance with Senate Bill 18 and the California Tribal Consultation guidelines, the appropriate native groups were consulted with respect to the project's potential impacts on Native American places, features, and objects. One letter from the Tejon Indian Tribe was received stating that it has no conflict with this project nor does it know of any cultural resources that might be affected at the project site. Staff notes consultation with appropriate Native American groups per Senate Bill 18 requirements has occurred.

### **Planning and Community Development Department Conclusions and Recommendations**

#### **Staff Recommendation**

As a result of the extensive notification process and community input, Staff recommended to the Planning Commission, a modified version of the project proposal as analyzed in the EIR. A summary explaining the proposed modifications are discussed in detail below.

### Recommended Project Characteristics

Proposed modifications were looked at by Staff on a case-by-case basis. While there are some unique circumstances that result in a deviation from the identified parameters below, the following descriptions serves as an overview to the actions recommended by Staff.

1. All parcels deemed as active agriculture (zoning has been activated) will retain their existing zoning.

After review, there are currently approximately 4,728 acres of activated agricultural zoning. Activated agricultural zoning includes land that is either currently commercially farmed or the property owner has made financial investments in preparation of past or future commercial agricultural efforts.

2. All developed parcels five (5) acres or smaller zoned A or A-1 will retain their existing zoning.

Developed means the property has some sort of established use on it which may include, but not be limited to, a residential dwelling and/or accessory buildings such as those used for animal boarding and/or training, ranching, or other non-farming uses for the property.

3. Vacant parcels 1.99 acres or smaller are being recommend by Staff to receive a zone classification change to the E (Estate) District with an accompanying minimum lot size that corresponds to their current acreage range as identified by the property size.

For example, if the vacant property is 0.75 acres (32,670 square feet). Staff is recommending the property be changed to E (1/2) (Estate - 1/2 acre). If the property is 0.35 acres (15,246 square feet), Staff is recommending the property be changed to E (1/4) (Estate - 1/4 acre).

4. Vacant parcels between 2.0 and 2.49 acres will retain their existing zone district.

Staff is not recommending any changes to these properties existing zone classification.

5. Vacant parcels between 2.5 and 5 acres are being recommended by Staff to receive a proposed zone classification change to the E (Estate) Zone District with an accompanying minimum lot size that corresponds to their current acreage range.

6. All parcels greater than five (5) acres are being recommend by Staff to receive a zone classification change to the E (Estate) District with a minimum lot size that will allow for four or fewer subdivision possibilities, depicted as follows:

5.01 – 12.49 acres = E (2 1/2) (Estate - 2 1/2 acres)  
12.50 – 24.99 acres = E (5) (Estate - 5 acres)  
24.99 – 49.99 acres = E (10) (Estate - 10 acres)  
50.00 – 99.99 acres = E (20) (Estate - 20 acres)  
100.00 – 199.99 acres = E 40 (Estate - 40 acres)  
200.00 + acres = E (80) (Estate - 80 acres)

7. All proposed E (Estate) zoned parcels that are over one-half (1/2) acres in lot size are being recommended by Staff to incorporate the RS (Residential Suburban Combining) District to their proposed Estate zone classification.

8. NAWS China Lake owned property located outside the base boundaries are being recommended by Staff to receive a "Military Owned" classification on their property.

While this property is not subject to local land use authority, Staff is recommending these changes to identify those properties owned by NAWS China Lake to better reflect the existing ownership and use of the property located outside the base boundaries.

9. All parcels may be proposed a General or Specific Plan Amendment regardless of their proposed zoning for consistency purposes required by State law.

These changes may be necessary to ensure ongoing consistency between the Kern County General Plan and the recommended zone districts.

A summary of the Staff recommended changes considered by the Planning Commission is shown below in Tables 4 and 5, respectively.

Unlike the previous tables presented in this staff report, readers should be advised these calculations include those lands considered to have activated their agricultural zoning along with developed parcels that are retaining their agricultural designations but are not commercially farmed. As such, under this scenario, the total amount of property available for future commercial farming activities is 9,481 acres. (553 acres zoned A and 8,927 acres zoned A-1).

*Table 4: Summary of Staff Recommended General Plan Land Use Designation Amendments considered by the Planning Commission*

Map Code	Existing Designated Acres Considered for Potential Amendments	Total Designated Acres if Staff Recommendation is Approved	Difference
1.1	189,558.09	195,774.69	+6,217.60
3.1	1,337.57	0.00	-1,337.57
3.3	1,178.43	1,692.46	+514.03
3.4	267.56	264.62	81
3.4.1	37.21	37.21	0.00
5.2	206.22	9.57	-196.65
5.3	2,795.20	0.00	-2,795.20
5.4	113.85	1.42	-112.43
5.45	0.00	11.79	+11.79
5.5	973.34	124.34	-849
5.6	11,932.58	15,251.53	+3,318.95
5.7	4,217.45	3,442.57	-774.88
5.75	0.00	3,662.68	+3,662.68
5.8	1,309.29	5,877.60	+4,568.31
6.2	40.64	194.57	+153.93
6.3	23.72	83.50	+59.78
7.1	166.91	160.59	-6.32
7.2	273.88	194.43	-79.45
8.1	1,957.05	0.00	-1,957.05
8.3	3,591.11	77.31	-3,573.80
8.4	65.53	0.00	-65.53
8.5	8,196.79	1,421.54	-6,775.25
	<b>228,282.42</b>	<b>228,282.42</b>	

*Table 5: Summary of Staff Recommended Zone Change Classifications considered by the Planning Commission*

Classification	Total Designated Acres Considered for Potential Changes in Classification	Total Designated Acres if Staff Recommendation is Approved	Difference
A	1,828.73	553.46*	-1,257.27
A-1	130,718.55	8,927.58*	-121,790.97
E(1/4)	0.00	1.42	+1.42
E(1/2)	0.00	11.79	+11.79
E(1)	389.70	110.72	-278.98
E(2 1/2)	894.26	6,131.89	+5,237.63
E(5)	823.72	3,409.79	+2,586.07
E(10)	388.61	3,662.68	+3,274.07
E(20)	17,462.06	2,795.44	-14,666.62
E(40)	0.00	1,323.77	+1,323.77
E(80)	0.00	1,585.17	+1,585.17
R-2	0.00	9.57	+9.57
C-2	0.00	59.66	+59.66
CH	0.00	218.40	+218.40
M-1	8.68	1,615.04	+1,606.36
M-2	104.58	194.43	+89.85
MP	29.91	0.00	-29.91
NR(20)	841.27	0.00	-841.27
OS	46,747.23	169,093.25	+122,346.02
China Lake	28,045.12	28,045.12	0.00
Military Ownership	0.00	533.24	+533.24
	<b>228,282.42</b>	<b>228,282.42</b>	

\*Includes activated agricultural zoned lands and other developed lands retaining their existing A or A-1 zone classifications per the specifications contained within the Staff Report.

All others components of the proposed project, such as all U.S. Bureau of Land Management, Searles Valley Minerals, State and federal land being proposed a zone change to OS (Open Space); Staff further recommended that the identified text changes to the Kern County Zoning Ordinance and the ALUCP be adopted as presented in the EIR.

Other than retaining the smaller five (5) acres and under developed A or A-1 zoned properties, the major difference between the Staff recommendation and the project as analyzed in the Environmental Impact Report revolves around the determination of Staff not to recommend the industrial upzoning of existing commercially productive agricultural uses.

For purposes of analysis, the following water demand assumptions were made as part of the EIR.

- A Residential Unit would use 0.528 afy.
- 1-acre of commercial development would use between 1.10 and 4.31 afy.
- 1-acre of industrial development would use between 0.50 and 1.10 afy.
- 1-acre of active agricultural development would use between 0.25 and 8.0 afy depending on what type of crop (0.25, afy for young pistachios, 5.0 afy for pistachios and 8.0 afy for alfalfa).
- It is assumed all agricultural uses within the plan area are either producing pistachios or alfalfa. No other crop type was used for purposes of analysis.

The original intent behind Staff proposing to upzone existing agricultural operations to industrial land uses was identified and analyzed in the EIR for two (2) reasons.

The first is based on the estimated water usage for each of the land uses identified within the EIR. For every 1,000 acres of mature pistachio trees converted to an industrial use could potentially result in a total net savings of 3,900 afy. For every 1,000 acres of alfalfa fields converted to an industrial use could result in a total net savings of 6,900 afy.

The second reason included a contribution to the economic stability within the region. By 2022 the Groundwater Sustainability Agency will be required to adopt a Groundwater Management Plan per the requirements of the Sustainable Groundwater Management Act of 2014 for the Indian Wells Valley region. Should it be determined by the Groundwater Sustainability Agency that high consumption agricultural water users cutback on their water allocation, these property owners would be in a better position to capitalize on potential industrial or commercial land use opportunities.

While Staff believes these options were viable in concept, after extensive public outreach Staff now believes the upzoning of commercial agricultural operations is premature and would not serve to protect the economic viability of the region or protect the Military Mission of NAWS China Lake.

#### **Kern County Zoning Ordinance Text Amendments**

- Indian Wells Valley Landscape Requirements:

Implementation of the proposed Kern County Zoning Ordinance text amendments will establish residential landscape requirements for unincorporated properties located within the Indian Wells Valley. These landscape requirements specifically states there will be no turf allowed in the landscape area of the front yard. In addition, all plants and trees used within the landscape area of the front yard will be required to adhere to an “Approved Plant List” that will be on file and maintained by the Indian Wells Valley Water District. The requirements also specify that a low volume irrigation system shall be used within front yard landscape areas.

- Soil Stabilization

Implementation of the proposed soil stabilization provisions represent the determination that land owners who disturb their land through the use of their property are also required to employ all best management practices to ensure such uses of their land do not create a nuisance or contribute to an existing nuisance.

#### **Airport Land Use Compatibility Plan Amendments (ALUCP)**

The purpose of the Airport Land Use Compatibility Plan is to establish procedures by which the County of Kern and the affected incorporated cities can address compatibility issues when making

planning decisions regarding airports and land uses around them. This document is a critical resource used by both the Department and community when evaluating future land use proposals adjacent to air installations that require a discretionary action. The proposed ALUCP text amendments are designed to identify within the plan the existing overflight operations that currently exist within the region and to ensure that future discretionary actions considered by the County of Kern are reviewed in conjunction with the existing operations of the Navy.

### **Water Usage**

It is Staff's opinion this recommendation represents a significant step towards rebalancing land use designations within the Indian Wells Valley region and ensuring compatibility amount all of the major economic sectors and uses that make up the regions workforce. The rebalance of land uses represents the first step towards implementation of a more comprehensive sustainable strategy that will help to provide evidence that the appropriate steps are being taken locally to protect the Military Mission of NAWS China Lake and to preserve the economic stability of the City of Ridgecrest and the 46,000 Indian Wells Valley residents. The following is an explanation of the various water usage scenarios presented to the Planning Commission during consideration of the project.

### **No Action**

From a water usage perspective, if no action were to be taken as a result of this process and assuming a 1% (percent) growth rate for residential, commercial, and industrial uses and a 3% (percent) growth rate for agricultural uses (1,089 acres of new farmland), by the year 2022 total water consumption will be approximately 47,234 acre feet per year. This water uses is approximately seven (7) times that of the identified 7,000 to 11,000-acre-foot per year recharges of the groundwater basin.

### **All Agricultural Pumping Ceases**

Conversely, if existing active agricultural uses were to immediately stop operation and assuming a 1% (percent) growth rate for residential, and a 3% (percent) growth rate for commercial and industrial uses, by the year 2022, total water consumption will be approximately 14,526 acre feet per year. This water uses is approximately two (2) times that of the identified 7,000 to 11,000-acre-foot per year recharge for the groundwater basin.

Implementation of the proposed project as recommended by Staff does not go this far. The Staff recommendation allows existing commercial agricultural operations to remain but still represents a major commitment by the County towards balancing the Indian Wells Valley Groundwater Basin for both existing and future development within the region.

### **Planning Commission Recommendation**

Based on Staff recommendation if the existing active agricultural uses remain in operation and assuming a 1% (percent) growth rate for residential, commercial, and industrial uses, (which is consistent with projections identified by the Kern COG) by the year 2022, total water consumption will be approximately 38,269 acre feet per year. This water use is approximately five (5) times that of the identified 7,000 to 11,000-acre-foot per year recharge for the groundwater basin.

It has been suggested by some that this project is premature and the Indian Wells Valley Water District or the future Groundwater Sustainability Agency take the responsibility in addressing the current and future balance of the groundwater basin. In response to these suggestions, Staff notes the Indian Wells Valley Groundwater Basin has not been adjudicated. Therefore, the overlying rights of the landowners within the basin are appurtenant to the land and are correlative to the rights of all overlying rights and no permit is required to use or regulate the extraction of groundwater in

the Indian Wells Valley Groundwater Basin of Kern County for beneficial use. In addition, neither the Indian Wells Valley Water District nor the future Groundwater Sustainability Agency have the authority to propose, changes or implement land uses. The legal basis for all land use regulation is the police power of the city or county to protect the public health, safety and welfare of its residents. This authority is set forth in the California Constitution, which confers on cities the power to "make and enforce within (their) limits all local police, sanitary and other ordinances, and regulations not in conflict with general laws." (Cal. Const. art. XI, Section 7.) Such actions related to land use fall under the authority of the Kern County Board of Supervisors and not the future Groundwater Sustainability Agency which has not been formed at this time and may be made up of representatives from various jurisdictions within the basin which may include the County of Kern, the County of Inyo, the County of San Bernardino, City of Ridgecrest, the Inyokern Community Services District , the Indian Wells Valley Water District, Native American tribes, Department of Defense, and U.S. Bureau of Land Management. Further, according to the Sustainable Groundwater Management Act of 2014, the General Plan must lay the foundation for any efforts to balance water use. The Indian Wells Valley Water District boundaries do not extend into many of the unincorporated areas of the County. As such, any determinations and or actions undertaken by the Water District will only apply to those lands and land uses within their jurisdiction. This is of concern because there are many existing land uses that rely on groundwater located outside the Indian Wells Valley Water District jurisdictional boundaries which are not required to adhere to district rules or regulations.

Staff's recommendation will provide the GSA with a smaller gap of water projection from land use development to address. This gap between the safe yield (7,000 acre feet (af)) and the projected growth has a monetary cost when discussing the implementation of solutions for the groundwater overdraft. Solutions include: (1) expanded conservation, (2) processing of lower quality water for use by urban users, (3) changes in large scale commercial farming practices (drip irrigation for all crops), (4) expanded capture of run-off water, and (6) importation of water. Sources of revenue for the implementation of these measures includes State and Federal grants, increased water rates, and other taxation of property owners or water users. The cost of all these measures is directly related to the amount of water necessary for users as growth continues to the year 2022. The gap between water needed and safe yield potential ranges from 7x the safe yield to the staff recommendation which projects 5x the safe yield. With no action and a modest growth in large scale commercial agriculture (1098 acres in 7 years) and with the normal 1% (percent) growth in other sectors, the gap will require the importation of over 40,000 af of water every year. If the water can be found, the cost per acre foot could range from \$1,000 to \$2,000 af with some current sales being completed at \$6,100 an acre foot. This would put the price to all Valley property owners at \$40 million to a potential \$2.4 billion per year for the payment of imported water. This price does not include cost for moving the water through water conveyance systems owned by others, new constructed infrastructure, in valley distribution costs, and potential reservoirs. Given the ongoing restrictions of surface water in the Delta and the severity of the drought, it is unlikely water will ever drop below the \$1,000 af price point and it is expected to continue to rise significantly.

These reasons support the fact that changes in land use are not only a viable option for any effort to manage groundwater, but fundamental in a long term sustainable strategy. It is Staff's opinion the recommendation as presented below curtails the unpredictability of future agricultural expansion of the region and sets the framework and foundation by which the future Groundwater Sustainability Agency base their determinations on. Immediate actions are needed because the basin cannot sustain the continued growth of agricultural development and allowing property owners to make that investment is ignoring the realities of the water basin limitation. This recommendation reflects the importance and value of the rural lifestyle of the area and protects and supports the mission and continued viability of NAWS China Lake.

On April 2, 2015, the Director of the Kern County Planning and Community Development Department briefed the Ridgecrest City Council, as an agenda item at a regularly scheduled public meeting, on the proposed project and presented the recommendation in advance of the Planning Commission hearing on April 9, 2015. On April 15, 2015, the City Council took public testimony and had discussion on the proposed recommendation from the Planning Commission to your Board to approve the project as presented by staff. The public comments centered on concerns for the

constitutionality of the zone changes over the objections of the property owners, the lack of immediate reduction in water usage, and asked the Council to defer any actions to the Groundwater Sustainability Agency. The Council requested motion to send a letter to your Board to support the project failed on a two in favor, two opposed, and one abstention. No letter either in opposition or support has, therefore, been received from the City of Ridgecrest.

### **Planning Commission Hearing**

On April 9, 2015, a public hearing was held by the Planning Commission at the Ridgecrest City Hall Council Chambers to consider the proposed project. Staff presented an overview of the proposal and the EIR prepared for the project, as well as the new recommendation and revisions that are described above.

- Commissioner Poole asked for clarification as to how parcels were determined as “Active Agriculture.”

Staff explained that an “Active Agriculture” designation was determined by extensive aerial review of all 3,610 parcels and through direct contact with individuals and representatives of the community.

- Commissioner Louie inquired if individuals have the opportunity to contact Staff to dispute recommended designations of their land.

Staff responded by explaining that many individuals have reached out and Staff has used multiple ways to verify if a parcel should be determined as developed or as active agricultural. Staff clarified that an intent to farm in the future does not classify a parcel as active agricultural and that an individual must have done something to start the farming process, which does not only mean having plants in the ground. Also, Staff clarified the proposed project will not be making currently illegal uses, legal through this process. Staff encouraged any individual that may have been missed to contact Staff.

The Kern County Planning and Community Development Department went above and beyond all legal requirements to involve the community during this review period. Over 19,000 notices were sent out to property owners and agencies regarding the release of the Draft Program EIR; for the first time, Staff separated notices into two categories; blue notices were sent to property owners directly affected by the proposed project and white notices were sent to property owners that owned land that fell within the project area, but did not have land that was identified for a change; notices were sent to City of Ridgecrest residents; Planning Staff held two (2) public workshops in Ridgecrest to explain the project. Approximately 200 individuals participated in the workshop and most of the comments received were by private property owners and were specific to their individual lands.

- Chairman Sprague asked for clarification as to whether or not property owners could grow semi-commercial, season crops in the form of hobby farms to be sold at farmers markets.

Staff responded that if the farming is for commercial use, properties with an Estate District classification would not be allowed to commercially farm their property without a conditional use permit. Staff further explained that that was their intention when leaving developed parcels under five acres with their existing zoning.

### **Public Testimony**

The following individuals spoke in support of the project indicated they believe this is the correct first step to resolving water issues within their basin: Chris Ellis; Annette Demay; Captain Rich Wiley, NAWS China Lake; Don Zdeba, Indian Wells Valley Water District; Jack Connell; Doreen Crabtree; Claudia Ethun; Lynn Loscar; Tom Mulvihill; Mike Stoner, NAWS China Lake; Pat Quist; Nick Panzer; Rod Stiefvater; West Katzenstein; and Ed Hackett.

The following individuals spoke in favor of the project in concept, but objected to portions of the project they believed did not go far enough in either implementing water use restrictions within the basin and or disagreed with Staff's determination regarding what their individual parcel should be designated: Mark Mason; Lori Parsons; Ernest Bell; John Papa; Dell HledikDon; Steve Rogers; Kathleen Brown; Decker; Judie Decker; Charles Soderin.

The following individuals spoke in opposition of the project based on their concern regarding a taking of their property on the part of the County that will impact their land values, a belief that the process has been done too quickly and that a more appropriate action would be for the County to wait until the GSA has been established before changing land uses.: Sophia Merk; Rita Read, President of the Ridgecrest Association of Realtors; Michael Neel; Carol Vaughn; Ronald Porter; Kathy Vejtasa; Bryan Cosner; Earl Seaman; Peggy Richter; Pat Farris; Commander (retired) Bill Manofsky; Bill Farris; Al Huey; and Marilyn Neel.

In response to other comments received during public testimony, Staff provided clarification on the following topics:

- This project is not being driven by the Navy, this was directed by your Board in an effort to rebalance land uses with that of current recharge characteristics to support the Navy mission.
- Information given to Staff from the Ridgecrest Association of Realtors influenced the Planning Department's recommendation regarding why to not upzone active agricultural parcels. The Realtors provided a good argument that providing such a large amount of new industrial and commercial zoning would potentially affect current land use in the City of Ridgecrest.
- This is not the County's first time doing a project similar to this, as the Greater Tehachapi Area Specific Plan was driven by water too. No direction at this time has been given for the next similar project.
- The GSA will not have land use authority. The GSA will only have jurisdiction over water pumping, wells, and water use. This plan was to reduce the overdraft gap as directed by your Board to make the GSA's task more achievable.
- Water is currently being purchased for \$1,000 - \$6,100 af.
- Commenters asserted that a U.S. Bureau of Reclamation report stated that there is 160 years of water available and that was used by the Navy in their environmental documents. The report "U.S. Bureau of Reclamation, 1993, Indian Wells Valley Groundwater Project: U.S. Bureau of Reclamation Technical Report Volumes I and II includes a chart with hypothetical projections of future water availability. The water availability which projects from 1972 forward includes practices that, if implemented, will increase the supply. If aggressive measures had been implemented starting in 1974, including importation of new supplies of water, then, hypothetically, the supply could be provided for 160 years. In fact, the measures in the moderate category, which includes blending different qualities of water, have been implemented and, therefore, the report predicted a 60 year supply. Since that was from 1974, there remains, under this report, not a 160 year supply, but a 40 year predicted supply.
- Commercial agriculture is allowed in the Estate District with a conditional use permit
- Aerials views of all 3,610 parcel were looked at in 2008, 2010, and 2014

#### ***Planning Commission Decision***

Commissioner Louie voiced concern about the appropriateness of the proposed project since even with all the recommended changes to land uses, the basin will still be at 5x overdraft. Commissioner Louie also agreed with commenters that government should not take land uses unless for a good reason, but recognized the severity of the overdraft issue and how it is a concern for the public's health and safety. Additionally, Commissioner Louie raised concern that large active farmers were being allowed to stay with their existing zoning, but smaller parcels were being proposed a land use change.

Commissioner Poole asked County Counsel as to whether or not the proposed project could be considered a takings issue, in which Counsel confirmed that individuals would not meet the required findings to be deemed as a taking. Commissioner Poole recognized the significance of rezoning federal and State land to open space, but was struggling as to whether this was the best approach to address the overdraft problem and if it took a big enough step to a solution.

Commissioner Babcock recognized that if the County does nothing to solve this overdraft issue, the Indian Wells Valley could lose NAWS China Lake and with it, the City of Ridgecrest. Commissioner Babcock stated his support for the propose project, as at the moment this is the only solution available and action needs to happen immediately.

Commissioner Garcia agreed the proposed project was not a taking, as this is not a deprivation of property. Additionally, the Commissioner stated that Staff has done a great job at trying to preserve what property owners are currently doing, while at the time trying to help the community survive.

Chairman Sprague stated the Indian Wells Valley as it is now is not sustainable and that a new source of water has not currently been identified. The Chairman stated this is the entire community's problem and needs to be solved as a community because this problem will likely take years to fix.

A motion was made by Commissioner Babcock, with a second by Commissioner Garcia, recommending the Board of Supervisors to certify the Environmental Impact Report; adopt Section 15091 Findings and Section 15093 Statement of Overriding Considerations; adopt Mitigation Measure Monitoring Program; approve General Plan and Specific Plan Amendments as recommended by Staff; approve zone changes as recommended by Staff; adopt text amendments to Title 19 of the Kern County Zoning Ordinance as recommended by Staff; and adopt text amendments to the Airport Land Use Compatibility Plan as recommended by Staff, and adopt the suggest findings as set forth in the resolutions. The motion passed by a vote of three to two, with Commissioners Louie and Poole voting no.

#### **Subsequent to the Planning Commissions' Actions**

Staff has continued to review property information on a case-by-case basis to evaluate property characteristics and ensure consistency with the identified policies for recommending a change in land uses. These consistency reviews have been initiated through written correspondence and or direct phone conservations with property owners who have contacted the Kern County Planning and Community Development Department. All written correspondence received by Staff related to specific property requests for evaluation have been either attached to the Response to Comments or attached to this staff report. This ongoing property characteristic review includes the coordination with other departments to verify the issuance of permitted agricultural wells or development that has commenced the land. Specific characteristics being reviewed include:

- Have previous entitlements been permitted on the site through public hearings?
- Is the property considered activated agricultural for zoning?
- Is the property developed with some sort of established use?
- Are the proposed changes consistent with surrounding land uses?

Based on this review, Staff has identified the following changes to the Planning Commission's recommendation. These changes are being recommended by Staff at this time because these properties have either been developed and/or do not meet the qualification of active agricultural lands and should be changed to a nonagricultural use. Recommended changes can be found on Table 6 with final Staff recommendations shown in underline and ~~strikethrough~~.

**Table 6. Staff Recommend Changes Subsequent to April 9, 2015 Planning Commission Action**

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
19	1, 2	056-071-04	35.69	8.5	5.8 <u>5.75</u> <u>6.3</u>	A-1	E (2010) RS CH PD
81	6	056-080-08	124.50	8.5	5.8 <u>7.1</u>	A-1	E (8040) RS M-1 PD
84	6, 7	056-094-05	71.53	8.3	5.8 <u>7.2</u>	A-1	E (4020) RS M-2 PD
3606	7	056-094-05	35.70	8.3	7.2 <u>5.75</u> <u>7.2</u>	A-1	M-2 PD E (10) RS M-2 PD
85	6	056-094-06	31.97	8.3	5.8 <u>5.75</u> <u>7.2</u>	A-1	E (2010) RS M-2 PD
88	6, 7, 11, 12	056-094-14	105.18	8.3	5.8 <u>7.2</u>	A-1	E (8040) RS M-2 PD
3607	7, 12	056-094-14	34.86	8.3	7.2 <u>5.75</u> <u>7.2</u>	A-1	M-2 PD E (10) RS M-2 PD
3608	11, 12	056-095-01	215.96	8.3/2.5	5.8/2.5 <u>5.6/2.5</u> <u>5.8/2.5</u>	A-1	E (80) RS n/a E (80) RS
3609	11, 12	056-095-05	80.26	8.3	5.8 <u>5.6</u> <u>5.8</u>	A-1	E (80) RS n/a E (20) RS
96	12	056-095-05	26.63	8.3	7.2 <u>5.6</u> <u>5.75</u>	A-1	M-2 PD n/a E (10) RS
107	11, 12	056-095-43	77.31	8.3/2.5	5.8/2.5 n/a <u>5.8/2.5</u>	A FPS	E (40) FPS RS n/a E (20) RS FPS
695	17	056-340-23	10.38	5.6/2.5	5.75/2.5 n/a	A-1 MH	E (102 1/2) MH RS n/a
696	17	056-340-24	5.13	5.6/2.5	5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS n/a
812	17	064-084-38	32.00	8.5	5.8 <u>5.75</u> <u>5.6</u>	A-1	E (2010) RS n/a
828	17	064-090-22	5.37	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS n/a
900	27	064-132-44	20.59	8.5/2.1	7.1/2.1 <u>5.6/2.1</u> n/a	A-1 MH H	M-1 PD H n/a E (5) RS MH H
901	27	064-132-45	20.63	5.7	7.1 <u>5.6</u> n/a	A-1 MH H	M-1 PD H n/a E (5) RS MH H
902	27	064-132-46	20.63	5.7/2.1	7.1/2.1 <u>5.6/2.1</u> n/a	A-1 MH H	M-1 PD H n/a E (5) RS MH H
903	27	064-132-48	20.78	5.7	7.1 <u>5.6</u> n/a	A-1 MH H	M-1 PD H n/a E (5) RS MH H
904	27	064-132-49	20.81	5.7	7.1 <u>5.6</u> n/a	A-1 MH H	M-1 PD H n/a E (5) RS MH H
905	27	064-132-50	39.40	8.5/2.1	7.1/2.1 <u>5.6/2.1</u> <u>5.75/2.1</u>	A-1 MH H	M-1 PD H n/a E (10) RS MH H
906	27	064-132-51	20.60	5.7	7.1 <u>5.6</u> n/a	A-1 MH H	M-1 PD H n/a E (5) RS MH H
907	27	064-132-53	137.25	8.5/2.1	7.1/2.1 <u>5.6/2.1</u> <u>5.8/2.1</u>	A-1 MH H	M-2 PD H n/a E (40) RS MH H
908	27	064-132-54	5.04	5.7/2.5	7.1/2.5 n/a	E (5)	M-1 PD n/a E (5) RS MH H
909	27	064-132-55	5.02	5.7/2.5	7.1/2.5 n/a	E (5)	M-1 PD n/a E (5) RS MH H
910	27	064-132-56	5.02	5.7/2.5	7.1/2.5 n/a	E (5)	M-1 PD n/a E (5) RS MH H
911	27	064-132-57	5.57	5.7/2.5	7.1/2.5 n/a	E (5)	M-1 PD n/a E (5) RS MH H
916	22	064-133-05	2.72	5.6	n/a <u>6.1</u>	A-1 MH	E (2 1/2) MH RS C-2 PD
917	22	064-133-06	71.85	5.6	7.1 n/a <u>6.1</u>	A-1 MH	M-1 PD n/a C-2 PD
934	27	064-133-25	20.12	5.7	5.8 n/a <u>7.1</u>	A-1 MH	E (205) MH RS M-1 PD H
965	27	064-150-36	10.66	5.7	7.1 <u>5.6</u>	A-1 MH H	M-1 PD H n/a E (2 1/2) RS MH H
1670	32	084-170-26	10.24	4.1/5.3	4.1/5.75 <u>4.1/5.6</u> n/a	A-1 MH*	E (102 1/2) MH RS R-1
1773	33	084-252-01	9.32	4.1/5.5/2.5	4.1/5.7/2.5 4.1/5.6/2.5	A-1 MH	E (52 1/2) MH RS n/a

**Table 6. Staff Recommend Changes Subsequent to April 9, 2015 Planning Commission Action**

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1944	32, 33	084-272-13	30.06	4.1/5.5/2.5	<u>4.1/5.8/2.5</u> <u>4.1/5.75/2.5 n/a</u>	A-1 MH*	<u>E(2010) MH RS</u> <u>E(1) MH RS</u>
1945	32, 33	084-272-14	30.32	4.1/5.5/2.5	<u>4.1/5.8/2.5</u> <u>4.1/5.75/2.5 n/a</u>	A-1 MH*	<u>E(2010) MH RS</u> <u>E(1) MH RS</u>
1946	32	084-272-15	20.28	4.1/5.5	<u>4.1/5.8</u> <u>4.1/5.7 n/a</u>	A-1 MH H*	<u>E(205) MH RS H</u> <u>E(1) MH RS H</u>
2045	52, 57	097-100-03	655.41	8.5/2.4	<u>7.2/2.4</u> <u>5.6/2.4</u> <u>7.1/2.4</u>	A-1 MH	M-1 PD n/a M-1 PD
2233	38	341-071-32	37.21	3.4.1	n/a	A	n/a M-2 PD
2239	38	341-072-40	267.62	3.4	n/a	A	n/a M-2 PD
2804	22	352-040-43	2.64	5.6	n/a	A-1 MH	E(2 1/2) MH RS n/a
2806	22	352-040-45	2.53	5.6	n/a	A-1 MH	E(2 1/2) MH RS n/a
2882	33	352-261-12	30.25	5.6/2.5	<u>5.8/2.5</u> <u>5.75/2.5 n/a</u>	A-1	<u>E(2010) RS n/a</u>
2905	33	352-262-10	39.70	5.6	<u>5.8</u> <u>5.75 n/a</u>	A-1	<u>E(2010) RS n/a</u>
3217	22, 27	352-400-09	43.29	5.7	<u>5.8</u> <u>5.75</u> <u>7.1</u>	A-1 MH H	<u>E(4010) MH RS H</u> M-1 PD H

Attachment A of this staff report includes revised Existing and Proposed General Plan and Zoning Map Book. This attachment includes all of the recommended changes to the proposed land use designations and classifications before your Board which include those recommended by the Planning Commission and the changes identified by Staff above subsequent to the Planning Commission consideration of the project. These land use changes are identified by Assessor's Parcel Number (APN). As a result of this public process, the final recommendation to land uses before your Board are different from the original designations identified within the EIR. These final recommendations are shown in underline and ~~strikethrough~~. A summary of the recommended existing and proposed land use designations are shown below in Tables 7 and 8, respectively.

*Table 7: Summary of Planning Commission and Staff Recommended General Plan Land Use Designation Amendments for Board Consideration*

Map Code	Existing Designated Acres Considered for Potential Amendments	Total Designated Acres if Staff Recommendation is Approved	Difference
1.1	189,558.09	195,925.60	+6,367.51
3.1	1,337.57	0.00	-1,337.57
3.3	1,178.43	1,897.47	+719.04
3.4	267.56	267.56	0.00
3.4.1	37.21	37.21	0.00
5.2	206.22	9.57	-196.65
5.3	2,795.20	10.24	-2,784.96
5.4	113.85	1.42	-112.43
5.45	0.00	12.49	+12.49
5.5	973.34	191.37	-781.97
5.6	11,932.58	13,966.36	+2,033.78
5.7	4,217.45	3,376.88	-840.57
5.75	0.00	3,384.87	+3,384.87
5.8	1,309.29	5,913.95	+4,604.66
6.1	0.00	74.57	+74.57
6.2	40.64	194.56	+153.93
6.3	23.72	119.19	+95.47
7.1	166.91	1,003.90	+836.99
7.2	273.88	473.67	+199.79
8.1	1,957.05	0.00	-1,957.05
8.3	3,591.11	0.00	-3,591.11
8.4	65.53	0.00	-65.53
8.5	8,196.79	1,421.54	-6,775.25
	<b>228,282.42</b>	<b>228,282.42</b>	

*Table 8: Summary of Planning Commission and Staff Recommended Zone Change Classifications for Board Consideration*

Classification	Total Designated Acres Considered for Potential Changes in Classification	Total Designated Acres if Staff Recommendation is Approved	Difference
A	1,828.73	171.32*	-1,654.41
A-1	130,718.55	7,703.44*	-123,015.11
E(1/4)	0.00	1.42	+1.42
E(1/2)	0.00	12.49	+12.49
E(1)	389.70	191.37	-198.33
E(2 1/2)	894.26	6,093.53	+5,199.27
E(5)	823.72	3,374.94	+2,551.22
E(10)	388.61	3,384.87	+2,996.26
E(20)	17,462.06	2,881.48	-14,580.58
E(40)	0.00	1,231.34	+1,231.34
E(80)	0.00	1,801.13	+1,801.13
R-1	0.00	10.24	+10.24
R-2	0.00	9.57	+9.57
C-2	0.00	134.23	+134.23
CH	0.00	254.09	+254.09
M-1	8.68	2,458.39	+2,449.71
M-2	104.58	778.50	+673.92
MP	29.91	0.00	-29.91
NR(20)	841.27	0.00	-841.27
OS	46,747.23	169,211.71	+122,464.48
China Lake	28,045.12	28,045.12	0.00
Military Ownership	0.00	533.24	+533.24
	<b>228,282.42</b>	<b>228,282.42</b>	

\*Includes activated agricultural zoned lands and other developed lands retaining their existing A or A-1 zone classifications per the specifications contained within the Staff Report.

The proposed project includes General Plan Amendments to approximately 25,481 acres of land and changes to various zone classifications to approximately 144,852 acres. In summary, the proposed project would involve up to a total net decrease of 124,669 acres of land zoned A or A-1 within the Indian Wells Valley, including those lands owned by the Bureau of Land Management and the County of Kern. With implementation of the project, a total of 7,874 acres private properties will remain zoned A or A-1 which allow for residential, small scale and large scale agricultural uses.

The total 7,874 acres includes the following breakdown:

- 4,728 acres of private property is activated agriculture, primarily over 10 acres in size.
- 3,146 acres of private property is zoned A or A-1 and used for non-crop agricultural uses including residential.

This modified recommendation results in a net decrease of A and A-1 zoned property of 1,607 acres from the Planning Commission recommendation that the Staff review found was either undeveloped or did not qualify for activated agricultural zoning. The Planning Commission comments acknowledged that Staff would continue review of property owner questions and verify the activated agricultural lands.

Implementation of the project further includes a net increase of 122,464 acres of Open Space (Federal Lands), 388 acres of new commercial designations and 3,123 acres of new industrially zoned property.

The work of the GSA will be to bring the basin into sustainability in a 50-year horizon. The Plan is required to be submitted by 2022 to the Department of Water Resources for review and concurrence that it will meet the sustainability goals. Meeting those goals will involve a number of different approaches, including importation of water, blending of different qualities of water, greater conservation measures, and implementation and expansion of sources of reclaimed water. The plan will be based on a projection of users in the basin and what uses factor into the economic future of the entire valley and support the mission of NAWS China Lake. It is possible the use of brackish water for agricultural users or particular specialty crops or expansion of large scale equestrian uses might result in the need for the large lot (20+ acres) land now being proposed to be rezoned to residential, commercial, and industrial.

If the availability of sufficient water can be substantiated and the water basin will be in balance under the GSA Plan with the expansion of new agricultural uses, then proposals for changes back to A (Exclusive Agriculture) or A-1 (Limited Agriculture) could be considered for approval by your Board in the future. Such changes would be at the expense of the property owners and would be subject to the California Environmental Quality Act and be considered at new noticed hearings by the Planning Commission and the Board of Supervisors.

## **RECOMMENDATION**

Staff has carefully reviewed the Planning Commission recommendation for approval and provided modifications to the proposed general plan and zoning ordinance to ensure the intention to reduce water use by rebalancing the land uses has been consistently implemented. This due diligence involved reviewing all 3,619 parcels that are undeveloped A (Extensive Agriculture) and A-1 (Limited Agriculture) properties for commercial agricultural uses and other existing development and adjusting the recommendation if appropriate.

Based on the Planning Commission recommendation for approval, extensive public outreach and comment process, site visits and review of aerials, building permits, water well permits and assistance from government agencies, Staff is recommending the following actions:

1. Approve the general plan amendments and changes to zone classifications for individual parcels as modified and delineated on Attachment A of this Staff Report to reduce future water use from potential land uses.

2. Adopt the proposed text changes to the Airport Land Use Compatibility Plan Military Aviation Chapter 4.18 for NAWS China Lake to implement the result of the Air Installation Compatible Use Zone Study and provide policies for potential future encroachment issues on the mission of the installation and R-2508 Airspace Complex as outlined in Attachment C of this Staff Report.
3. Adopt the proposed text changes to implement a water reduction landscape ordinance (xeriscape) for the Indian Wells Valley on all new residential front yards, commercial and industrial projects as outlined in Attachment B of this Staff Report.
4. Adopt the proposed text changes to the Kern County Zoning Ordinance Chapter 19.80.060 to ensure dust complaints in Eastern Kern County can be reviewed and requirements enforced by your Board on action initiated by property owners as outlined in Attachment B of this Staff Report.
5. Certify Final Environmental Impact Report, Adopt Section 15091 Findings of Fact and Section 15093 Statement of Overriding Considerations.

At this time, Staff recommends your Board open the public hearing for testimony, provide any direction or comments for Staff and continue this item until Tuesday, May 19, 2015, Board of Supervisors hearing in Bakersfield for final consideration and action.

**PUBLIC INQUIRY OR CORRESPONDENCE:** Kern County Roads Department; Department of the Army; North of the River; Tejon Indian Tribe; Southwest Defense Alliance; China Lake Alliance; Elaine Wiley; Williamson Ferguson; William Turnbull; Eric and Sandy Bosley; Thomas L. Boggs; Roger Howland; Don Decker; Kathryn and Anthony Killinger; Earl C. Seaman; Amy Steinfled with Brownstein Hyatt Farber Schreck; Mark Seminaro; Al and Linda Leroy; Nancy C. Karner-Lewis; Matthew Dice; Grant and Linda Bechler; William and Melanie Switzer; Dell Hledik; Rafael Escarcega; Alice and Gene Gibson; Stephen R. Ritchie; Kathryn S. Toper; Michael Branden; Tim and Lynn Loscar; Kirk Hoffner; Stan Rajtora; Stuart Fields; Ronald Porter;

**CEQA ACTION:** Environmental Review: Environmental Impact Report

**DEPARTMENT RECOMMENDATION:** Advise Board of Supervisors to open the public hearing for testimony, provide any direction or comments for Staff and continue this item until Tuesday, May 19, 2015, 2:00 p.m., at the Chambers of the Board of Supervisors, First Floor, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California, for final consideration and action

**BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR GENERAL PLAN AMENDMENTS:**

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Program Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence

described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Program Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.
  - (4) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.
  - (5) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is in accordance with the Constitutional Powers for land use regulations granted to local cities/counties by the State of California. The Indian Wells Valley groundwater basin is the primary and sole source of water for the region and adoption of these land use changes are necessary to protect the public health, safety and welfare of Indian Wells Valley residents to ensuring existing and future growth within the area will have a sustainable source of available water which is necessary to sustain any living environment or community.
- Action is needed immediately in 2015 based on the extreme drought conditions which include annual snowpack of less than five (5) percent of normal, and declared Statewide Drought Emergency by the California Governor and the Kern County Board of Supervisors.
- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the Kern County General Plan Land Use, Open Space and Conservation goals of:
- Guiding the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand.
  - Ensuring the provision of safe amenable living environments and the promotion of efficient and economical use of land.
  - Promoting the conservation of water quality and quantity in Kern County.
  - Minimizing land use conflicts between residential and resource, commercial; or

- industrial land uses.
  - Ensuring compatible land uses around airports.
- (7) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will facilitate more sustainable development in the unincorporated areas to promote the protection of limited groundwater resources.
- (8) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will facilitate conservation and protection of water resources and is consistent with the Kern County General Plan policies that encourage development of the County's groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth and maintenance of the natural environment.
- (9) The Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan are consistent and compatible with the adopted Airport Land Use Compatibility Plan, pursuant to Section 65302.3 of the California Government Code.
- (10) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will ensure that airport operations and all surrounding development within airport influence areas will be in accordance with the Airport Land Use Compatibility Plan.

**BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR ZONE CHANGES:**

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.
  - (4) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.
  - (5) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is in accordance with the Constitutional Powers for land use regulations granted to local cities/counties by the State of California. The Indian Wells Valley groundwater basin is the primary and sole source of water for the region and adoption of these land use changes are necessary to protect the public health, safety and welfare of Indian Wells Valley residents to ensuring existing and future growth within the area will have a sustainable source of available water which is necessary to sustain any living environment or community.
- Action is needed immediately in 2015 based on the extreme drought conditions which include annual snowpack of less than five (5) percent of normal, and declared Statewide Drought Emergency by the California Governor and the Kern County Board of Supervisors.
- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification will implement development that is consistent with surrounding land uses.
  - (7) The PD (Precise Development Combining) District will provide a means for public input and comments through the public hearing process and will allow for the imposition of conditions so that conflicts can be avoided with neighboring properties and ensure that the development will be compatible with adjacent uses.
  - (8) The RS (Residential Suburban Combining) District will ensure that proposed development is consistent with the rural character of the Indian Wells Valley.
  - (9) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the Kern County General Plan Land Use, Open Space and Conservation Policy 39 encourages the development of the County's groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth and maintenance of the natural environment.
  - (10) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure X that encourages the effective groundwater resources management for the long-term benefit of the County through the promotion of groundwater recharge activities in various zone districts, support for the development of Urban Water Management Plans and promotion of Department of

Water Resources grant funding for all water providers, support for the development of groundwater management plans and support for the development of future sources of additional surface water and groundwater, including conjunctive use, recycled water, conservation, additional storage of surface water and groundwater and desalination.

- (11) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure Y that encourages the County to promote efficient water use by utilizing measures such as requiring water conserving design and equipment in new construction, encouraging water conserving landscaping and irrigation methods and encouraging the retrofitting of existing development with water conserving devices.
- (12) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan in efforts to control fugitive dust associated with developed property.

#### **BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR REVISIONS TO THE KERN COUNTY ZONING ORDINANCE:**

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.

- (4) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.
- (5) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure Y that encourages the County to promote efficient water use by utilizing measures such as requiring water conserving design and equipment in new construction, encouraging water conserving landscaping and irrigation methods and encouraging the retrofitting of existing development with water conserving devices.
- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan in efforts to control fugitive dust associated with developed property.

**BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR AIRPORT LAND USE COMPATIBILITY PLAN AMENDMENTS:**

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Program Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Program Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.

- (4) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the Kern County General Plan Land Use, Open Space and Conservation goals of:
- Guiding the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand.
  - Ensuring the provision of safe amenable living environments and the promotion of efficient and economical use of land.
  - Promoting the conservation of water quality and quantity in Kern County.
  - Minimizing land use conflicts between residential and resource, commercial; or industrial land uses.
  - Ensuring compatible land uses around airports.
- (5) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, is consistent with the Kern County General Plan Nose Element Goals of:
- Ensuring that residents of Kern County are protected from excessive noise and that moderate levels of noise are maintained;
  - Protect the economic base of Kern County by preventing the encroachment of incompatible land uses near known noise producing roadways, industries, railroads, airports, oil and gas extraction and other sources.
- (6) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, will ensure protection of incompatible future land uses with the exiting military operations conducted on base and associated activities conducted as part of and within the R-2508 Military Complex.
- (7) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, will ensure the County of Kern and the affected incorporated cities can address compatibility issues when making planning decision regarding NAWS China Land and the surrounding land uses.
- (8) The Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan are consistent and compatible with the adopted Airport Land Use Compatibility Plan, pursuant to Section 65302.3 of the California Government Code.
- (9) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will ensure that airport operations and all surrounding development within airport influence areas will be in accordance with the Airport Land Use Compatibility Plan.

CMM:RGF:sc:jvc

Attachments

# **ATTACHMENT “A”**



## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
1	20, 25	033-010-01	643.04	1.1	n/a	China Lake	n/a	China Lake	n/a
2	25	033-010-04	643.28	1.1	n/a	China Lake	n/a	China Lake	n/a
3	19, 24	033-020-01	628.82	1.1	n/a	China Lake	n/a	China Lake	n/a
4	19, 24	033-020-02	645.98	1.1	n/a	China Lake	n/a	China Lake	n/a
5	19, 20, 24, 25	033-020-03	646.42	1.1	n/a	China Lake	n/a	China Lake	n/a
6	24, 25	033-020-04	645.59	1.1	n/a	China Lake	n/a	China Lake	n/a
7	24	033-020-05	643.89	1.1	n/a	China Lake	n/a	China Lake	n/a
8	24	033-020-06	625.87	1.1	n/a	China Lake	n/a	China Lake	n/a
9	24, 29	033-040-01	627.10	1.1	n/a	China Lake	n/a	China Lake	n/a
10	24, 29	033-040-02	643.13	1.1	n/a	China Lake	n/a	China Lake	n/a
11	24, 25, 29, 30	033-040-03	646.07	1.1	n/a	China Lake	n/a	China Lake	n/a
12	29, 30	033-040-04	637.14	1.1	n/a	China Lake	n/a	China Lake	n/a
13	29	033-040-05	633.68	1.1	n/a	China Lake	n/a	China Lake	n/a
14	29	033-040-06	617.96	1.1	n/a	China Lake	n/a	China Lake	n/a
15	29	033-040-08	0.16	1.1	n/a	*CHECK*	n/a	*CHECK*	n/a
16	1, 6	056-071-01	244.07	1.1	n/a	A-1	OS	A-1	E (2010) RS
17	1, 2	056-071-02	31.56	8.5	<u>5.8</u> <u>5.75</u>	A-1	E (2010) RS	A-1	E (2010) RS
18	1, 2	056-071-03	32.99	8.5	<u>5.8</u> <u>5.75</u>	A-1	E (2010) RS	A-1	E (2010) RS
19	1, 2	056-071-04	35.69	8.5	<u>5.8</u> <u>5.75</u> <u>6.3</u>	A-1	E (2010) RS CH PD	A-1	E (2010) RS CH PD
20	1, 2	056-071-06	32.90	8.5	<u>5.8</u> <u>5.75</u>	A-1	E (2010) RS	A-1	E (2010) RS
21	1, 2	056-071-07	35.06	8.5	<u>5.8</u> <u>5.75</u>	A-1	E (2010) RS	A-1	E (2010) RS
22	1, 2	056-071-08	16.25	8.5	<u>5.75</u> <u>5.7</u>	A-1	E (405) RS	A-1	E (405) RS
23	1, 2, 6, 7	056-071-09	4.63	8.5	5.6	A-1	E (2 1/2) RS	A-1	E (2 1/2) RS
24	1, 6	056-071-10	40.13	8.3	<u>5.8</u> <u>5.75</u>	A-1	E (4010) RS	A-1	E (4010) RS
25	6	056-071-12	2.41	8.3	<u>5.5</u> <u>5.6</u>	A-1	E (1) n/a	E (1) n/a	E (1) n/a
26	6	056-071-13	4.96	8.3	5.6	A-1	E (2 1/2) RS	A-1	E (2 1/2) RS
27	6	056-071-14	2.29	8.3	<u>5.5</u> <u>5.6</u>	A-1	E (1) n/a	E (1) n/a	E (1) n/a
28	6	056-071-15	9.98	8.3	<u>5.7</u> <u>5.6</u>	A-1	E (52 1/2) RS	A-1	E (52 1/2) RS
29	6	056-071-17	2.29	8.3	<u>5.5</u> <u>5.6</u>	A-1	E (1) n/a	E (1) n/a	E (1) n/a
30	6	056-071-18	2.43	8.3	<u>5.5</u> <u>5.6</u>	A-1	E (102 1/2) RS	A-1	E (102 1/2) RS
31	6	056-071-19	10.12	8.3	<u>5.75</u> <u>5.6</u>	A-1	E (52 1/2) RS	A-1	E (52 1/2) RS
32	6, 7	056-071-20	9.27	8.5	<u>5.7</u> <u>5.6</u>	A-1			

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				General Plan	Zoning	General Plan	Zoning	General Plan	Zoning	General Plan	Zoning
33	6,7	056-071-21	8.19	8.5	<u>5.7</u> <u>5.6</u>	A-1		E ( <u>52 1/2</u> ) RS			
34	2,7	056-071-23	4.80	8.5	5.6	A-1		E ( <u>2 1/2</u> ) RS			
35	2,7	056-071-24	5.28	8.5	<u>5.7</u> <u>5.6</u>	A-1		E ( <u>52 1/2</u> ) RS			
36	6,7	056-071-25	33.89	8.5	<u>5.8</u> <u>5.75</u>	A-1		E ( <u>2010</u> ) RS			
37	6,7	056-071-26	7.24	8.5	<u>5.7</u> <u>5.6</u>	A-1		E ( <u>52 1/2</u> ) RS			
38	6,7	056-071-27	9.71	8.5	<u>5.7</u> <u>5.6</u>	A-1		E ( <u>52 1/2</u> ) RS			
39	6,7	056-071-29	297.97	8.3	5.8	A-1		E (80) RS			
40	6	056-071-30	39.29	8.3	<u>5.8</u> <u>5.75</u>	A-1		E ( <u>2010</u> ) RS			
41	6	056-071-31	102.79	8.3	5.8	A-1		E (8040) RS			
42	6	056-071-33	17.44	8.3	3.3	A-1		OS			
43	6,7	056-071-35	17.36	8.3	<u>5.75</u> <u>5.7</u>	A-1		E ( <u>105</u> ) RS			
44	6,7	056-071-36	21.40	8.3	<u>5.8</u> <u>5.7</u>	A-1		E (205) RS			
45	7	056-071-37	87.57	8.3	5.8	A-1		E ( <u>8020</u> ) RS			
46	6	056-071-38	2.50	8.3	5.6	A-1		E (2 1/2) RS			
47	6	056-071-39	2.49	8.3	<u>5.5</u> <u>5.6</u>	A-1		E ( <u>1</u> ) n/a			
48	2,7	056-071-40	1.94	8.5	<u>5.5</u> <u>6.2</u>	A-1		E ( <u>1</u> ) C-2			
49	2	056-072-01	80.33	8.1	<u>7.4</u> <u>5.6</u>	A-1 MH		M-2-PD n/a			
50	2	056-072-02	144.59	1.1	n/a	A-1 MH		OS			
51	2	056-072-03	80.64	8.1	<u>7.2</u> <u>5.6</u>	A-1 MH		M-2-PD n/a			
52	2,7	056-072-04	81.16	8.1	<u>7.2</u> <u>5.6</u>	A-1 MH		M-2-PD n/a			
53	2,7	056-072-05	144.47	8.3	<u>7.2</u> <u>5.6</u>	A-1 MH		M-2-PD n/a			
54	7	056-072-06	81.66	8.1	<u>7.2</u> <u>5.6</u>	A-1 MH		M-2-PD n/a			
55	7	056-072-07	10.17	5.7	<u>5.75</u> <u>5.6</u>	A-1 MH		E ( <u>102 1/2</u> ) MH RS			
56	7	056-072-08	9.39	5.7	<u>n/a</u> <u>5.6</u>	A-1 MH		E ( <u>52 1/2</u> ) MH RS			
57	7	056-072-09	10.73	5.7	<u>5.75</u> <u>5.6</u>	A-1 MH		E ( <u>102 1/2</u> ) MH RS			
58	7	056-072-10	5.02	5.7	<u>n/a</u> <u>5.6</u>	A-1 MH		E ( <u>52 1/2</u> ) MH RS			
59	7	056-072-11	4.60	5.7	5.6	A-1 MH		E (2 1/2) MH RS			
60	7	056-072-12	10.29	5.7	<u>5.75</u> <u>5.6</u>	A-1 MH		E ( <u>102 1/2</u> ) MH RS			
61	7	056-072-13	9.68	5.7	<u>n/a</u> <u>5.6</u>	A-1 MH		E ( <u>52 1/2</u> ) MH RS			
62	7	056-072-14	10.56	5.7	<u>5.75</u> <u>5.6</u>	A-1 MH		E ( <u>102 1/2</u> ) MH RS			
63	7	056-072-15	9.85	5.7	<u>n/a</u> <u>5.6</u>	A-1 MH		E ( <u>52 1/2</u> ) MH RS			
64	7	056-072-16	161.24	5.7	<u>7.2</u> <u>5.6</u>	A-1 MH		M-2-PD n/a			

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
65	7	056-072-17	65.88	8.3	5.8	A-1	MH	E (4020)	MH RS		
66	2, 7	056-073-01	611.82	1.1	n/a	OS		n/a			
67	2, 7	056-073-02	33.01	1.1	5.8 <u>5.75</u>	A-1	MH	E (2010)	MH RS		
68	7	056-073-05	430.49	1.1	n/a	OS		n/a			
69	7	056-073-06	10.19	1.1	5.75 <u>5.6</u>	A-1	MH	E (4021/2)	MH RS		
70	7	056-073-07	9.86	8.3	5.7 <u>5.6</u>	A-1	MH	E (521/2)	MH RS		
71	7	056-073-08	10.24	8.3	5.75 <u>5.6</u>	A-1	MH	E (4021/2)	MH RS		
72	7	056-073-09	135.11	8.1	7.2 <u>5.6</u>	A-1	MH	M-2-PD	n/a		
73	7	056-073-10	31.35	8.3	5.8 <u>5.75</u>	A-1	MH	E (2010)	MH RS		
74	7	056-073-11	23.96	8.3	5.8 <u>5.7</u>	A-1	MH	E (205)	MH RS		
75	1, 6	056-080-01	295.93	1.1	n/a	OS		n/a			
76	1, 6	056-080-02	674.35	1.1	n/a	OS		n/a			
77	1, 6	056-080-03	640.66	1.1	n/a	OS		n/a			
78	6	056-080-05	639.31	1.1	n/a	OS		n/a			
79	6	056-080-06	692.61	1.1	n/a	OS		n/a			
80	6	056-080-07	513.72	1.1	n/a	OS		n/a			
81	6	056-080-08	124.50	8.5	5.8 <u>7.1</u>	A-1		E (8040)	RS M-1-PD		
82	7, 12	056-093-02	228.46	1.1	n/a	OS		n/a			
83	7	056-094-04	18.60	8.3	5.75 <u>5.7</u>	A-1		E (405)	RS		
84	6, 7	056-094-05	71.53	8.3	5.8 <u>7.2</u>	A-1		E (4020)	RS M-2-PD		
3606	7	056-094-05	35.70	8.3	7.2 <u>5.75</u> <u>7.2</u>	A-1		M-2-PD	E (40) RS M-2-PD		
85	6	056-094-06	31.97	8.3	5.8 <u>5.75</u> <u>7.2</u>	A-1		E (2010)	RS M-2-PD		
86	11	056-094-12	72.47	8.3	5.8	A-1		E (4020)	RS		
87	11, 12	056-094-13	66.53	8.3	5.8	A-1		E (4020)	RS		
88	6, 7, 11, 12	056-094-14	105.18	8.3	5.8 <u>7.2</u>	A-1		E (8040)	RS M-2-PD		
3607	7, 12	056-094-14	34.86	8.3	7.2 <u>5.75</u> <u>7.2</u>	A-1		M-2-PD	E (40) RS M-2-PD		
89	6, 11	056-094-15	32.06	8.3	3.3	A-1		OS			
90	6	056-094-17	6.45	8.3	5.7 <u>5.6</u>	A-1		E (52 1/2)	RS		
91	7	056-094-18	18.68	8.3	5.75 <u>5.7</u>	A-1		E (405)	RS		
92	6, 7	056-094-19	97.51	8.3	5.8	A-1		E (8020)	RS		

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
93	12	056-095-01	61.65	8.3/2.5	<u>7.2/2.5 5.6/2.5</u> <u>5.8/2.5 5.6/2.5</u> <u>5.8/2.5</u>	A-1	M-2 PD n/a E-(80) RS n/a E(180) RS
3608	11, 12	056-095-01	215.96	8.3/2.5		A-1	
94	11	056-095-02	16.92	8.3	3.3	A-1	OS
95	11	056-095-03	79.79	1.1	n/a	A-1	OS
3609	11, 12	056-095-05	80.26	8.3	<u>5.8 5.6 5.8</u>	A-1	E-(80) RS n/a E(20) RS
96	12	056-095-05	26.63	8.3	<u>7.2 5.6 5.75</u>	A-1	M-2 PD n/a E(10) RS
97	12	056-095-07	161.12	1.1	n/a	A-1 MH	OS
98	12	056-095-08	162.37	8.1/2.5	<u>7.2/2.5 5.6/2.5</u>	A-1 MH	M-2 PD n/a
99	12	056-095-09	162.69	8.3	<u>7.2 5.6</u>	A-1 MH	M-2 PD n/a
100	12	056-095-17	41.20	1.1	n/a	OS	n/a
101	12	056-095-18	149.35	8.1	<u>7.2 5.6</u>	A-1 MH	M-2 PD n/a
102	12	056-095-19	95.38	8.1	<u>7.2 5.6</u>	A-1 MH	M-2 PD n/a
103	12	056-095-20	41.66	8.1	<u>7.2 5.6</u>	A-1 MH	M-2 PD n/a
104	12	056-095-21	10.30	8.1	<u>7.2 5.6</u>	A-1 MH	M-2 PD n/a
105	12	056-095-22	10.74	8.1	<u>7.2 5.6</u>	A-1 MH	M-2 PD n/a
106	12	056-095-42	28.01	8.3/2.5	5.8/2.5	A FPS	E (20) FPS RS MH
107	11, 12	056-095-43	77.31	8.3/2.5	<u>5.8/2.5 n/a 5.8/2.5</u>	A FPS	E-(40) FPS RS n/a E (20) RS FPS
108	7, 12	056-095-44	58.38	5.6/2.5	5.8/2.5	A-1 MH	E (40)20) MH RS
109	6, 11	056-100-01	702.25	1.1	n/a	OS	n/a
110	6, 11	056-100-02	639.56	1.1	n/a	OS	n/a
111	6, 11	056-100-04	78.72	1.1	n/a	OS	n/a
112	11	056-100-07	643.73	1.1	n/a	OS	n/a
113	11	056-100-08	640.02	1.1	n/a	OS	n/a
114	11	056-100-09	711.16	1.1	n/a	OS	n/a
115	6	056-100-16	40.15	1.1	n/a	OS	n/a
116	11	056-100-17	40.76	1.1	n/a	OS	n/a
117	16, 17	056-113-01	511.70	1.1	n/a	A-1	OS
118	17	056-113-02	8.81	5.6	<u>5.7 n/a</u>	A-1	E (52 1/2) RS

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
119	17	056-113-03	22.50	5.6	5.8 <u>5.7</u>	A-1	E (205) RS		
120	17	056-113-04	7.15	5.6	5.7 n/a	A-1	E (52 1/2) RS		
121	17	056-113-05	7.24	5.6	5.7 n/a	A-1	E (52 1/2) RS		
122	17	056-113-06	6.83	5.6	5.7 n/a	A-1	E (52 1/2) RS		
123	17	056-113-07	6.84	5.6	5.7 n/a	A-1	E (52 1/2) RS		
124	17	056-113-10	5.40	5.6	5.7 n/a	A-1	E (52 1/2) RS		
125	17	056-113-11	5.19	5.6	5.7 n/a	A-1	E (52 1/2) RS		
126	17	056-113-12	5.27	5.6	5.7 n/a	A-1	E (52 1/2) RS		
127	17	056-113-28	240.86	8.3	7.2 <u>5.6</u>	A-1 MH	M-2 PD n/a		
128	17	056-113-29	80.42	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
129	17	056-113-43	4.88	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
130	17	056-113-44	5.05	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
131	17	056-113-45	4.94	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
132	17	056-113-46	5.07	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
133	17	056-113-48	41.15	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
134	17	056-113-49	0.80	6.3	n/a	A-1	C-2 PD		
135	17	056-113-50	2.48	6.3	n/a	A-1	C-2 PD		
136	17	056-113-51	0.72	6.3	n/a	A-1	C-2 PD		
137	17	056-113-52	2.51	6.3	n/a	A-1	C-2 PD		
138	17	056-113-53	5.01	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
139	17	056-113-54	5.16	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
140	17	056-113-55	5.03	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
141	17	056-113-56	5.11	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
142	17	056-113-57	3.18	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
143	17	056-113-58	11.29	8.1/2.5	5.75/2.5 <u>5.6/2.5</u>	A-1 MH*	E (102 1/2) MH RS		
144	11	056-114-01	33.63	8.5	5.8 <u>5.75</u>	A-1	E (2010) RS		
145	11	056-114-02	15.78	8.5	3.3	A-1	OS		
146	11	056-114-03	8.73	8.5	5.7 <u>5.6</u>	A-1	E (52 1/2) RS		
147	11	056-114-04	8.99	8.5	5.7 <u>5.6</u>	A-1	E (52 1/2) RS		
148	11	056-114-05	9.99	8.5	5.7 <u>5.6</u>	A-1	E (52 1/2) RS		
149	11	056-114-06	9.30	8.5/2.5	5.7/2.5 <u>5.6/2.5</u>	A-1	E (52 1/2) RS		
150	11, 16	056-114-07	40.36	8.5/2.5	3.3/2.5	A-1	M-1 PD		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
151	16	056-114-08	40.35	1.1	n/a	A-1	OS
152	16	056-114-10	3.62	8.5	5.6	A-1	E (2 1/2) RS
153	11, 16	056-114-12	18.93	8.5/2.5	3.3/2.5	A-1	OS
154	16	056-114-14	10.05	8.5	5.75 5.6	A-1	E (102 1/2) RS
155	16	056-114-15	9.77	8.5/2.5	5.7/2.5 5.6/2.5	A-1	E (52 1/2) RS
156	11, 16	056-114-16	4.03	8.5/2.5	5.6/2.5	A-1	E (2 1/2) RS
157	11, 16	056-114-17	2.44	8.5/2.5	5.5/2.5 5.6/2.7	A-1	E (4) n/a
158	11, 16	056-114-18	2.11	8.5/2.5	5.5/2.5 5.6/2.5	A-1	E (4) n/a
159	11, 16	056-114-19	2.43	8.5/2.5	5.5/2.5 5.6/2.6	A-1	E (4) n/a
160	11	056-114-20	8.16	8.5	5.7 5.6	A-1	E (52 1/2) RS
161	11	056-114-21	9.02	8.5	5.7 5.6	A-1	E (52 1/2) RS
162	11	056-114-22	8.67	8.5	5.7 5.6	A-1	E (52 1/2) RS
163	11	056-114-23	9.03	8.5	5.7 5.6	A-1	E (52 1/2) RS
164	11	056-114-24	38.97	8.5	5.8 5.75	A-1	E (2010) RS
165	11, 12	056-114-27	10.73	8.5	5.75 5.6	A-1	E (102 1/2) RS
166	11, 12	056-114-28	10.52	8.5	5.75 5.6	A-1	E (102 1/2) RS
167	11, 12	056-114-29	11.26	8.5	5.75 5.6	A-1	E (102 1/2) RS
168	11, 12	056-114-30	10.83	8.5	5.75 5.6	A-1	E (102 1/2) RS
169	11, 12, 16, 17	056-114-31	22.07	8.5/2.5	5.8/2.5 5.7/2.5	A-1	E (205) RS
170	16, 17	056-114-32	22.70	8.5/2.5	5.8/2.5 5.7/2.5	A-1	E (205) RS
171	16, 17	056-114-33	39.14	8.5	5.8 5.75	A-1	E (2010) RS
172	16, 17	056-114-34	35.27	8.5	3.3	A-1	M-1 PD
173	17	056-114-36	20.58	8.5/2.5	5.8/2.5 5.7/2.5	A-1	E (205) RS
174	17	056-114-37	5.49	8.5/2.5	5.7/2.5 5.6/2.5	A-1	E (52 1/2) RS
175	17	056-114-38	5.68	8.5/2.5	5.7/2.5 5.6/2.5	A-1	E (52 1/2) RS
176	12, 17	056-114-39	2.50	8.5	5.6	A-1	E (2 1/2) RS
177	12	056-114-40	2.39	8.5	5.5 5.6	A-1	E (4) n/a
178	12, 17	056-114-41	5.07	8.5	5.7 5.6	A-1	E (52 1/2) RS
179	12, 17	056-114-42	1.60	8.5	5.5	A-1	E (1) RS
180	12	056-114-44	5.95	8.5	5.7 5.6	A-1	E (52 1/2) RS
181	12	056-114-45	6.17	8.5	5.7 5.6	A-1	E (52 1/2) RS
182	12	056-114-46	5.97	8.5	5.7 5.6	A-1	E (52 1/2) RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
183	12	056-114-47	6.36	8.5		<u>5.7</u>	<u>5.6</u>	A-1		E ( <u>5.2</u> / <u>1/2</u> ) RS	
184	12, 17	056-114-49	486.02	1.1	n/a	A-1 MH		OS			
185	12, 17	056-114-69	25.59	5.6		<u>5.8</u>	<u>5.75</u>	A-1 MH		E ( <u>2010</u> ) MH RS	
186	12	056-114-70	0.07	8.5		5.4		A-1		E ( <u>1/4</u> )	
187	17	056-114-71	0.87	8.5		5.45		A-1		E ( <u>1/2</u> ) RS	
188	12	056-114-73	25.35	8.5		<u>5.8</u>	<u>5.75</u>	A-1		E ( <u>2010</u> ) RS	
189	11, 12	056-114-74	41.35	8.5		<u>5.8</u>	<u>5.75</u>	A-1		E ( <u>2010</u> ) RS	
190	11	056-120-02	39.39	1.1	n/a	OS		n/a			
191	11	056-120-03	39.81			<u>5.8</u> / <u>2.4</u> / <u>2.5</u>		A-1 MH		E ( <u>2010</u> ) MH RS	
192	11, 16	056-120-04	439.36	1.1	n/a	OS		n/a			
193	11	056-120-05	39.83	8.5/2.4		<u>5.8</u> / <u>2.1</u> <u>5.75</u> / <u>2.4</u>		A-1 MH		E ( <u>2010</u> ) MH RS	
194	11, 16	056-120-06	601.11	1.1	n/a	OS		n/a			
195	11, 16	056-120-07	645.69	1.1	n/a	OS		n/a			
196	16	056-120-08	646.64	1.1	n/a	OS		n/a			
197	16	056-120-09	640.34	1.1	n/a	OS		n/a			
198	16	056-120-12	731.06	1.1	n/a	OS		n/a			
199	11	056-130-01	79.56	8.3/2.4/2.5		<u>5.8</u> / <u>2.4</u> / <u>2.5</u>		A-1 MH		E ( <u>4020</u> ) MH RS	
200	11	056-130-02	2.51	8.3/2.4		<u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>2 1/2</u> ) MH RS	
201	11	056-140-02	7.82	8.3/2.4		<u>5.7</u> / <u>2.4</u> <u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>52</u> / <u>1/2</u> ) MH RS	
202	11	056-140-03	1.14	8.3/2.4		<u>5.5</u> / <u>2.4</u> <u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>1</u> ) MH n/a	
203	11	056-140-04	1.44	8.3/2.4		<u>5.5</u> / <u>2.4</u>		A-1 MH		E ( <u>1</u> ) MH RS	
204	11	056-140-05	3.41	8.3/2.4		<u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>2 1/2</u> ) MH RS	
205	11	056-140-06	1.04	8.3/2.4		<u>5.5</u> / <u>2.4</u> <u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>1</u> ) MH n/a	
206	11	056-140-07	0.98	8.3/2.4		<u>5.45</u> / <u>2.4</u> <u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>1/2</u> ) MH n/a	
207	11	056-140-08	62.25	8.3/2.4/2.5		<u>5.8</u> / <u>2.4</u> / <u>2.5</u>		A-1 MH		E ( <u>4020</u> ) MH RS	
208	11	056-140-09	1.08	8.3/2.4		<u>5.5</u> / <u>2.4</u> <u>5.6</u> / <u>2.4</u>		A-1 MH		E ( <u>1</u> ) MH n/a	
209	2, 7	056-150-01	657.59	1.1	n/a	OS		n/a			
210	2, 3, 7, 8	056-150-02	649.73	1.1	n/a	OS		n/a			
211	3, 8	056-150-03	650.63	1.1	n/a	OS		n/a			
212	3, 8	056-150-04	653.00	1.1	n/a	OS		n/a			
213	3, 4, 8, 9	056-150-05	646.93	1.1	n/a	OS		n/a			

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
214	4,9	056-150-06	644.01	1.1	n/a	OS	n/a
215	9	056-150-07	644.62	1.1	n/a	OS	n/a
216	8,9	056-150-08	640.00	1.1	n/a	OS	n/a
217	8	056-150-09	647.90	1.1	n/a	OS	n/a
218	8	056-150-10	640.37	1.1	n/a	OS	n/a
219	7,8	056-150-11	640.08	1.1	n/a	OS	n/a
220	7	056-150-12	647.79	1.1	n/a	OS	n/a
221	7,12	056-150-13	644.86	1.1	n/a	OS	n/a
222	7,8,12,13	056-150-14	646.03	1.1	n/a	OS	n/a
223	8,13	056-150-15	642.82	1.1	n/a	OS	n/a
224	8,13	056-150-16	649.57	1.1	n/a	OS	n/a
225	8,9,13,14	056-150-17	642.67	1.1	n/a	OS	n/a
226	9,14	056-150-18	643.17	1.1	n/a	OS	n/a
227	12,13	056-160-01	643.63	1.1	n/a	OS	n/a
228	13	056-160-02	644.21	1.1	n/a	OS	n/a
229	13	056-160-03	647.72	1.1	n/a	OS	n/a
230	13,14	056-160-04	647.27	1.1	n/a	OS	n/a
231	14	056-160-05	642.87	1.1	n/a	OS	n/a
232	14,19	056-160-06	644.12	1.1	n/a	OS	n/a
233	13,14,18,19	056-160-07	648.20	1.1	n/a	OS	n/a
234	13,18	056-160-08	646.08	1.1	n/a	OS	n/a
235	13,18	056-160-09	645.14	1.1	n/a	OS	n/a
236	12,13,17,18	056-160-10	642.29	1.1	n/a	OS	n/a
237	17,18	056-160-11	640.64	1.1	n/a	OS	n/a
238	18	056-160-12	640.85	1.1	n/a	OS	n/a
239	18	056-160-13	642.39	1.1	n/a	OS	n/a
240	18,19	056-160-14	647.04	1.1	n/a	OS	n/a
241	19	056-160-15	646.70	1.1	n/a	OS	n/a
242	12	056-170-01	11.42	1.1	<u>5.75</u> <u>5.6</u>	A-1 MH	E (102 1/2) MHS
243	12	056-170-02	637.80	1.1	n/a	OS	n/a
244	12,17	056-180-02	489.66	1.1	n/a	OS	n/a
245	17	056-180-04	24.12	8.1	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MHS

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### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				General	Plan	General	Plan	A-1 MH	E (80/20) MH RS		
246	12,17	056-180-05	82.19	8.1	5.8	5.75	5.7	A-1 MH	E (80/20) MH RS		
247	12	056-180-06	14.40	8.1	5.75	5.7	A-1 MH	E (80/20) MH RS			
248	12	056-180-08	14.94	8.1	5.75	5.7	A-1 MH	E (80/20) MH RS			
249	12	056-180-09	12.80	8.1	5.75	5.7	A-1 MH	E (80/20) MH RS			
250	12	056-180-10	1.83	8.1	5.5	A-1 MH	E (1) MH RS				
251	12	056-180-11	12.87	8.1	5.75	5.7	A-1 MH	E (80/20) MH RS			
252	17	056-191-06	22.52	5.6	5.8	5.7	A-1 MH	E (20/80) MH RS			
253	17	056-191-07	4.88	5.6	n/a	A-1 MH	E (2 1/2) MH RS				
254	17	056-191-08	4.89	5.6	n/a	A-1 MH	n/a				
255	17	056-191-09	40.46	5.6	5.8	5.75	A-1 MH	E (40/10) MH RS			
256	17	056-191-10	41.87	5.6	5.8	5.75	A-1 MH	E (40/10) MH RS			
257	17	056-191-13	288.50	1.1	n/a	OS	n/a				
258	4,9	056-200-01	643.90	1.1	n/a	China Lake	n/a				
259	4,9	056-200-02	647.96	1.1	n/a	China Lake	n/a				
260	4,5,9,10	056-200-03	645.47	1.1	n/a	China Lake	n/a				
261	5,10	056-200-04	642.65	1.1	n/a	China Lake	n/a				
262	5,10	056-200-05	638.60	1.1	n/a	China Lake	n/a				
263	10	056-200-06	649.07	1.1	n/a	China Lake	n/a				
264	10	056-200-07	648.91	1.1	n/a	China Lake	n/a				
265	9,10	056-200-08	645.34	1.1	n/a	China Lake	n/a				
266	9	056-200-09	638.72	1.1	n/a	China Lake	n/a				
267	9	056-200-10	638.14	1.1	n/a	China Lake	n/a				
268	9,14	056-200-11	637.17	1.1	n/a	China Lake	n/a				
269	9,14	056-200-12	637.53	1.1	n/a	China Lake	n/a				
270	9,10,14,15	056-200-13	644.62	1.1	n/a	China Lake	n/a				
271	10,15	056-200-14	647.90	1.1	n/a	China Lake	n/a				
272	10,15	056-200-15	649.82	1.1	n/a	China Lake	n/a				
273	14	056-210-01	638.09	1.1	n/a	China Lake	n/a				
274	14	056-210-02	639.42	1.1	n/a	China Lake	n/a				
275	14,15	056-210-03	643.09	1.1	n/a	China Lake	n/a				
276	15	056-210-04	646.08	1.1	n/a	China Lake	n/a				
277	15	056-210-05	650.51	1.1	n/a	China Lake	n/a				

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	Proposed General Plan	Proposed General Plan		
278	15, 20	056-210-06	649.93	1.1	n/a	China Lake	n/a	China Lake	n/a
279	15, 20	056-210-07	644.66	1.1	n/a	China Lake	n/a	China Lake	n/a
280	14, 15, 19, 20	056-210-08	643.69	1.1	n/a	China Lake	n/a	China Lake	n/a
281	14, 19	056-210-09	642.16	1.1	n/a	China Lake	n/a	China Lake	n/a
282	14, 19	056-210-10	638.24	1.1	n/a	China Lake	n/a	China Lake	n/a
283	19	056-210-11	635.26	1.1	n/a	China Lake	n/a	China Lake	n/a
284	19	056-210-12	644.49	1.1	n/a	China Lake	n/a	China Lake	n/a
285	19, 20	056-210-13	646.44	1.1	n/a	China Lake	n/a	China Lake	n/a
286	20	056-210-14	645.70	1.1	n/a	China Lake	n/a	China Lake	n/a
287	20	056-210-15	648.41	1.1	n/a	China Lake	n/a	China Lake	n/a
288	7	056-220-02	3.09	5.6	7.2 n/a	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
289	7	056-220-03	1.44	5.6	7.2 n/a	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
290	7	056-220-04	3.48	5.6	7.2 n/a	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
291	7	056-220-06	16.52	5.6	7.2 n/a	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
292	7	056-220-07	14.29	5.6	7.2 n/a	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
293	7	056-220-08	11.40	5.6	7.2 n/a	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
294	7	056-220-09	13.49	8.1	7.2 5.6	A-1 MH	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
295	12, 17	056-230-03	6.81	5.6	5.7 n/a	A-1 MH	E (5 1/2) MH RS	E (5 1/2) MH RS	E (5 1/2) MH RS
296	12, 17	056-230-04	95.51	8.1	7.2 5.6	A-1 MH*	M-2 PD n/a	M-2 PD n/a	M-2 PD n/a
297	17	056-230-05	4.48	5.6	n/a	A-1 MH	n/a	n/a	n/a
298	17	056-230-10	5.21	5.6	5.7 n/a	A-1 MH	E (5 1/2) MH RS	E (5 1/2) MH RS	E (5 1/2) MH RS
299	17	056-230-12	3.86	5.6	n/a	A-1 MH	n/a	n/a	n/a
300	17	056-230-13	11.32	5.6	5.75 n/a	A-1 MH	E-(10) MH RS n/a	E-(10) MH RS n/a	E-(10) MH RS n/a
301	17	056-230-14	4.36	5.6	n/a	A-1 MH	n/a	n/a	n/a
302	17	056-230-15	4.58	5.6	n/a	A-1 MH	n/a	n/a	n/a
303	17	056-230-16	4.05	5.6	n/a	A-1 MH	n/a	n/a	n/a
304	17	056-230-19	1.70	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a	E-(1) MH n/a	E-(1) MH n/a
305	17	056-230-21	9.67	5.6	5.7 n/a	A-1 MH	E-(5) MH RS n/a	E-(5) MH RS n/a	E-(5) MH RS n/a
306	17	056-230-22	9.41	5.6	5.7 n/a	A-1 MH	E-(5) MH RS n/a	E-(5) MH RS n/a	E-(5) MH RS n/a
307	12, 17	056-230-27	10.15	5.6	5.75 n/a	A-1 MH	E (10 1/2) MH RS	E (10 1/2) MH RS	E (10 1/2) MH RS
308	17	056-230-28	9.42	5.6	5.7 n/a	A-1 MH	n/a	n/a	n/a
309	17	056-230-29	0.86	5.6	5.45 5.6	A-1 MH	E-(1/2) MH n/a	E-(1/2) MH n/a	E-(1/2) MH n/a

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### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	Proposed General Plan			
310	17	056-230-30	0.83	5.6	<u>5.45</u> <u>5.6</u>	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
311	17	056-230-31	0.75	5.6	<u>5.45</u> <u>5.6</u>	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
312	17	056-230-32	9.46	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
313	17	056-230-34	0.79	5.6	<u>5.45</u> <u>5.6</u>	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
314	17	056-230-35	0.58	5.6	<u>5.45</u> <u>5.6</u>	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
315	17	056-230-36	0.69	5.6	<u>5.45</u> <u>5.6</u>	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
316	17	056-230-37	0.71	5.6	<u>5.45</u> <u>5.6</u>	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
317	17	056-230-38	1.15	5.6	<u>5.5</u> n/a	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
318	12, 17	056-230-39	4.89	5.6	n/a	A-1 MH	n/a	
319	12, 17	056-230-40	5.03	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
320	17	056-230-41	4.97	5.6	n/a	A-1 MH	n/a	
321	17	056-230-42	4.85	5.6	n/a	A-1 MH	n/a	
322	17	056-230-43	10.65	5.6	<u>5.75</u> n/a	A-1 MH	E <u>(10 2 1/2)</u> MH RS	
323	17	056-230-44	5.34	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
324	12, 17	056-230-45	4.96	5.6	n/a	A-1 MH	E <u>(2 1/2)</u> MH RS	
325	12, 17	056-230-46	5.05	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
326	17	056-230-47	5.38	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
327	17	056-230-48	4.78	5.6	n/a	A-1 MH	E <u>(2 1/2)</u> MH RS	
328	12, 17	056-230-49	19.58	5.6	<u>5.75</u> <u>5.7</u>	A-1 MH	E <u>(105</u> ) MH RS	
329	17	056-230-50	10.89	5.6	<u>5.75</u> n/a	A-1 MH	E <u>(10 2 1/2)</u> MH RS	
330	17	056-230-51	10.73	5.6	<u>5.75</u> n/a	A-1 MH	E <u>(10 2 1/2)</u> MH RS	
331	17	056-230-52	9.86	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
332	12, 17	056-230-53	1.86	5.6	5.5	A-1 MH	E (1) MH RS	
333	7	056-241-01	9.65	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
334	7	056-241-02	9.99	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
335	7	056-241-03	10.06	5.6	<u>5.75</u> n/a	A-1 MH	E <u>(10 2 1/2)</u> MH RS	
336	7	056-241-04	9.92	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	
337	7	056-241-05	2.52	5.6	n/a	A-1 MH	n/a	
338	7	056-241-06	2.54	5.6	n/a	A-1 MH	n/a	
339	7	056-241-07	2.37	5.6	<u>5.5</u> n/a	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
340	7	056-241-08	2.32	5.6	<u>5.5</u> n/a	A-1 MH	E <u>(4 1/2)</u> M4H n/a	
341	7	056-241-11	9.81	5.6	<u>5.7</u> n/a	A-1 MH	E <u>(5 2 1/2)</u> MH RS	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General	Plan			
342	7	056-241-12	2.66	5.6	n/a	A-1 MH	n/a	E (1/2) MH n/a
343	7	056-241-13	2.39	5.6	5.5 n/a	A-1 MH	A-1 MH	E (1/2) MH n/a
344	7	056-241-14	2.34	5.6	5.5 n/a	A-1 MH	A-1 MH	E (1/2) MH n/a
345	7	056-241-15	2.53	5.6	n/a	A-1 MH	n/a	E (1/2) MH n/a
346	7	056-241-16	2.58	5.6	n/a	A-1 MH	n/a	E (1/2) MH n/a
347	7	056-241-17	2.43	5.6	5.5 n/a	A-1 MH	E (1/2) MH n/a	E (1/2) MH n/a
348	7	056-241-18	2.52	5.6	n/a	A-1 MH	n/a	n/a
349	7	056-241-19	2.55	5.6	n/a	A-1 MH	n/a	n/a
350	7	056-242-01	9.93	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	E (52 1/2) MH RS
351	7	056-242-02	9.95	5.6	5.7 n/a	A-1 MH	A-1 MH	E (52 1/2) MH RS
352	7	056-242-03	10.15	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS	E (102 1/2) MH RS
353	7	056-242-04	10.21	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS	E (102 1/2) MH RS
354	7	056-242-05	2.56	5.6	n/a	A-1 MH	n/a	n/a
355	7	056-242-06	2.45	5.6	5.5 n/a	A-1 MH	E (1/2) MH n/a	E (1/2) MH n/a
356	7	056-242-07	2.37	5.6	5.5 n/a	A-1 MH	E (1/2) MH n/a	E (1/2) MH n/a
357	7	056-242-08	2.51	5.6	n/a	A-1 MH	n/a	n/a
358	7	056-242-10	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
359	7	056-242-11	2.61	5.6	n/a	A-1 MH	n/a	n/a
360	7	056-242-12	2.46	5.6	5.5 n/a	A-1 MH	E (1/2) MH n/a	E (1/2) MH n/a
361	7	056-242-13	2.38	5.6	5.5 n/a	A-1 MH	E (1/2) MH n/a	E (1/2) MH n/a
362	7	056-242-14	2.54	5.6	n/a	A-1 MH	n/a	n/a
363	7	056-242-15	2.36	5.6	5.5 n/a	A-1 MH	E (1/2) MH n/a	E (1/2) MH n/a
364	7	056-242-16	2.51	5.6	n/a	A-1 MH	n/a	n/a
365	7	056-242-17	2.56	5.6	n/a	A-1 MH	n/a	n/a
366	7	056-242-18	2.52	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
367	7	056-242-19	2.52	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
368	7	056-242-20	2.51	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
369	7	056-242-21	2.60	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
370	7	056-243-01	5.02	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
371	7	056-243-02	4.89	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
372	7	056-243-03	4.96	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
373	7	056-243-04	4.81	5.6	n/a	A-1 MH	n/a	
374	7	056-243-05	2.44	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	
375	7	056-243-06	2.45	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	
376	7	056-243-07	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
377	7	056-243-08	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
378	7	056-243-09	5.01	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
379	7	056-243-10	5.00	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
380	7	056-243-11	4.83	5.6	n/a	A-1 MH	n/a	
381	7	056-243-12	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
382	7	056-243-13	4.87	5.6	n/a	A-1 MH	n/a	
383	7	056-243-14	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
384	7	056-243-15	5.02	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
385	7	056-243-16	4.90	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
386	7	056-243-17	5.02	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
387	7	056-243-18	4.93	5.6	n/a	A-1 MH	n/a	
388	7	056-244-01	38.88	5.6	5.8 5.75	A-1 MH	E (2010) MH RS	
389	7	056-244-02	5.13	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
390	7	056-244-03	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
391	7	056-244-04	5.00	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
392	7	056-244-05	4.94	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
393	7	056-244-06	5.01	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
394	7	056-244-07	4.93	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
395	7	056-244-08	5.00	5.6	5.7 n/a	A-1 MH	E (5) MH RS n/a	
396	7	056-244-09	4.92	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
397	7	056-251-01	20.24	5.6	5.8 5.7	A-1 MH	E (205) MH RS	
398	7, 12	056-251-02	20.26	5.6	5.8 n/a	A-1 MH	E (20) MH RS n/a	
399	12	056-251-03	5.08	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
400	12	056-251-04	5.06	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
401	12	056-251-05	5.06	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
402	12	056-251-06	5.08	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS				
403	12	056-251-07	20.30	5.6	5.8 <u>5.7</u>	A-1 MH	E (265) MH RS				
404	7	056-251-08	10.07	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS	n/a			
405	7	056-251-09	2.51	5.6	n/a	A-1 MH		n/a			
406	7	056-251-10	2.51	5.6	n/a	A-1 MH		n/a			
407	7	056-251-11	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS				
408	7	056-251-12	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS				
409	7, 12	056-251-13	10.05	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS				
410	7, 12	056-251-14	10.08	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS				
411	12	056-251-15	10.09	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS				
412	12	056-251-16	10.06	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS				
413	12	056-251-17	10.07	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS				
414	12	056-251-18	10.10	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS				
415	7, 12	056-252-01	19.90	5.6	5.75 <u>5.7</u>	A-1 MH	E (465) MH RS				
416	7	056-252-02	4.98	5.6	n/a	A-1 MH		n/a			
417	7	056-252-03	4.98	5.6	n/a	A-1 MH		n/a			
418	7, 12	056-252-04	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
419	7, 12	056-252-05	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
420	12	056-252-06	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
421	12	056-252-07	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
422	12	056-252-08	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
423	12	056-252-09	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
424	12	056-252-10	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
425	12	056-252-11	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
426	12	056-252-12	2.48	5.6	5.5 n/a	A-1 MH FPS	E (1) MH FPS n/a				
427	12	056-252-13	2.49	5.6	5.5 n/a	A-1 MH FPS	E (1) MH FPS n/a				
428	12	056-252-14	2.48	5.6	5.5 n/a	A-1 MH FPS	E (1) MH FPS n/a				
429	12	056-252-15	2.48	5.6	5.5 n/a	A-1 MH FPS	E (1) MH FPS n/a				
430	12	056-252-16	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
431	12	056-252-17	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
432	12	056-252-18	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
433	12	056-252-19	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General	Plan			
434	12	056-252-20	2.48	5.6	5.5 n/a	A-1 MH FPS	E(1) MH FPS n/a	
435	12	056-252-21	2.48	5.6	5.5 n/a	A-1 MH FPS	E(1) MH FPS n/a	
436	12	056-252-22	2.48	5.6	5.5 n/a	A-1 MH FPS	E(1) MH FPS n/a	
437	12	056-252-23	2.48	5.6	5.5 n/a	A-1 MH FPS	E(1) MH FPS n/a	
438	7	056-252-24	4.99	5.6	n/a	A-1 MH	n/a	
439	7	056-252-25	4.98	5.6	n/a	A-1 MH	n/a	
440	7, 12	056-252-26	4.98	5.6	n/a	A-1 MH	n/a	
441	12	056-252-27	4.98	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
442	7	056-252-28	2.01	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	
443	7	056-252-29	2.98	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
444	7, 12	056-252-30	4.98	5.6	n/a	A-1 MH	n/a	
445	7, 12	056-252-31	4.98	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
446	7	056-252-32	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
447	12	056-252-36	17.37	5.6	5.75 5.7	A-1 MH	E (405) MH RS	
448	12	056-252-37	2.50	5.6	n/a	A-1 MH	n/a	
449	12	056-252-39	9.94	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
450	12	056-252-40	9.93	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
451	17	056-260-01	1.68	5.6	5.5	A-1 MH	E (1) MH RS	
452	17	056-260-02	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
453	17	056-260-03	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
454	17	056-260-04	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
455	17	056-260-05	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
456	17	056-260-06	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
457	17	056-260-07	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
458	17	056-260-08	0.56	5.6	5.45	A-1 MH	E (1/2) MH RS	
459	17	056-260-09	0.55	5.6	5.45	A-1 MH	E (1/2) MH RS	
460	17	056-260-10	0.56	5.6	5.45 n/a	A-1 MH	E (1/2) MH n/a	
461	17	056-260-11	0.57	5.6	5.45	A-1 MH	E (1/2) MH RS	
462	17	056-260-12	0.56	5.6	5.45	A-1 MH	E (1/2) MH RS	
463	17	056-260-13	0.56	5.6	5.45	A-1 MH	E (1/2) MH RS	
464	12	056-270-01	5.03	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
465	12	056-270-02	5.14	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	

## Revised Master Data Table

Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
466	12	056-270-03	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
467	12	056-270-04	4.94	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
468	12	056-270-05	5.00	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
469	12	056-270-06	5.01	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
470	12	056-270-07	5.11	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
471	12	056-270-08	4.97	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
472	12	056-270-10	4.98	5.6	n/a	A-1 MH	n/a	
473	12	056-270-12	5.04	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
474	12	056-270-15	5.07	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
475	12	056-270-16	5.24	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
476	12	056-270-17	5.22	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
477	12	056-270-18	5.29	5.6	5.7 n/a	A-1 MH	E (5) MH RS n/a	
478	12	056-270-21	4.91	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
479	12	056-270-22	5.66	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
480	12	056-270-23	15.61	8.1	5.75 5.7	A-1 MH	E (10) MH RS	
481	12	056-270-24	20.02	8.1	5.8 5.7	A-1 MH	E (205) MH RS	
482	12	056-270-25	20.68	8.1	5.8 5.7	A-1 MH	E (205) MH RS	
483	12	056-270-26	5.10	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
484	12	056-270-27	5.07	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
485	12	056-270-28	5.02	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
486	12	056-270-29	5.01	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
487	12	056-270-30	21.10	8.1	5.8 5.7	A-1 MH	E (205) MH RS	
488	12	056-270-31	20.60	8.1	5.8 5.7	A-1 MH	E (205) MH RS	
489	12	056-270-32	5.31	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
490	12	056-270-33	5.42	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
491	12	056-270-34	5.39	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
492	12	056-270-35	5.32	8.1	5.7 5.6	A-1 MH	E (52 1/2) MH RS	
493	12	056-270-36	4.93	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
494	12	056-270-37	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
495	12	056-270-38	5.06	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
496	12	056-270-39	5.11	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
497	12	056-270-40	4.96	5.6	n/a	A-1 MH	n/a	

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
498	12	056-270-41	5.09	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
499	12	056-270-42	5.03	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
500	12	056-270-43	5.06	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
501	12	056-270-44	2.51	5.6	n/a	A-1 MH	n/a
502	12	056-270-45	2.55	5.6	n/a	A-1 MH	n/a
503	12	056-270-46	2.60	5.6	n/a	A-1 MH	n/a
504	12	056-270-47	2.51	5.6	n/a	A-1 MH	n/a
505	12	056-270-48	3.18	5.6	n/a	A-1 MH FPS	n/a
506	12	056-270-49	3.09	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS
507	12	056-270-50	2.99	5.6	n/a	A-1 MH FPS	n/a
508	12	056-270-51	3.01	5.6	n/a	A-1 MH FPS	n/a
509	12	056-270-52	6.40	5.6	5.7 n/a	A-1 MH FPS	E (52 1/2) MH RS FPS
510	12	056-270-53	4.85	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS
511	12	056-270-54	4.90	5.6	n/a	A-1 MH FPS	n/a
512	12	056-270-55	4.79	5.6	n/a	A-1 MH FPS	n/a
513	12	056-270-56	4.76	5.6	n/a	A-1 MH FPS	n/a
514	12	056-280-05	2.52	5.6	n/a	A-1 MH	n/a
515	12	056-280-06	2.66	5.6	n/a	A-1 MH	n/a
516	12	056-280-07	2.57	5.6	n/a	A-1 MH	n/a
517	12	056-280-12	33.13	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
518	12	056-280-13	10.17	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
519	12	056-280-14	9.88	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
520	12	056-280-15	5.24	1.1	7.2 5.6	A-1 MH	M-2 PD n/a
521	12	056-280-16	8.61	1.1	7.2 5.6	A-1 MH	M-2 PD n/a
522	12	056-280-17	10.23	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
523	12	056-280-18	10.43	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
524	12	056-280-19	12.77	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
525	12	056-280-20	10.37	8.1	7.2 5.6	A-1 MH	M-2 PD n/a
526	12	056-280-21	10.15	8.1	7.2 5.6	A-1 MH	M-2 PD n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
527	12	056-280-22	11.64	8.1	7.2 <u>5.6</u>	A-1 MH	M-2 PD n/a		
528	12	056-280-23	15.07	8.1	7.2 <u>5.6</u>	A-1 MH	M-2 PD n/a		
529	12	056-280-24	10.30	8.1	7.2 <u>5.6</u>	A-1 MH	M-2 PD n/a		
530	12	056-280-25	10.48	8.1	7.2 <u>5.6</u>	A-1 MH	M-2 PD n/a		
531	12	056-280-26	10.32	8.1	7.2 <u>5.6</u>	A-1 MH	M-2 PD n/a		
532	12	056-280-27	2.80	5.6	n/a	A-1 MH	n/a		
533	12	056-280-28	2.52	5.6	n/a	A-1 MH	n/a		
534	12	056-280-29	2.74	5.6	n/a	A-1 MH	n/a		
535	12	056-280-30	2.47	5.6	<u>5-5 n/a</u>	A-1 MH	E (4) MHH n/a		
536	12	056-280-31	5.89	5.6	<u>5-7 n/a</u>	A-1 MH	E (52 1/2) MH RS		
537	12	056-280-32	2.64	5.6	n/a	A-1 MH	n/a		
538	12	056-280-33	2.63	5.6	n/a	A-1 MH	n/a		
539	12	056-280-34	2.72	5.6/2.5	n/a	A-1 MH	n/a		
540	12	056-280-35	2.58	5.6	n/a	A-1 MH	n/a		
541	12	056-280-36	2.43	5.6	<u>5-5 n/a</u>	A-1 MH	E (4) MHH n/a		
542	12	056-280-37	2.59	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
543	12	056-280-38	2.45	5.6	<u>5-5 n/a</u>	A-1 MH	E (4) MHH n/a		
544	12	056-280-39	2.52	5.6	n/a	A-1 MH	n/a		
545	12	056-280-40	2.50	5.6	n/a	A-1 MH	n/a		
546	12	056-280-41	2.55	5.6	n/a	A-1 MH	n/a		
547	12	056-280-42	2.53	5.6	n/a	A-1 MH	n/a		
548	12	056-280-43	2.52	5.6/2.5	n/a	A-1 MH	n/a		
549	12	056-280-44	2.51	5.6/2.5	n/a	A-1 MH	n/a		
550	12	056-280-45	2.60	5.6/2.5	n/a	A-1 MH	n/a		
551	12	056-280-46	2.56	5.6/2.5	n/a	A-1 MH	n/a		
552	12	056-280-47	5.35	5.6/2.5	<u>5-7/2.5 n/a</u>	A-1 MH	E (52 1/2) MH RS		
553	12	056-280-48	11.11	5.6/2.5	<u>5.75/2.5 n/a</u>	A-1 MH	E (402 1/2) MH RS		
554	12	056-280-49	2.48	5.6	<u>5-5 n/a</u>	A-1 MH	E (4) MHH n/a		
555	12	056-280-50	2.45	5.6	<u>5-5 n/a</u>	A-1 MH	E (4) MHH n/a		
556	12	056-280-51	2.62	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
557	12	056-280-52	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
558	12	056-280-53	0.06	5.6	<u>5-4 n/a</u>	A-1 MH	E (4) MHH n/a		

### Revised Master Data Table

#### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	Proposed General Plan			
559	12	056-280-54	2.55	5.6	n/a	A-1 MH	n/a	n/a
560	17	056-291-01	2.53	5.6	n/a	A-1 MH	n/a	n/a
561	17	056-291-02	2.40	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
562	17	056-291-03	2.47	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
563	17	056-291-04	2.59	5.6	n/a	A-1 MH	n/a	n/a
564	17	056-291-05	2.56	5.6	n/a	A-1 MH	n/a	n/a
565	17	056-291-06	2.43	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
566	17	056-291-07	2.68	5.6	n/a	A-1 MH	n/a	n/a
567	17	056-291-08	2.70	5.6	n/a	A-1 MH	n/a	n/a
568	17	056-291-09	2.44	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
569	17	056-291-10	2.44	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
570	17	056-291-11	2.65	5.6	n/a	A-1 MH	n/a	n/a
571	17	056-291-12	2.64	5.6	n/a	A-1 MH	n/a	n/a
572	17	056-291-13	2.58	5.6	n/a	A-1 MH	n/a	n/a
573	17	056-291-14	2.60	5.6	n/a	A-1 MH	n/a	n/a
574	17	056-291-15	2.57	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
575	17	056-291-16	2.72	5.6	n/a	A-1 MH	n/a	n/a
576	17	056-291-17	39.85	5.6	7.2 n/a	A-1 MH	M-2 PD	M-2 PD n/a
577	17	056-291-18	46.53	5.6/2.5	7.2/2.5 n/a	A-1 MH	M-2 PD	M-2 PD n/a
578	17	056-291-19	39.30	5.6/2.5	7.2/2.5 n/a	A-1 MH	M-2 PD	M-2 PD n/a
579	17	056-291-20	39.57	5.6/2.5	7.2/2.5 n/a	A-1 MH	M-2 PD	M-2 PD n/a
580	17	056-291-21	42.01	5.6/2.5	7.2/2.5 n/a	A-1 MH	M-2 PD	M-2 PD n/a
581	17	056-292-01	40.58	5.6	7.2 n/a	A-1 MH	M-2 PD	M-2 PD n/a
582	17	056-292-02	39.21	5.6	7.2 n/a	A-1 MH	M-2 PD	M-2 PD n/a
583	17	056-292-03	40.41	5.6	5.8 5.75	A-1 MH	E (4010) MH RS	E (4010) MH RS
584	17	056-292-04	30.17	5.6	7.2 n/a	A-1 MH	M-2 PD	M-2 PD n/a
585	17	056-292-05	2.46	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
586	17	056-292-06	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
587	17	056-292-07	2.30	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
588	17	056-292-08	2.41	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a
589	17	056-292-10	2.55	5.6	n/a	A-1 MH	n/a	n/a
590	17	056-292-11	2.47	5.6	5.5 n/a	A-1 MH	E-(1) MH	E-(1) MH n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
591	17	056-292-12	2.61	5.6	n/a	A-1 MH	n/a
592	17	056-292-13	2.68	5.6	n/a	A-1 MH	n/a
593	17	056-292-14	2.37	5.6	5.5 n/a	A-1 MH	E(1) MH n/a
594	17	056-292-15	2.44	5.6/2.5	5.5/2.5 n/a	A-1 MH	E(1) MH n/a
595	17	056-292-16	2.50	5.6	n/a	A-1 MH	n/a
596	17	056-292-17	2.53	5.6	n/a	A-1 MH	n/a
597	17	056-292-18	2.48	5.6	5.5 n/a	A-1 MH	E(1) MH n/a
598	17	056-292-19	2.49	5.6	5.5 n/a	A-1 MH	E(1) MH n/a
599	17	056-292-20	2.70	5.6	n/a	A-1 MH	n/a
600	17	056-292-21	2.76	5.6	n/a	A-1 MH	n/a
601	17	056-292-22	2.50	5.6	n/a	A-1 MH	n/a
602	17	056-292-23	2.49	5.6	5.5 n/a	A-1 MH	E(1) MH n/a
603	17	056-292-24	2.50	5.6	n/a	A-1 MH	n/a
604	17	056-292-25	2.68	5.6	n/a	A-1 MH	n/a
605	17	056-292-26	10.46	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
606	17	056-292-27	10.16	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
607	17	056-292-29	9.76	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
608	17	056-292-30	2.46	5.6/2.5	5.5/2.5 n/a	A-1 MH	E(1) MH n/a
609	17	056-292-31	2.83	5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS
610	17	056-292-32	2.73	5.6	n/a	A-1 MH	E (2 1/2) MH RS
611	17	056-292-33	2.63	5.6	n/a	A-1 MH	E (2 1/2) MH RS
612	17	056-292-34	9.94	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
613	17	056-292-35	10.12	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
614	17	056-292-36	10.86	6.2	n/a	A-1 MH	C-2 PD
615	17	056-292-37	2.58	5.6	n/a	A-1 MH FPS	n/a
616	17	056-292-38	2.61	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS
617	17	056-292-39	2.36	5.6	5.5 n/a	A-1 MH FPS	E(1) MH FPS n/a
618	17	056-292-40	2.42	5.6	5.5 n/a	A-1 MH FPS	E(1) MH FPS n/a
619	17	056-293-02	13.07	5.6	7.2 n/a	A-1 MH*	M-2 PD n/a
620	17	056-293-03	11.89	5.6	7.2 n/a	A-1 MH	M-2 PD n/a
621	17	056-293-04	5.12	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS

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### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
622	17	056-293-05	6.90	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
623	7	056-301-02	40.40	5.6	5.8 <u>5.75</u>	A-1 MH	E (4010) MH RS		
624	7	056-301-03	10.09	5.6	5.75 n/a	A-1 MH	E (402 1/2) MH RS		
625	7	056-301-04	10.26	5.6	5.75 n/a	A-1 MH	E (402 1/2) MH RS		
626	7	056-301-05	10.26	5.6	5.75 n/a	A-1 MH	E (402 1/2) MH RS		
627	7	056-301-06	9.04	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
628	7	056-302-03	5.08	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
629	7	056-302-04	5.11	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
630	7	056-302-05	4.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
631	7	056-302-06	4.60	5.6	n/a	A-1 MH	n/a		
632	7	056-302-07	19.71	5.6	5.75 <u>5.7</u>	A-1 MH	E (105) MH RS		
633	7	056-302-08	5.14	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
634	7	056-302-09	5.03	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
635	7	056-302-10	5.12	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
636	7	056-302-11	5.16	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
637	7	056-302-12	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
638	7	056-302-13	2.57	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
639	7	056-302-14	5.13	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
640	7	056-302-15	10.21	5.6	5.75 n/a	A-1 MH	E (402 1/2) MH RS		
641	7	056-303-01	4.79	5.6	n/a	A-1 MH	n/a		
642	7	056-303-02	4.78	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
643	7	056-303-03	5.09	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
644	7	056-303-04	5.13	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
645	7	056-303-06	5.19	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
646	7	056-303-07	5.11	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
647	7	056-303-08	5.01	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
648	7	056-303-09	5.12	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
649	7	056-303-11	3.42	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
650	7	056-303-12	3.38	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
651	7	056-303-13	3.43	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
652	7	056-303-14	9.98	5.6	7.2 n/a	A-1 MH	M-2 PD n/a		
653	7	056-303-15	2.17	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
654	7	056-303-16	2.32	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a		
655	7	056-303-17	5.14	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
656	7	056-303-18	10.01	5.6	7.2 n/a	A-1 MH	M-2-PD n/a		
657	7	056-320-01	1.37	5.6	7.2 n/a	A-1 MH	M-2-PD n/a		
658	7	056-320-02	1.63	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a		
659	7	056-320-03	2.24	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a		
660	7	056-320-04	2.90	5.6	n/a	A-1 MH	n/a		
661	7	056-320-05	3.47	5.6	n/a	A-1 MH	n/a		
662	7	056-320-06	158.04	8.1	7.2 5.6	A-1 MH	M-2-PD n/a		
663	7	056-330-01	3.37	5.6	n/a	A-1 MH	n/a		
664	7	056-330-02	3.93	5.6	n/a	A-1 MH	n/a		
665	12	056-330-05	9.83	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
666	12	056-330-06	4.01	5.6	n/a	A-1 MH	n/a		
667	12	056-330-07	4.67	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
668	12	056-330-08	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
669	12	056-330-09	2.90	5.6	n/a	A-1 MH	n/a		
670	12	056-330-10	3.11	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
671	12	056-330-11	5.76	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
672	12	056-330-12	2.69	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
673	12	056-330-13	5.22	5.6	7.2 n/a	A-1 MH	M-2-PD n/a		
674	7, 12	056-330-14	170.54	8.1	7.2 5.6	A-1 MH	M-2-PD n/a		
675	17	056-340-01	41.01	7.2	5.8 5.75	A-1 MH	E (40 10) MH RS		
676	17	056-340-02	2.44	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a		
677	17	056-340-03	2.63	5.6	n/a	A-1 MH	n/a		
678	17	056-340-04	2.67	5.6	n/a	A-1 MH	n/a		
679	17	056-340-05	2.52	5.6	n/a	A-1 MH	n/a		
680	17	056-340-06	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
681	17	056-340-07	4.94	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
682	17	056-340-09	2.40	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a		
683	17	056-340-10	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
684	17	056-340-11	2.70	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
685	17	056-340-12	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
686	17	056-340-14	4.81	5.6	n/a	A-1 MH	n/a
687	17	056-340-15	5.23	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
688	17	056-340-16	20.18	5.6/2.5	5.8/2.5 5.7/2.5	A-1 MH	E ( <u>205</u> ) M H RS
689	17	056-340-17	20.78	5.6/2.5	5.8/2.5 5.7/2.5	A-1 MH	E ( <u>205</u> ) M H RS
690	17	056-340-18	19.26	5.6	7.2 n/a	A-1 MH	M-2-PD n/a
691	17	056-340-19	19.96	5.6	7.2 n/a	A-1 MH	M-2-PD n/a
692	17	056-340-20	9.99	5.6/2.5	5.7/2.5 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
693	17	056-340-21	5.06	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
694	17	056-340-22	5.04	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
695	17	056-340-23	10.38	5.6/2.5	5.75/2.5 n/a	A-1 MH	E ( <u>102 1/2</u> ) M H RS
696	17	056-340-24	5.13	5.6/2.5	5.7/2.5 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS n/a
697	17	056-340-25	2.67	5.6	n/a	A-1 MH	n/a
698	17	056-340-26	2.86	5.6/2.5	n/a	A-1 MH	n/a
699	17	056-340-27	2.26	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
700	17	056-340-28	2.33	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
701	17	056-340-29	2.42	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
702	17	056-340-30	2.50	5.6	n/a	A-1 MH	E (2 1/2) M H RS
703	17	056-340-31	4.68	5.6/2.5	n/a	A-1 MH	E (2 1/2) M H RS
704	17	056-340-32	5.06	5.6/2.5	5.7/2.5 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
705	17	056-340-33	2.42	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
706	17	056-340-34	2.49	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
707	17	056-340-35	2.53	5.6	n/a	A-1 MH	n/a
708	17	056-340-36	2.44	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
709	17	056-340-37	5.02	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
710	17	056-340-38	5.17	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
711	17	056-350-01	2.49	5.6	5.5 n/a	A-1 MH	E ( <u>1</u> ) M H n/a
712	17	056-350-02	2.57	5.6	n/a	A-1 MH	n/a
713	17	056-350-03	5.27	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) M H RS
714	17	056-350-04	4.92	5.6	n/a	A-1 MH	n/a
715	17	056-350-05	4.84	5.6	n/a	A-1 MH	n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
716	17	056-350-06	4.97	5.6	n/a	A-1 MH	n/a
717	17	056-350-08	4.93	5.6	n/a	A-1 MH	n/a
718	17	056-350-09	4.95	5.6	n/a	A-1 MH	n/a
719	17	056-350-10	4.77	5.6	n/a	A-1 MH	n/a
720	17	056-350-11	4.76	5.6	n/a	A-1 MH	n/a
721	17	056-350-12	4.74	5.6	n/a	A-1 MH	n/a
722	17	056-350-13	4.75	5.6	n/a	A-1 MH	n/a
723	17	056-350-14	2.42	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
724	17	056-350-15	2.30	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
725	17	056-350-16	2.44	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
726	17	056-350-17	2.31	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
727	17	056-350-18	5.03	5.6	<u>5.7 n/a</u>	A-1 MH	E (52 1/2) MH RS
728	17	056-350-19	5.03	5.6	<u>5.7 n/a</u>	A-1 MH	E (52 1/2) MH RS
729	17	056-350-20	2.43	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
730	17	056-350-21	2.47	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
731	12	056-360-01	20.11	5.6	<u>5.8 5.7</u>	A-1 MH	E (205) MH RS
732	12	056-360-02	20.46	5.6	<u>5.8 5.7</u>	A-1 MH	E (205) MH RS
733	12	056-360-03	5.02	5.6	<u>5.7 n/a</u>	A-1 MH	E (52 1/2) MH RS
734	12	056-360-04	4.95	5.6	n/a	A-1 MH	n/a
735	12	056-360-05	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS
736	12	056-360-06	2.49	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
737	12	056-360-07	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
738	12	056-360-08	2.47	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
739	12	056-360-09	2.49	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
740	12	056-360-10	2.38	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
741	12	056-360-11	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
742	12	056-360-12	2.42	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
743	12	056-360-13	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS
744	12	056-360-14	2.46	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH <u>n/a</u>
745	12	056-360-15	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS
746	12	056-360-16	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
747	12	056-360-17	20.25	5.6	<u>5.8 5.7</u>	A-1 MH	E (205) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
748	12	056-360-18	20.29	5.6	<u>5.8</u> <u>5.7</u>	A-1 MH	E ( <u>205</u> ) MH RS
749	12	056-360-19	30.17	5.6/2.5	<u>5.8</u> / <u>2.5</u> <u>5.75</u> / <u>2.5</u>	A-1 MH	E ( <u>2010</u> ) MH RS
750	12	056-360-20	9.96	5.6/2.5	<u>5.7</u> / <u>2.5</u> n/a	A-1 MH	E ( <u>52</u> <u>1/2</u> ) MH RS
751	12, 17	056-370-01	10.15	5.6	<u>5.75</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
752	12, 17	056-370-02	10.24	5.6	<u>5.75</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
753	17	056-370-03	10.14	5.6	<u>5.75</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
754	17	056-370-04	10.04	5.6	<u>5.75</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
755	17	056-370-05	10.00	5.6	<u>5.75</u> n/a	A-1 MH FPS	E ( <u>102</u> <u>1/2</u> ) MH RS
756	17	056-370-06	10.08	5.6	<u>5.75</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
757	17	056-370-07	10.25	5.6	<u>5.75</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
758	17	056-370-08	10.05	5.6/2.5	<u>5.75</u> / <u>2.5</u> n/a	A-1 MH	E ( <u>102</u> <u>1/2</u> ) MH RS
759	12, 17	056-370-09	20.43	5.6	<u>5.8</u> <u>5.7</u>	A-1 MH	E ( <u>205</u> ) MH RS
760	17	056-370-12	2.56	5.6	n/a	A-1 MH FPS	n/a
761	17	056-370-13	2.55	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS
762	17	056-370-14	2.53	5.6	n/a	A-1 MH	n/a
763	17	056-370-15	2.49	5.6	<u>5.5</u> n/a	A-1 MH	E ( <u>1</u> ) MH n/a
764	17	056-370-16	35.28	5.6	<u>5.8</u> <u>5.75</u>	A-1 MH	E ( <u>2010</u> ) MH RS
765	17	056-370-17	4.95	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS
766	17	056-370-19	10.06	5.6	<u>5.75</u> n/a	A-1 MH FPS	E ( <u>102</u> <u>1/2</u> ) MH RS
767	17	056-380-01	2.80	8.1	5.6	A-1 MH*	n/a
768	17	056-380-02	2.77	8.1	5.6	A-1 MH*	n/a
769	17	056-380-03	4.47	5.6	n/a	A-1 MH*	n/a
770	17	056-380-04	5.08	5.6	<u>5.7</u> n/a	A-1 MH*	E ( <u>52</u> <u>1/2</u> ) MH RS
771	17	056-380-05	5.10	5.6	<u>5.7</u> n/a	A-1 MH*	E ( <u>52</u> <u>1/2</u> ) MH RS
772	17	056-380-06	4.62	5.6	n/a	A-1 MH*	E (2 1/2) MH RS
773	17	056-380-07	4.92	5.6	n/a	A-1 MH*	n/a
774	17	056-380-08	4.29	5.6	n/a	A-1 MH*	E (2 1/2) MH RS
775	17	056-380-09	4.27	5.6	n/a	A-1 MH*	E (2 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
776	17	056-380-10	3.88	5.6	n/a	A-1 MH*	E (2 1/2) MH RS
777	17	056-380-11	5.50	5.6	5.7 n/a	A-1 MH*	E (52 1/2) MH RS
778	17	056-380-12	40.73	5.6	7.2 n/a	A-1 MH*	M-2-PD n/a
779	17	056-380-13	106.15	8.1	7.2 5.6	A-1 MH*	M-2-PD n/a
780	22	064-082-11	80.14	5.6	7.4 n/a	A-1 MH	M-1-PD n/a
781	22	064-082-13	0.56	6.3	n/a	A-1 MH	C-2 PD
782	22	064-082-14	34.56	5.6	5.8 5.75	A-1 MH	E (2010) MH RS
783	22	064-082-17	159.60	5.6/2.1	7.1/2.4 n/a	AFP	M-1-PD-FP n/a
784	22	064-082-21	133.84	1.1	n/a	A-1	OS
785	21, 22	064-082-22	607.00	1.1	n/a	A-1	OS
786	22	064-082-39	40.02	5.6	7.4 n/a	A-1 MH	M-1-PD n/a
787	22	064-082-40	41.09	5.6	7.4 n/a	A-1 MH	M-1-PD n/a
788	22	064-082-42	40.41	5.6	7.4 n/a	A-1 MH	M-1-PD n/a
789	22	064-082-43	41.45	5.6	5.8 5.75	A-1 MH	E (4010) MH RS
790	22	064-082-60	1.14	6.3	n/a	A-1 MH	C-2 PD
791	22	064-082-61	4.20	6.3	7.4 5.6	A-1 MH	M-1-PD n/a
792	22	064-082-62	10.16	5.6	7.4 n/a	A-1 MH	M-1-PD n/a
793	22	064-082-63	9.81	5.6	7.4 n/a	A-1 MH	M-1-PD n/a
794	22	064-082-64	52.23	5.6	7.4 n/a	A-1 MH FPS	M-1-PD-FPS n/a
795	16, 17, 21	064-084-01	407.32	1.1	n/a	A-1	OS
796	21, 22	064-084-03	6.55	8.5	3.3	A-1	OS
797	16, 17, 21, 22	064-084-04	19.55	8.5	5.75 5.7	A-1	E (405) RS
798	17, 22	064-084-06	6.40	8.5	5.7 5.6	A-1	E (52 1/2) RS
799	22	064-084-07	5.94	8.5	5.7 5.6	A-1	E (52 1/2) RS
800	22	064-084-08	8.25	8.5	5.7 5.6	A-1	E (52 1/2) RS
801	21, 22	064-084-09	18.44	8.5	5.75 5.7	A-1	E (405) RS
802	22	064-084-10	9.58	8.5	5.7 5.6	A-1	E (52 1/2) RS
803	22	064-084-11	45.65	8.5	5.8 5.75	A-1	E (4010) RS
804	22	064-084-12	8.48	8.5	5.7 5.6	A-1	E (52 1/2) RS
805	17, 22	064-084-13	40.36	8.5	7.4 5.6	A-1	M-1-PD n/a
806	17, 22	064-084-14	39.09	8.5	7.4 5.6	A-1	M-1-PD n/a
807	22	064-084-15	20.12	8.5	7.4 5.6	A-1	M-1-PD n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
808	22	064-084-16	60.65	8.5	7-4 <u>5.6</u>	A-1	M-1-PD n/a		
809	17	064-084-35	10.48	8.5	5-75 <u>5.6</u>	A-1	E (102 1/2) RS		
810	17	064-084-36	10.52	8.5	5-75 <u>5.6</u>	A-1	E (102 1/2) RS		
811	17	064-084-37	10.09	8.5	5-75 <u>5.6</u>	A-1	E (102 1/2) RS		
812	17	064-084-38	32.00	8.5	5-8 <u>5.75</u> <u>5.6</u>	A-1	E (2010) RS n/a		
813	17, 22	064-084-39	41.11	5.6	7-4 n/a	A-1 MH	M-1-PD n/a		
814	22	064-084-41	40.42	5.6	7-4 n/a	A-1 MH	M-1-PD n/a		
815	22	064-084-42	40.44	5.6	7-4 n/a	A-1 MH	M-1-PD n/a		
816	17, 22	064-084-43	47.54	5.6	7-4 n/a	A-1 MH	M-1-PD n/a		
817	17	064-090-02	3.33	5.6	n/a	A-1 MH	n/a		
818	17	064-090-03	4.83	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
819	17	064-090-05	0.97	5.6	5	A-1 MH	E (1/2) MH RS		
820	17	064-090-08	9.34	5.6	7-4 n/a	A-1 MH	M-1-PD n/a		
821	17	064-090-11	10.97	5.6	5-75 n/a	A-1 MH	E (10) MH RS n/a		
822	17	064-090-12	18.55	5.6	5-75 <u>5.7</u>	A-1 MH	E (105) MH RS		
823	17	064-090-14	8.85	5.6	5-7 n/a	A-1 MH	E (52 1/2) MH RS		
824	17	064-090-15	13.81	5.6	5-75 <u>5.7</u>	A-1 MH	E (105) MH RS		
825	17	064-090-16	4.55	5.6	n/a	A-1 MH	n/a		
826	17	064-090-17	4.52	5.6	n/a	A-1 MH	n/a		
827	17	064-090-18	2.42	5.6	5-5 n/a	A-1 MH	E (1) MH n/a		
828	17	064-090-22	5.37	5.6	5-7 n/a	A-1 MH	E (52 1/2) MH RS n/a		
829	17	064-090-23	4.84	5.6	n/a	A-1 MH	n/a		
830	17	064-090-24	2.62	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
831	17	064-090-26	2.71	5.6	n/a	A-1 MH	n/a		
832	17	064-090-28	3.23	5.6	n/a	A-1 MH	n/a		
833	17	064-090-29	1.64	5.6	5-5 n/a	A-1 MH	E (1) MH n/a		
834	17	064-090-30	20.17	5.6	5-8 <u>5.7</u>	A-1 MH	E (205) MH RS		
835	17	064-090-34	2.48	5.6	5-5 n/a	A-1 MH	E (1) MH n/a		
836	17	064-090-35	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
837	17	064-090-36	2.70	5.6	n/a	A-1 MH	n/a		
838	17	064-090-37	2.61	5.6	n/a	A-1 MH	n/a		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
839	17	064-090-38	8.36	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
840	17	064-090-39	7.05	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
841	17	064-090-40	6.39	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
842	22	064-100-03	10.24	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
843	22	064-100-05	8.82	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
844	22	064-100-06	5.19	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
845	22	064-100-07	5.21	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
846	22	064-100-08	2.02	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
847	22	064-100-09	2.17	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
848	22	064-100-10	2.12	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
849	22	064-100-11	2.13	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
850	22	064-100-14	9.27	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
851	22	064-100-16	1.78	5.6	5.5	A-1 MH FPS	E (1) MH RS FPS		
852	22	064-100-17	1.95	5.6	5.5	A-1 MH FPS	E (1) MH FPS n/a		
853	22	064-100-18	2.43	5.6	5.5 n/a	A-1 MH FPS	E (1) MH FPS n/a		
854	22	064-100-19	2.56	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS		
855	22	064-100-20	1.75	5.6	5.5	A-1 MH FPS	E (1) MH RS FPS		
856	22	064-100-21	1.97	5.6	5.5 n/a	A-1 MH FPS	E (1) MH RS FPS		
857	22	064-100-22	2.33	5.6	5.5 n/a	A-1 MH FPS	E (1) MH FPS n/a		
858	22	064-100-23	2.62	5.6	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS		
859	22	064-100-28	4.48	5.6	n/a	A-1 MH FPS	n/a		
860	22	064-100-29	4.56	5.6	n/a	A-1 MH FPS	n/a		
861	22	064-110-02	10.27	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
862	22	064-110-03	19.36	5.6	5.75 5.7	A-1 MH	E (105) MH RS		
863	22	064-110-05	10.86	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
864	22	064-110-07	8.73	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
865	22	064-110-08	4.87	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
866	22	064-110-10	3.42	5.6	n/a	A-1 MH	n/a		
867	22	064-110-12	0.72	5.6	5.45 n/a	A-1 MH	E (1/2) MH n/a		
868	22	064-110-13	0.12	5.6	5.4	A-1 MH	E (1/4) MH		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
869	22	064-110-14	2.24	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
870	22	064-110-15	2.25	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
871	22	064-110-16	2.26	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
872	22	064-110-17	2.21	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
873	22	064-110-18	2.48	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
874	22	064-110-19	2.33	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
875	22	064-110-20	2.41	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
876	22	064-110-21	2.18	5.6	<u>5.5 n/a</u>	A-1 MH FPS	E-(1) MH FPS n/a
877	16, 21	064-120-01	776.50	1.1	n/a	E(20) RS MH	OS
878	16, 21	064-120-02	681.57	1.1	n/a	E(20) RS MH	OS
879	16, 21	064-120-03	686.41	1.1	n/a	E(20) RS MH	OS
880	21	064-120-04	641.11	1.1	n/a	E(20) RS MH	OS
881	21	064-120-05	640.35	1.1	n/a	E(20) RS MH	OS
882	21	064-120-06	720.18	1.1	n/a	E(20) RS MH	OS
883	26, 27	064-132-01	374.85	1.1	n/a	A-1	OS
884	26	064-132-03	10.07	5.7	3.3	A-1	OS
885	27	064-132-23	9.95	5.7	<u>n/a 5.6</u>	A-1 MH H	E (52 1/2) MH RS H
886	27	064-132-24	10.02	5.7	<u>5.75 5.6</u>	A-1 MH H	E (102 1/2) MH RS H
887	27	064-132-25	2.38	5.7	<u>5.5 5.6</u>	A-1 MH H	E-(1) MH H n/a
888	27	064-132-26	2.37	5.7	<u>5.5 5.6</u>	A-1 MH H	E-(1) MH H n/a
889	27	064-132-27	2.62	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H
890	27	064-132-28	2.63	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H
891	27	064-132-29	10.38	5.7	<u>5.75 5.6</u>	A-1 MH H	E (102 1/2) MH RS H
892	27	064-132-30	38.66	5.7	<u>5.8 5.75</u>	A-1 MH H	E (2010) MH RS H
893	27	064-132-32	10.68	5.7	<u>5.75 5.6</u>	A-1 MH H	E (102 1/2) MH RS H
894	27	064-132-33	31.13	5.7	<u>5.8 5.75</u>	A-1 MH H	E (2010) MH RS H
895	27	064-132-34	325.31	3.3	3.3	A-1 MH H	M-1 PD H
896	27	064-132-35	19.85	5.7	<u>5.75 n/a</u>	A-1 MH H	E (105) MH RS H
897	27	064-132-36	20.29	5.7	<u>5.8 n/a</u>	A-1 MH H	E (205) MH RS H

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
898	27	064-132-37	39.43	5.7	<u>5.8 5.75</u>	A-1 MH H	E (2010) MH RS H
899	27	064-132-38	40.59	5.7	<u>5.8 5.75</u>	A-1 MH H	E (4010) MH RS H
900	27	064-132-44	20.59	8.5/2.1	<u>7.4/2.1 5.6/2.1 n/a</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (5) <u>RS MHH</u>
901	27	064-132-45	20.63	5.7	<u>7.1 5.6 n/a</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (5) <u>RS MHH</u>
902	27	064-132-46	20.63	5.7/2.1	<u>7.4/2.1 5.6/2.1 n/a</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (5) <u>RS MHH</u>
903	27	064-132-48	20.78	5.7	<u>7.1 5.6 n/a</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (5) <u>RS MHH</u>
904	27	064-132-49	20.81	5.7	<u>7.1 5.6 n/a</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (5) <u>RS MHH</u>
905	27	064-132-50	39.40	8.5/2.1	<u>7.1/2.1 5.6/2.1</u> <u>5.75/2.1</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (10) <u>RS MHH</u>
906	27	064-132-51	20.60	5.7	<u>7.1 5.6 n/a</u>	A-1 MH H	M-1 PD H <u>n/a</u> E (5) <u>RS MHH</u>
907	27	064-132-53	137.25	8.5/2.1	<u>7.1/2.1 5.6/2.1</u> <u>5.8/2.1</u>	A-1 MH H	M-2 PD H <u>n/a</u> E (40) <u>RS MHH</u>
908	27	064-132-54	5.04	5.7/2.5	<u>7.1/2.5 n/a</u>	E (5)	M-1 PD <u>n/a</u> E (5) RS <u>MHH</u>
909	27	064-132-55	5.02	5.7/2.5	<u>7.1/2.5 n/a</u>	E (5)	M-1 PD <u>n/a</u> E (5) RS <u>MHH</u>
910	27	064-132-56	5.02	5.7/2.5	<u>7.1/2.5 n/a</u>	E (5)	M-1 PD <u>n/a</u> E (5) RS <u>MHH</u>
911	27	064-132-57	5.57	5.7/2.5	<u>7.1/2.5 n/a</u>	E (5)	M-1 PD <u>n/a</u> E (5) RS <u>MHH</u>
912	21, 22, 26, 27	064-133-01	474.15	1.1/2.1	<u>n/a</u>	A-1	OS
913	26, 27	064-133-02	63.36	8.5/2.1/2.4/2.5	<u>5.8/2.1</u> <u>6.3/2.1/2.4/2.5</u>	A-1	E (40)-RS CH PD
914	22, 27	064-133-03	484.93	1.1	<u>n/a</u>	A-1	OS
915	22	064-133-04	0.46	5.6	5.4	A-1 MH	E (1/4) MH

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
916	22	064-133-05	2.72	5.6	<del>5.8</del> <u>6.1</u>	A-1 MH	E-(2 1/2) MH RS C-2 PD
917	22	064-133-06	71.85	5.6	7.1 <del>7.1</del> <u>6.1</u>	A-1 MH	M-1 PD <del>n/a</del> C-2 PD
918	22, 27	064-133-07	48.70	5.7/2.5	<del>n/a</del> <u>5.75/2.5</u>	A-1 MH	E (4010) MH RS
919	22, 27	064-133-08	28.86	5.7	<del>5.8</del> <u>5.75</u>	A-1 MH	E (2010) MH RS
920	27	064-133-10	82.51	3.3	3.3	A-1 MH	M-1 PD H
921	27	064-133-11	41.42	5.7/2.5	<del>n/a</del> <u>5.75/2.5</u>	A-1 MH	E (4010) MH RS
922	27	064-133-12	9.84	5.7/2.5	<del>n/a</del> <u>5.6/2.5</u>	A-1 MH	E (52 1/2) MH RS
923	27	064-133-13	19.84	5.7/2.5	5.75/2.5 n/a	A-1 MH	E (405) MH RS
924	27	064-133-14	9.75	5.7/2.5	<del>n/a</del> <u>5.6/2.5</u>	A-1 MH	E (52 1/2) MH RS
925	27	064-133-15	21.06	5.7	<del>5.8</del> n/a	A-1 MH	E (205) MH RS
926	27	064-133-16	10.11	5.7	5.75 <del>5.6</del>	A-1 MH	E (402 1/2) MH RS
927	27	064-133-17	5.47	5.7	<del>n/a</del> <u>5.6</u>	A-1 MH	E (52 1/2) MH RS
928	27	064-133-18	2.68	5.7	5.6	A-1 MH	E (2 1/2) MH RS
929	27	064-133-19	2.79	5.7	5.6	A-1 MH	E (2 1/2) MH RS
930	27	064-133-20	21.16	5.7	<del>5.8</del> n/a	A-1 MH	E (205) MH RS
931	27	064-133-21	21.11	5.7	<del>5.8</del> n/a	A-1 MH	E (205) MH RS
932	27	064-133-23	5.85	1.1	n/a	A-1	OS
933	27	064-133-24	60.87	5.7/2.5	3.3/2.5	A-1 MH	M-1 PD H
934	27	064-133-25	20.12	5.7	<del>5.8</del> <u>6.1</u>	A-1 MH	E-(205) MH RS M-1 PD H
935	27	064-140-07	5.66	5.6/2.1	5.7/2.1 n/a	A-1	E (52 1/2) RS
936	26, 27	064-140-10	6.79	6.3/2.1	n/a	A-1	CH PD
937	26, 27	064-140-11	4.94	5.6/2.1	5.7/2.1 n/a	A GH	E (5) RS GH n/a
938	26, 27	064-140-12	5.43	5.6/2.1	5.7/2.1 n/a	A-1	E (52 1/2) RS
939	26, 27	064-140-13	5.13	5.6/2.1	5.7/2.1 <u>6.3/2.1</u>	A-1	E (5) RS CH PD
940	27	064-140-14	41.48	5.7	1.1	A-1	OS
941	27	064-150-02	60.71	5.7	5.8	A-1 MH H	E (4020) MH RS H
942	27	064-150-05	79.45	5.7	5.8	A-1 MH H	E (4020) MH RS H
943	27	064-150-07	20.63	5.7	<del>5.8</del> n/a	A-1 MH H	E (205) MH RS H
944	27	064-150-08	5.13	5.7	<del>n/a</del> <u>5.6</u>	A-1 MH H	E (52 1/2) MH RS H
945	27	064-150-09	39.90	5.7	<del>5.8</del> <u>5.75</u>	A-1 MH H	E (2010) MH RS H

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
946	27	064-150-11	4.87	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
947	27	064-150-12	9.84	5.7	n/a 5.6	A-1 MH H	E (52 1/2) MH RS H	
948	27	064-150-14	2.56	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
949	27	064-150-15	2.52	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
950	27	064-150-19	2.48	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
951	27	064-150-20	2.48	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
952	27	064-150-22	2.54	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
953	27	064-150-23	2.49	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
954	27	064-150-24	5.13	5.7	n/a 5.6	A-1 MH H	E (52 1/2) MH RS H	
955	27	064-150-25	9.95	5.7	n/a 5.6	A-1 MH H	E (52 1/2) MH RS H	
956	27	064-150-26	5.03	5.7	n/a 5.6	A-1 MH H	E (52 1/2) MH RS H	
957	27	064-150-27	2.54	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
958	27	064-150-28	2.53	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
959	27	064-150-29	2.53	5.7	5.6	A-1 MH H	E (2 1/2) MH RS H	
960	27	064-150-30	2.48	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
961	27	064-150-31	9.94	5.7	n/a 5.6	A-1 MH H	E (52 1/2) MH RS H	
962	27	064-150-32	4.97	5.7	5.6	A-1 MH H	n/a	
963	27	064-150-34	9.12	5.7	n/a 5.6	A-1 MH H	E (52 1/2) MH RS H	
964	27	064-150-35	10.61	5.7	5.75 5.6	A-1 MH H	E (102 1/2) MH RS H	
965	27	064-150-36	10.66	5.7	7.4 5.6	A-1 MH H	M-1 PDH n/a- E (2 1/2) RS MH H	
966	27	064-150-37	2.42	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
967	27	064-150-38	2.14	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
968	27	064-150-39	2.17	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
969	27	064-150-40	2.47	5.7	5.5 5.6	A-1 MH H	E-(1)MH+H n/a	
970	21, 26	064-160-01	624.99	1.1	n/a	E(20) RS MH	OS	
971	26	064-160-02	80.08	1.1	n/a	E(20) RS MH	OS	
972	21, 26	064-160-03	640.66	1.1	n/a	E(20) RS MH	OS	
973	21, 26	064-160-04	360.31	1.1	n/a	E(20) RS MH	OS	
974	26	064-160-06	641.40	1.1	n/a	E(20) RS MH	OS	
975	26	064-160-07	640.59	1.1	n/a	E(20) RS MH	OS	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
976	26	064-160-08	687.96	1.1	n/a	E(20) RS MH	OS	OS
977	26, 27, 31, 32	064-173-01	486.73	1.1	n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
978	26	064-173-03	5.13	5.6	5.7 n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
979	26	064-173-04	4.39	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
980	26	064-173-05	4.81	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
981	26	064-173-06	4.36	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
982	26	064-173-07	4.56	5.6	n/a	A-1	n/a	n/a
983	26	064-173-08	4.78	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
984	26, 31	064-173-09	5.39	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
985	31	064-173-10	4.14	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
986	26, 31	064-173-11	5.35	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
987	26, 31	064-173-12	5.52	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
988	26, 31	064-173-13	4.94	5.6	n/a	A-1	n/a	n/a
989	26, 31	064-173-14	5.31	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
990	26, 31	064-173-15	5.90	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
991	31	064-173-16	5.72	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
992	31	064-173-17	5.05	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
993	31	064-173-18	4.61	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
994	31	064-173-19	5.19	5.6	5.7 n/a	A-1	E (52 1/2) RS	E (52 1/2) RS
995	31	064-173-20	4.95	5.6	n/a	A-1	n/a	n/a
996	31	064-173-21	4.09	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
997	31	064-173-22	4.86	5.6	n/a	A-1	n/a	n/a
998	31	064-173-23	1.13	5.6	5.5 n/a	A-1	E (1) RS	E (1) RS
999	31	064-173-24	1.16	5.6	5.5	A-1	E (1) RS	E (1) RS
1000	31	064-173-25	2.06	5.6	5.5 n/a	A-1	E (1) n/a	E (1) n/a
1001	31	064-173-26	4.38	5.6	n/a	A-1	n/a	n/a
1002	31	064-173-27	4.95	5.6	n/a	A-1	E (2 1/2) RS	E (2 1/2) RS
1003	32	064-173-28	4.53	1.1	n/a	A-1	OS	OS
1004	27	064-174-02	39.32	5.7/2.1	1.1/2.1	A-1 MHH	OS	OS
1005	27	064-174-03	39.56	8.5/2.1	5.8/2.1	A-1 MHH	E (2010) MH RS H	E (2010) MH RS H
1006	27, 32	064-174-04	58.55	8.5/2.1	5.8/2.1	A-1 MHH	E (4020) MH RS H	E (4020) MH RS H
1007	32	064-174-21	177.03	8.5/2.1	5.8/2.1	A-1 MHH	E (8040) MH RS H	E (8040) MH RS H

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1008	27	064-175-01	38.49	5.7	<u>5.8</u>	<u>5.75</u>	A-1 MHH	E (2010) MH RS H	
1009	27	064-175-02	20.43	5.7	<u>5.8</u>	<u>n/a</u>	A-1 MHH	E (205) MH RS H	
1010	27	064-175-03	19.10	5.7	<u>5.75</u>	<u>n/a</u>	A-1 MHH	E (105) MH RS H	
1011	27, 32	064-175-04	161.95	3.3		3.3	A-1 MHH	M-1 PD H	
1012	27, 32	064-175-05	20.19	5.7	<u>5.8</u>	<u>n/a</u>	A-1 MHH	E (205) MH RS H	
1013	27, 32	064-175-06	21.90	5.7	<u>5.8</u>	<u>n/a</u>	A-1 MHH	E (205) MH RS H	
1014	27, 32	064-175-07	21.02	5.7	<u>5.8</u>	<u>n/a</u>	A-1 MHH	E (205) MH RS H	
1015	27, 32	064-175-08	19.86	5.7	<u>5.75</u>	<u>n/a</u>	A-1 MHH	E (105) MH RS H	
1016	32	064-175-09	18.32	5.7	<u>5.75</u>	<u>n/a</u>	A-1 MHH	E (105) MH RS H	
1017	32	064-175-10	18.92	5.7	<u>5.75</u>	<u>n/a</u>	A-1 MHH	E (105) MH RS H	
1018	32	064-175-11	38.00	5.7		1.1	A-1 MHH	OS	
1019	32	064-175-12	81.83	5.7		5.8	A-1 MHH	E (8020) RS H	
1020	32	064-175-13	19.14	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1021	32	064-175-14	19.28	4.1/7.1		4.1/3.3	A-1 MHH	M-1 PD H	
1022	32	064-175-15	19.12	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1023	32	064-175-16	19.84	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1024	31, 32	064-176-01	630.93	1.1		<u>n/a</u>	A-1 MH	OS	
1025	32	064-180-01	10.20	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1026	32	064-180-02	5.13	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1027	32	064-180-03	5.25	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1028	32	064-180-04	20.61	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1029	32	064-180-05	41.60	4.1/7.1		<u>n/a</u>	A-1 MHH	M-1 PD H	
1030	32	064-190-02	20.09	8.5/2.1		<u>5.8/2.1</u>	<u>5.7/2.1</u>	A-1 MH	E (205) MH RS
1031	32	064-190-03	20.20	8.5/2.1		<u>5.8/2.1</u>	<u>5.7/2.1</u>	A-1 MH	E (205) MH RS
1032	32	064-190-04	20.00	5.6		<u>5.8</u>	<u>5.7</u>	A-1 MH	E (205) MH RS
1033	32	064-190-05	5.07	5.6		<u>5.7</u>	<u>n/a</u>	A-1 MH	E (52 1/2) MH RS
1034	32	064-190-06	5.15	5.6		<u>5.7</u>	<u>n/a</u>	A-1 MH	E (52 1/2) MH RS
1035	32	064-190-07	5.09	5.6		<u>5.7</u>	<u>n/a</u>	A-1 MH	E (52 1/2) MH RS
1036	32	064-190-08	5.04	5.6		<u>5.7</u>	<u>n/a</u>	A-1 MH	E (52 1/2) MH RS
1037	32	064-200-03	10.17	5.6		<u>5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS
1038	32	064-200-04	10.10	5.6		<u>5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS
1039	32	064-200-05	10.20	8.5/2.1		<u>5.75/2.1</u>	<u>5.6/2.1</u>	A-1 MH	E (102 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1040	32	064-200-06	10.12	8.5/2.1	<u>5.75/2.1 5.6/2.1</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1041	32	064-200-07	10.24	5.6	<u>5.75 n/a</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1042	32	064-200-13	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1043	32	064-200-14	2.59	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1044	32	064-200-15	2.61	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1045	32	064-200-16	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1046	32	064-200-19	5.11	8.5/2.1	<u>5.7/2.1 5.6/2.1</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS		
1047	32	064-200-20	5.14	5.6/2.1	<u>5.7/2.1 n/a</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS		
1048	32	064-200-21	2.50	8.5/2.1	5.6/2.1	A-1 MH	E (2 1/2) MH RS		
1049	32	064-200-22	2.52	8.5/2.1	5.6/2.1	A-1 MH	E (2 1/2) MH RS		
1050	32	064-200-23	2.53	8.5/2.1	5.6/2.1	A-1 MH	E (2 1/2) MH RS		
1051	32	064-200-24	2.58	8.5/2.1	5.6/2.1	A-1 MH	E (2 1/2) MH RS		
1052	32	064-210-02	20.22	8.5/2.1	<u>5.8/2.1 5.7/2.1</u>	A-1 MH	E ( <u>205</u> ) MH RS		
1053	32	064-210-03	10.12	8.5/2.1	<u>5.75/2.1 5.6/2.1</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1054	32	064-210-04	10.05	5.6	<u>5.75 n/a</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1055	32	064-210-05	10.14	5.6	<u>5.75 n/a</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1056	32	064-210-06	10.23	8.5/2.1	<u>5.75/2.1 5.6/2.1</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1057	32	064-210-10	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1058	32	064-210-11	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1059	32	064-210-12	2.61	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1060	32	064-210-13	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1061	32	064-210-14	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1062	32	064-210-15	2.57	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1063	32	064-210-16	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1064	32	064-210-17	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1065	32	064-220-01	15.28	5.6	<u>5.75 5.7</u>	A-1 MH	E ( <u>105</u> ) MH RS		
1066	32	064-220-02	10.04	8.5/2.1	<u>5.75/2.1 5.6/2.1</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1067	32	064-220-03	4.90	8.5/2.1	5.6/2.1	A-1 MH	E (2 1/2) MH RS		
1068	32	064-220-04	4.90	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1069	32	064-220-05	10.25	5.6	<u>5.75 n/a</u>	A-1 MH	E ( <u>102 1/2</u> ) MH RS		
1070	32	064-220-06	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1071	32	064-220-07	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1072	32	064-220-08	5.12	8.5/2.1	5.7/2.4 <u>5.6/2.1</u>	A-1 MH	E (52 1/2) MH RS		
1073	32	064-220-09	5.10	8.5/2.1	5.7/2.4 <u>5.6/2.1</u>	A-1 MH	E (52 1/2) MH RS		
1074	32	064-220-10	5.27	8.5/2.1	5.7/2.4 <u>5.6/2.1</u>	A-1 MH	E (52 1/2) MH RS		
1075	32	064-220-11	5.07	8.5/2.1	5.7/2.4 <u>5.6/2.1</u>	A-1 MH	E (52 1/2) MH RS		
1076	32	064-220-12	5.07	8.5/2.1	5.7/2.4 <u>5.6/2.1</u>	A-1 MH	E (52 1/2) MH RS		
1077	32	064-220-13	2.65	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1078	32	064-220-14	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1079	32	064-230-02	10.29	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1080	32	064-230-03	10.20	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1081	32	064-230-04	10.10	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1082	32	064-230-05	10.29	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1083	32	064-230-06	10.34	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1084	32	064-230-10	10.20	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1085	32	064-230-11	10.08	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1086	32	064-230-12	2.58	5.6	n/a	A-1 MH	n/a		
1087	32	064-230-13	2.66	5.6	n/a	A-1 MH	n/a		
1088	32	064-230-14	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1089	32	064-230-15	2.58	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1090	32	064-240-03	10.26	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1091	32	064-240-04	10.01	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1092	32	064-240-05	10.49	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1093	32	064-240-07	10.51	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1094	32	064-240-08	10.24	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS		
1095	32	064-240-10	5.27	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
1096	32	064-240-12	5.20	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
1097	32	064-240-14	2.62	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1098	32	064-240-15	2.61	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1099	32	064-240-17	5.01	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
1100	32	064-240-18	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1101	32	064-240-19	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1102	32	064-240-20	2.57	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1103	32	064-240-21	2.64	5.6	n/a	A-1 MH	E (2 1/2) MH RS		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
1104	32	064-250-01	20.62	4.1/5.6	<u>4.1/5.8</u>	<u>4.1/5.7</u>	A-1 MH	E (205) MH RS			
1105	32	064-250-02	10.14	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1106	32	064-250-03	10.20	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1107	32	064-250-04	20.60	4.1/5.6	<u>4.1/5.8</u>	<u>4.1/5.7</u>	A-1 MH	E (205) MH RS			
1108	32	064-250-05	10.21	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1109	32	064-250-06	10.24	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1110	32	064-260-02	20.36	4.1/5.6	<u>4.1/5.8</u>	<u>4.1/5.7</u>	A-1 MH	E (205) MH RS			
1111	32	064-260-03	10.26	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1112	32	064-260-04	10.27	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1113	32	064-260-08	10.05	4.1/5.6	<u>4.1/5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1114	32	064-260-09	2.58	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1115	32	064-260-10	2.48	4.1/5.6	<u>4.1/5.5</u>	<u>n/a</u>	A-1 MH	E (1) MH n/a			
1116	32	064-260-11	2.58	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1117	32	064-260-12	2.53	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1118	32	064-260-13	2.64	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1119	32	064-260-14	2.56	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1120	32	064-260-15	2.61	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1121	32	064-260-16	2.57	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1122	32	064-260-17	2.59	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1123	32	064-260-18	2.49	4.1/5.6	<u>4.1/5.5</u>	<u>n/a</u>	A-1 MH	E (1) MH n/a			
1124	32	064-260-19	2.56	4.1/5.6	<u>n/a</u>		A-1 MH	n/a			
1125	32	064-260-20	2.51	4.1/5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1126	26, 31	064-270-01	673.52	1.1	<u>n/a</u>		E(20) RS MH	OS			
1127	26, 31	064-270-02	640.47	1.1	<u>n/a</u>		E(20) RS MH	OS			
1128	26, 31	064-270-03	641.19	1.1	<u>n/a</u>		A-1	OS			
1129	31	064-270-04	581.33	1.1	<u>n/a</u>		A-1	OS			
1130	31	064-270-05	648.40	1.1	<u>n/a</u>		E(20) RS MH	OS			
1131	31	064-270-06	653.36	1.1	<u>n/a</u>		E(20) RS MH	OS			
1132	32	064-290-06	10.11	5.6	<u>5.75</u>	<u>n/a</u>	A-1 MH	E (102 1/2) MH RS			
1133	32	064-290-08	2.59	5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1134	32	064-290-09	2.51	5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			
1135	32	064-290-10	2.54	5.6	<u>n/a</u>		A-1 MH	E (2 1/2) MH RS			

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
1136	32	064-290-11	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1137	32	064-290-13	2.42	5.6	5.5 n/a	A-1 MH	E (2 1/2) MH H n/a	
1138	32	064-290-14	2.58	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1139	32	064-290-15	2.73	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1140	32	064-290-16	2.65	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1141	32	064-290-17	2.68	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1142	32	064-290-18	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1143	32	064-290-19	2.70	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1144	32	064-290-20	2.62	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1145	32	064-290-21	2.66	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1146	32	064-290-22	2.49	5.6	5.5 n/a	A-1 MH	E (2 1/2) MH H n/a	
1147	32	064-290-23	2.63	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1148	32	064-290-24	2.45	5.6	5.5 n/a	A-1 MH	E (2 1/2) MH H n/a	
1149	32	064-290-25	2.67	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1150	32	064-290-26	2.58	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1151	32	064-290-28	2.78	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1152	32	064-290-32	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1153	32	064-290-33	2.69	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1154	32	064-290-34	2.64	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1155	32	064-290-35	2.66	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1156	32	064-290-36	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1157	32	064-290-37	2.68	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1158	32	064-290-38	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1159	32	064-290-39	2.63	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1160	32	064-290-40	2.61	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
1161	27	064-300-01	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	
1162	27	064-300-02	2.54	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	
1163	27	064-300-03	2.54	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	
1164	27	064-300-04	2.53	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	
1165	27	064-300-05	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	
1166	27	064-300-06	2.53	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	
1167	27	064-300-07	2.54	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General	Plan	General	Plan		
1168	27	064-300-08	2.52	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1169	27	064-300-09	2.57	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1170	27	064-300-10	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1171	27	064-300-11	2.57	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1172	27	064-300-12	2.54	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1173	27	064-300-13	2.52	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1174	27	064-300-14	2.57	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1175	27	064-300-15	2.52	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1176	27	064-300-16	2.56	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1177	27	064-300-17	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1178	27	064-300-18	2.56	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1179	27	064-300-19	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1180	27	064-300-20	2.56	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1181	27	064-300-21	2.57	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1182	27	064-300-22	2.54	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1183	27	064-300-23	2.53	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1184	27	064-300-24	2.56	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1185	27	064-300-25	2.59	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1186	27	064-300-26	2.57	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1187	27	064-300-27	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1188	27	064-300-28	2.58	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1189	27	064-300-29	2.55	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1190	27	064-300-30	2.60	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1191	27	064-300-31	2.58	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1192	27	064-300-32	2.53	5.7	5.6	A-1 MHH	E (2 1/2) MH RS H		
1193	17	064-310-03	39.31	5.6	5.8 n/a	A-1 MH	E (20) MH RS n/a		
1194	17, 22	064-310-04	13.08	5.6	5.75 5.7	A-1 MH	E (105) MH RS		
1195	22	064-310-05	9.51	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
1196	22	064-310-07	9.84	5.6	5.7 n/a	A-1 MH	E (5) AHH RS n/a		
1197	22	064-310-10	9.91	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
1198	17, 22	064-310-11	13.29	5.6	5.75 5.7	A-1 MH	E (105) MH RS		
1199	17	064-310-12	4.60	5.6	n/a	A-1 MH	n/a		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
1200	17	064-310-13	4.57	5.6	n/a	A-1 MH	n/a	E ( <u>52 1/2</u> ) MH RS
1201	17	064-310-15	5.09	5.6	<u>5.7 n/a</u>	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1202	17	064-310-16	5.02	5.6	<u>5.7 n/a</u>	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1203	17	064-310-17	10.00	5.6	<u>5.75 n/a</u>	A-1 MH	A-1 MH	E ( <u>102 1/2</u> ) MH RS
1204	17	064-310-18	9.12	5.6	<u>5.7 n/a</u>	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1205	22	064-310-21	10.02	5.6	<u>5.75 n/a</u>	A-1 MH	A-1 MH	E ( <u>102 1/2</u> ) MH RS
1206	22	064-310-22	10.15	5.6	<u>5.75 n/a</u>	A-1 MH	A-1 MH	E ( <u>102 1/2</u> ) MH RS
1207	17, 22	064-310-23	13.54	5.6	<u>5.75 5.7</u>	A-1 MH	A-1 MH	E ( <u>105</u> ) MH RS
1208	17	064-310-24	10.34	5.6	<u>5.75 n/a</u>	A-1 MH	A-1 MH	E ( <u>102 1/2</u> ) MH RS
1209	17	064-310-25	10.24	5.6	<u>5.75 n/a</u>	A-1 MH	A-1 MH	E ( <u>102 1/2</u> ) MH RS
1210	17	064-310-26	5.04	5.6	<u>5.7 n/a</u>	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1211	17	064-310-27	6.02	5.6	<u>5.7 n/a</u>	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1212	22	064-310-30	4.96	5.6	n/a	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1213	22	064-310-31	5.23	5.6	<u>5.7 n/a</u>	A-1 MH	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1214	17	064-310-32	4.84	5.6	n/a	A-1 MH	A-1 MH	E ( <u>2 1/2</u> ) MH RS
1215	17	064-310-33	4.69	5.6	n/a	A-1 MH	A-1 MH	E ( <u>2 1/2</u> ) MH RS
1216	17	064-310-34	4.77	5.6	n/a	A-1 MH	A-1 MH	E ( <u>2 1/2</u> ) MH RS
1217	17	064-310-35	4.69	5.6	n/a	A-1 MH	A-1 MH	E ( <u>2 1/2</u> ) MH RS
1218	17	064-310-36	0.46	5.6	5.4	A-1 MH	A-1 MH	E ( <u>1/4</u> ) MH
1219	17	064-310-37	2.21	5.6	<u>5.5 n/a</u>	A-1 MH	A-1 MH	E ( <u>1</u> ) MH n/a
1220	17	064-310-38	2.23	5.6	<u>5.5 n/a</u>	A-1 MH	A-1 MH	E ( <u>1</u> ) MH n/a
1221	17	064-310-39	2.32	5.6	<u>5.5 n/a</u>	A-1 MH	A-1 MH	E ( <u>1</u> ) MH n/a
1222	17	064-310-40	2.35	5.6	<u>5.5 n/a</u>	A-1 MH	A-1 MH	E ( <u>1</u> ) MH n/a
1223	22	064-310-41	5.02	5.6	<u>5.7 n/a</u>	A-1 MH FPS	A-1 MH FPS	E ( <u>52 1/2</u> ) MH RS FPS
1224	22	064-310-42	5.02	5.6	<u>5.7 n/a</u>	A-1 MH FPS	A-1 MH FPS	E ( <u>52 1/2</u> ) MH RS FPS
1225	22	064-310-43	4.95	5.6	n/a	A-1 MH FPS	A-1 MH FPS	E ( <u>2 1/2</u> ) MH RS FPS
1226	22	064-310-44	5.07	5.6	<u>5.7 n/a</u>	A-1 MH FPS	A-1 MH FPS	E ( <u>52 1/2</u> ) MH RS FPS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				Existing	General Plan	Proposed	General Plan	A-1 MH FPS	E (2 1/2) MH RS FPS		
1227	22	064-310-45	2.56	5.6	n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
1228	22	064-310-46	2.33	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
1229	22	064-310-47	2.33	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
1230	22	064-310-48	2.48	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS			
1231	22	064-310-49	2.52	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1232	22	064-310-50	2.61	5.6	5.5 n/a	5.5 n/a	A-1 MH	E (2 1/2) MH RS			
1233	22	064-310-51	2.49	5.6	5.5 n/a	5.5 n/a	A-1 MH	E (2 1/2) MH RS			
1234	22	064-310-52	2.39	5.6	5.5 n/a	5.5 n/a	A-1 MH	E (2 1/2) MH RS			
1235	22	064-310-53	2.47	5.6	5.5 n/a	5.5 n/a	A-1 MH	E (2 1/2) MH RS			
1236	22	064-310-54	2.46	5.6	5.5 n/a	5.5 n/a	A-1 MH	E (2 1/2) MH RS			
1237	22	064-310-55	2.51	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1238	22	064-310-56	2.54	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1239	22	064-310-57	2.52	5.6	n/a	n/a	A-1 MH FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS	E (2 1/2) MH RS FPS
1240	22	064-310-58	2.56	5.6	n/a	n/a	A-1 MH FPS	n/a	n/a	n/a	n/a
1241	22	064-310-59	2.52	5.6	n/a	n/a	A-1 MH FPS	n/a	n/a	n/a	n/a
1242	22	064-310-60	2.46	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS			
1243	17	064-310-61	2.55	5.6	n/a	n/a	A-1 MH FPS	E (2 1/2) MH RS			
1244	17	064-310-62	2.49	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS			
1245	17	064-310-63	2.46	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS			
1246	17	064-310-64	2.35	5.6	5.5 n/a	5.5 n/a	A-1 MH FPS	E (2 1/2) MH RS			
1247	17	064-310-65	10.03	5.6	5.75 n/a	5.75 n/a	A-1 MH FPS	E (2 1/2) MH RS			
1248	32	064-340-01	10.45	5.6	5.75 n/a	5.75 n/a	A-1 MH	E (2 1/2) MH RS			
1249	32	064-340-02	2.63	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1250	32	064-340-03	2.63	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1251	32	064-340-04	2.56	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1252	32	064-340-05	2.59	5.6	n/a	n/a	A-1 MH	E (2 1/2) MH RS			
1253	32	064-340-06	10.22	5.6	5.75 n/a	5.75 n/a	A-1 MH	E (2 1/2) MH RS			
1254	32	064-340-07	5.29	5.6	5.7 n/a	5.7 n/a	A-1 MH	E (2 1/2) MH RS			

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1255	32	064-340-08	5.22	5.6	5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1256	32	064-340-09	2.69	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1257	32	064-340-10	2.65	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1258	32	064-340-11	5.26	5.6	5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1259	32	064-340-12	10.04	5.6	5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1260	32	064-340-13	10.45	5.6	5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1261	32	064-340-14	2.57	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1262	32	064-340-15	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1263	32	064-340-17	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1264	32	064-340-18	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1265	32	064-350-01	5.29	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1266	32	064-350-02	5.22	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1267	32	064-350-03	5.22	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1268	32	064-350-04	5.16	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1269	32	064-350-05	20.25	4.1/5.6	4.1/5.8 4.1/5.7	A-1 MH	E (205) MH RS		
1270	32	064-350-06	41.26	4.1/5.6	4.1/5.8 4.1/5.75	A-1 MH	E (4010) MH RS		
1271	32	064-350-07	2.63	4.1/5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1272	32	064-350-08	2.62	4.1/5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1273	32	064-350-09	2.55	4.1/5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1274	32	064-350-10	2.62	4.1/5.6	n/a	A-1 MH	E (2 1/2) MH RS		
1275	32	064-350-11	10.19	4.1/5.6	4.1/5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1276	32	064-350-12	5.12	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1277	32	064-350-13	5.05	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1278	32	064-350-15	10.29	4.1/5.6	4.1/5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1279	32	064-350-16	10.08	4.1/5.6	4.1/5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1280	32	064-350-17	10.26	4.1/5.6	4.1/5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1281	32	064-350-18	10.13	4.1/5.6	4.1/5.75 n/a	A-1 MH	E (402_1/2) MH RS		
1282	32	064-350-19	2.44	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1)-MH n/a		
1283	32	064-350-20	7.52	4.1/5.6	4.1/5.7 n/a	A-1 MH	E (52_1/2) MH RS		
1284	22	064-360-01	4.79	5.6/2.1	n/a	A-1 MH	n/a		
1285	22	064-360-02	4.82	5.6/2.1	n/a	A-1 MH	E (2 1/2) MH RS		
1286	22	064-360-03	4.89	5.6/2.1	n/a	A-1 MH	n/a		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
1287	22	064-360-04	4.77	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	n/a
1288	22	064-360-05	4.85	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	n/a
1289	22	064-360-06	4.78	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	n/a
1290	22	064-360-07	4.89	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1291	22	064-360-08	4.81	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	n/a
1292	22	064-360-09	4.85	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
1293	22	064-360-10	4.91	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
1294	22	064-360-11	4.92	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1295	22	064-360-12	4.86	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1296	22	064-360-13	4.85	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1297	22	064-360-14	4.88	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
1298	22	064-360-15	4.88	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1299	22	064-360-16	4.84	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1300	22	064-370-01	4.95	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1301	22	064-370-02	5.00	5.6/2.1	5.7/2.1 n/a	A-1 MH	n/a	A-1 MH	E (5) MH RS n/a
1302	22	064-370-03	5.03	5.6/2.1	5.7/2.1 n/a	A-1 MH	n/a	A-1 MH	E (52 1/2) MH RS
1303	22, 27	064-370-04	4.92	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1304	22	064-370-05	4.96	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1305	22	064-370-06	5.01	5.6/2.1	5.7/2.1 n/a	A-1 MH	n/a	A-1 MH	E (52 1/2) MH RS
1306	22	064-370-07	5.02	5.6/2.1	5.7/2.1 n/a	A-1 MH	n/a	A-1 MH	E (52 1/2) MH RS
1307	22, 27	064-370-08	4.92	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1308	22	064-370-09	4.99	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1309	22	064-370-10	5.03	5.6	5.7 n/a	A-1 MH	n/a	A-1 MH	E (52 1/2) MH RS
1310	22	064-370-11	5.02	5.6	5.7 n/a	A-1 MH	n/a	A-1 MH	E (52 1/2) MH RS
1311	22, 27	064-370-12	4.94	5.6/2.1	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1312	22	064-370-13	4.94	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
1313	22	064-370-14	4.98	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1314	22	064-370-15	4.95	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1315	22, 27	064-370-16	4.90	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1316	22	064-380-01	33.75	5.6	5.8 5.75	A-1 MH	n/a	A-1 MH	E (2910) MH RS
1317	22	064-380-02	4.92	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
1318	22	064-380-03	4.94	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1319	22	064-380-04	4.90	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1320	22	064-380-05	4.91	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1321	22	064-380-06	5.09	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1322	22	064-380-07	5.11	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1323	22	064-380-08	5.02	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1324	22	064-380-09	5.07	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1325	22	064-390-02	5.02	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1326	22	064-390-03	4.96	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1327	22, 27	064-390-04	4.98	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1328	22, 27	064-390-05	4.96	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1329	22	064-390-06	4.94	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1330	22	064-390-07	4.90	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1331	22	064-390-08	5.04	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1332	22	064-390-09	5.01	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1333	22	064-390-10	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1334	22	064-390-11	4.94	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1335	22, 27	064-390-12	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1336	22, 27	064-390-13	4.94	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1337	22	064-390-14	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1338	22	064-390-15	4.90	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1339	22	064-390-16	4.99	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1340	22	064-390-17	5.05	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1341	17	064-400-01	32.12	8.5	5.8 5.75	A-1	E (2010) RS
1342	17	064-400-02	31.27	8.5	5.8 5.75	A-1	E (2010) RS
1343	17	064-400-03	31.42	8.5	5.8 5.75	A-1	E (2010) RS
1344	17	064-400-06	19.96	5.6	5.75 5.7	A-1	E (405) RS
1345	17	064-400-07	19.81	5.6	5.75 5.7	A-1	E (405) RS
1346	17	064-400-08	4.93	8.5	5.6	A-1	E (2 1/2) RS
1347	17	064-400-09	14.92	5.6	5.75 5.7	A-1	E (405) RS
1348	17	064-400-10	15.31	5.6	5.75 5.7	A-1	E (405) RS
1349	17	064-400-11	14.37	5.6	5.75 5.7	A-1	E (405) RS
1350	17	064-400-12	14.97	5.6	5.75 5.7	A-1	E (405) RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
1351	17	064-400-13	2.51	5.6	n/a	A-1	E (2 1/2) RS	
1352	17	064-400-14	2.47	5.6	5.5 n/a	A-1	E (4) n/a	
1353	17	064-400-15	4.98	5.6	n/a	A-1	n/a	
1354	17	064-400-16	9.99	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1355	17	064-400-17	5.13	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1356	17	064-400-18	2.56	5.6	n/a	A-1	E (2 1/2) RS	
1357	17	064-400-19	2.47	5.6	5.5 n/a	A-1	E (4) n/a	
1358	17	064-400-20	10.24	5.6	5.75 n/a	A-1	E (102 1/2) RS	
1359	17	064-400-21	5.10	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1360	17	064-400-22	10.16	5.6	5.75 n/a	A-1	E (102 1/2) RS	
1361	17	064-400-23	2.58	5.6	n/a	A-1	E (2 1/2) RS	
1362	17	064-400-24	2.45	5.6	5.5 n/a	A-1	E (4) n/a	
1363	17	064-400-25	20.36	5.6	5.8 5.7	A-1	E (205) RS	
1364	17	064-400-30	2.35	5.6	5.5 n/a	A-1	E (4) n/a	
1365	17	064-400-31	2.36	5.6	5.5 n/a	A-1	E (4) n/a	
1366	17	064-400-32	5.22	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1367	17	064-400-33	10.28	5.6	5.75 n/a	A-1	E (102 1/2) RS	
1368	17	064-400-34	2.24	5.6	5.5 n/a	A-1	E (4) n/a	
1369	17	064-400-35	2.49	5.6	5.5 n/a	A-1	E (4) n/a	
1370	17	064-400-36	4.76	5.6	n/a	A-1	n/a	
1371	17	064-400-38	2.54	5.6	n/a	A-1 FPS	n/a	
1372	17	064-400-39	2.54	5.6	n/a	A-1 FPS	E (2 1/2) RS FPS	
1373	17	064-400-40	2.53	5.6	n/a	A-1 FPS	n/a	
1374	17	064-400-41	2.50	5.6	n/a	A-1 FPS	E (2 1/2) RS FPS	
1375	27	064-410-04	13.37	5.7	5.75 n/a	A-1	E (405) RS	
1376	27	064-410-05	9.65	5.7	4/3 5.6	A-1	E (52 1/2) RS	
1377	27	064-410-06	4.87	5.7	5.6	A-1	E (2 1/2) RS	
1378	27	064-410-07	2.40	5.7	5.5 5.6	A-1	E (4) n/a	
1379	27	064-410-08	2.42	5.7	5.5 5.6	A-1	E (4) n/a	
1380	27	064-410-09	2.46	5.7	5.5 5.6	A-1	E (4) n/a	
1381	27	064-410-10	2.42	5.7	5.5 5.6	A-1	E (4) n/a	
1382	27	064-410-11	2.45	5.7	5.5 5.6	A-1	E (4) n/a	

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ID	Figure Number	APN	Acres	Existing General plan		Proposed General plan	Existing Zoning	Proposed Zoning
				General plan	General plan			
1383	27	064-410-12	2.42	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1384	27	064-410-13	2.45	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1385	27	064-410-14	2.42	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1386	27	064-410-15	2.45	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1387	27	064-410-16	2.40	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1388	27	064-410-17	9.65	5.7	n/a <u>5.6</u>	A-1	E (52 1/2) RS	
1389	27	064-410-18	4.80	5.7	5.6	A-1	E (2 1/2) RS	
1390	27	064-410-19	2.41	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1391	27	064-410-20	2.44	5.7	5.5 <u>5.6</u>	A-1	E-{4} n/a	
1392	27	064-410-22	4.47	5.7	5.6	A	E (2 1/2) RS MH	
1393	27	064-410-23	4.84	5.7	5.6	A	E (2 1/2) RS MH	
1394	27	064-410-24	1.94	5.7	5.5 n/a	A	E-{4} n/a	
1395	27	064-410-25	4.73	5.7	5.6	A-1	E (2 1/2) RS	
1396	27	064-410-26	4.95	5.7	5.6	A-1	E (2 1/2) RS	
1397	27	064-410-27	4.83	5.7	5.6	A-1	n/a	
1398	27	064-410-28	4.85	5.7	5.6	A-1	E (2 1/2) RS	
1399	27	064-410-30	1.06	5.7	5.5	A	E (1) RS MH	
1400	27	064-410-31	4.94	5.7	5.6	A-1	E (2 1/2) RS	
1401	27	064-410-32	4.92	5.7	5.6	A-1	E (2 1/2) RS	
1402	27	064-410-33	4.89	5.7	5.6	A-1	n/a	
1403	27	064-410-34	4.81	5.7	5.6	A-1	E (2 1/2) RS	
1404	32	064-420-01	5.01	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1405	32	064-420-02	5.09	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1406	32	064-420-03	4.96	5.6	n/a	A-1	E (2 1/2) RS	
1407	32	064-420-04	5.23	5.6	5.7 n/a	A-1	E (52 1/2) RS	
1408	32	064-420-05	19.90	5.6	5.75 <u>5.7</u>	A-1	E (405) RS	
1409	32	064-420-07	2.40	5.6	5.5 n/a	A-1	E-{4} n/a	
1410	32	064-420-08	2.56	5.6	n/a	A-1	E (2 1/2) RS	
1411	32	064-420-09	2.64	5.6	n/a	A-1	E (2 1/2) RS	
1412	32	064-420-10	2.46	5.6	5.5 n/a	A-1	E-{4} n/a	
1413	32	064-420-11	10.06	5.6	5.75 n/a	A-1	E (102 1/2) RS	
1414	32	064-420-12	20.02	5.6	5.8 <u>5.7</u>	A-1	E (205) RS	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1415	32	064-420-14	4.92	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1416	32	064-420-15	4.90	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1417	32	064-420-16	5.06	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1418	32	064-420-17	4.85	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1419	32	064-420-18	4.82	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1420	32	064-420-19	5.04	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1421	32	064-420-20	4.99	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1422	32	064-420-21	5.03	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1423	32	064-420-22	4.85	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1424	32	064-420-23	4.98	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1425	32	064-420-24	5.00	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS n/a	
1426	32	064-420-25	4.92	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1427	32	064-420-26	4.94	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1428	32	064-420-27	4.98	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1429	32	064-420-28	4.91	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1430	32	064-420-29	4.98	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1431	32	064-420-30	20.06	5.6	5.8 5.7	5.6	A-1	E (205) RS	
1432	32	064-420-32	20.01	5.6	5.8 5.7	5.6	A-1	E (205) RS	
1433	32	064-420-33	20.49	5.6	5.8 5.7	5.6	A-1	E (205) RS MH	
1434	32	064-420-34	20.30	5.6	5.8 5.7	5.6	A-1	E (205) RS	
1435	32	064-420-35	20.14	5.6	5.8 5.7	5.6	A-1	E (205) RS	
1436	32	064-420-36	5.05	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1437	32	064-420-37	5.01	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1438	32	064-420-38	5.00	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1439	32	064-420-39	5.08	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1440	32	064-420-40	5.29	5.6	5.7 n/a	5.6	A-1	E (52 1/2) RS	
1441	32	064-420-41	2.41	5.6	5.5 n/a	5.6	A-1	E (402 1/2) RS	
1442	32	064-420-42	2.51	5.6	n/a	5.6	A-1	E (2 1/2) RS	
1443	32	064-420-43	10.10	5.6	5.75 n/a	5.6	A-1	E (2 1/2) RS	
1444	32	064-420-44	2.39	5.6	5.5 n/a	5.6	A-1	E (402 1/2) RS	
1445	32	064-420-45	2.44	5.6	5.5 n/a	5.6	A-1	E (402 1/2) RS	
1446	32	064-420-46	2.55	5.6	n/a	5.6	A-1	E (2 1/2) RS	

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1447	32	064-420-47	2.54	5.6	n/a	A-1	E (2 1/2) RS
1448	32	064-420-49	2.41	5.6	5-5 n/a	A-1	E(4) n/a
1449	32	064-420-50	2.47	5.6	5-5 n/a	A-1	E(4) n/a
1450	32	064-420-51	2.41	5.6	5-5 n/a	A-1	E(4) n/a
1451	32	064-420-52	2.48	5.6	5-5 n/a	A-1	E(4) n/a
1452	22	064-440-01	40.39	5.6	5.8 5.75	A-1	E (4010) RS
1453	22	064-440-02	5.15	5.6	5-7 n/a	A-1 MH	E (52 1/2) MH RS
1454	22	064-440-03	10.34	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
1455	22	064-440-04	2.59	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1456	22	064-440-05	2.49	5.6	5-5 n/a	A-1 MH	E(4) MH n/a
1457	22	064-440-06	10.28	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
1458	22	064-440-07	5.01	5.6	5-7 n/a	A-1 MH	E (52 1/2) MH RS
1459	22	064-440-08	5.08	5.6	5-7 n/a	A-1 MH	E (52 1/2) MH RS
1460	22	064-440-09	40.02	5.6	5.8 5.75	A-1	E (4010) RS
1461	22	064-440-10	5.17	5.6	5-7 n/a	A-1	E (52 1/2) RS
1462	22	064-440-11	5.16	5.6	5-7 n/a	A-1	E (52 1/2) RS
1463	22	064-440-12	5.22	5.6	5-7 n/a	A-1	E (52 1/2) RS
1464	22	064-440-13	5.17	5.6	5-7 n/a	A-1	E (52 1/2) RS
1465	22	064-440-14	10.43	5.6	5.75 n/a	A-1	E (102 1/2) RS
1466	22	064-440-16	32.75	5.6/2.1	5-8/2.4 5.75/2.1	A-1 MH	E (2010) MH RS
1467	22	064-440-17	20.07	5.6/2.1	5.8/2.4 5.7/2.1	A-1	E (205) RS
1468	22	064-440-18	30.21	5.6/2.1	5-8/2.4 5.75/2.1	A-1 MH	E (2010) MH RS
1469	22	064-440-19	31.51	5.6	5-8 5.75	A-1 MH	E (2010) MH RS
1470	22	064-440-20	36.90	5.6	7-4 n/a	A-1	M-4 PD n/a
1471	22	064-440-21	5.01	5.6	5-7 n/a	A-1 FPS	E (52 1/2) RS FPS
1472	22	064-440-22	5.09	5.6	5-7 n/a	A-1 FPS	E (52 1/2) RS FPS
1473	27	064-450-01	79.10	5.7	5.8	A-1 MHH	E (4020) MH RS H
1474	27, 32	064-450-03	19.68	5.6	5.75 5.7	A-1 MHH	E (405) MH RS H
1474	27, 32	064-450-03	38.84	5.6	5.75	A-1 MHH	E (10) MH RS H
1476	27, 32	064-450-04	9.69	5.6	5-7 n/a	A-1 MHH	E (52 1/2) MH RS H
1476	27, 32	064-450-04	18.78	5.6	5.7	A-1 MHH	E (5) MH RS H
1478	32	064-450-09	16.99	5.6	5.75 5.7	A-1 MHH	E (405) MH RS H

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				Existing	General Plan			
1479	32	064-450-10	5.13	5.6	5.7 n/a	A-1 MHH	E (52 1/2) MH RSH	
1480	32	064-450-11	5.01	5.6	5.7 n/a	A-1 MHH	E (52 1/2) MH RSH	
1481	32	064-450-12	5.03	5.6	5.7 n/a	A-1 MHH	E (52 1/2) MH RSH	
1482	32	064-450-13	5.14	5.6	5.7 n/a	A-1 MHH	E (52 1/2) MH RSH	
1483	32	064-450-14	2.59	5.6	n/a	A-1 MHH	n/a	
1484	32	064-450-15	2.54	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1485	32	064-450-16	2.57	5.6	n/a	A-1 MHH	n/a	
1486	32	064-450-17	2.53	5.6	n/a	A-1 MHH	n/a	
1487	32	064-450-18	4.99	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1488	32	064-450-19	5.02	5.6	5.7 n/a	A-1 MHH	E (52 1/2) MH RSH	
1489	27, 32	064-450-20	2.53	5.6	n/a	A-1 MHH	n/a	
1490	32	064-450-21	2.45	5.6	5.5 n/a	A-1 MHH	E (1) MHHH n/a	
1491	32	064-450-22	2.29	5.6	5.5 n/a	A-1 MHH	E (1) MHHH n/a	
1492	27	064-450-23	2.58	5.6	n/a	A-1 MHH	n/a	
1493	27	064-450-24	2.51	5.6	n/a	A-1 MHH	n/a	
1494	27	064-450-25	2.51	5.6	n/a	A-1 MHH	n/a	
1495	27, 32	064-450-26	2.55	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1496	32	064-450-27	2.37	5.6	5.5 n/a	A-1 MHH	E (1) MHHH n/a	
1497	32	064-450-28	2.40	5.6	5.5 n/a	A-1 MHH	E (1) MHHH n/a	
1498	27	064-450-29	2.50	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1499	27	064-450-30	2.51	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1500	27	064-450-31	2.60	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1501	32	064-450-35	4.17	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1502	32	064-450-36	4.15	5.6	n/a	A-1 MHH	E (2 1/2) MH RSH	
1503	32	064-450-37	10.41	5.6	5.75 n/a	A-1 MHH	E (102 1/2) MH RSH	
1504	32	064-450-38	10.20	5.6	5.75 n/a	A-1 MHH	E (102 1/2) MH RSH	
1505	32	064-450-39	10.09	5.6	5.75 n/a	A-1 MHH	E (102 1/2) MH RSH	
1506	27	064-450-40	2.53	5.6/2.5	n/a	A-1 MHH	E (2 1/2) MH RSH	
1507	27	064-450-41	2.53	5.6/2.5	n/a	A-1 MHH	E (2 1/2) MH RSH	

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1508	27	064-450-42	2.49	5.6/2.5	5.5/2.5 n/a	A-1 MHH	E-{1} MHH n/a
1509	27	064-450-43	2.50	5.6/2.5 n/a	5.7/2.5 n/a	A-1 MHH	E (2 1/2) MH RS H
1510	27, 32	064-450-44	9.63	5.6/2.5	7.1 n/a	A-1 MHH	E (52 1/2) MH RS H
1511	17, 22	064-460-01	2.66	5.6	7.1 n/a	A-1	M-1-PD n/a
1512	17, 22	064-460-02	2.52	5.6	7.1 n/a	A-1	M-1-PD n/a
1513	22	064-460-03	2.54	5.6	7.1 n/a	A-1	M-1-PD n/a
1514	22	064-460-04	2.43	5.6	7.1 n/a	A-1	M-1-PD n/a
1515	17, 22	064-460-05	2.63	5.6	7.1 n/a	A-1	M-1-PD n/a
1516	17, 22	064-460-06	2.53	5.6	7.1 n/a	A-1	M-1-PD n/a
1517	22	064-460-07	2.54	5.6	7.1 n/a	A-1	M-1-PD n/a
1518	22	064-460-08	2.45	5.6	7.1 n/a	A-1	M-1-PD n/a
1519	22	064-460-09	2.56	5.6	7.1 n/a	A-1	M-1-PD n/a
1520	22	064-460-10	2.45	5.6	7.1 n/a	A-1	M-1-PD n/a
1521	22	064-460-11	2.57	5.6	7.1 n/a	A-1	M-1-PD n/a
1522	22	064-460-12	2.47	5.6	7.1 n/a	A-1	M-1-PD n/a
1523	22	064-460-14	10.10	5.6	7.1 n/a	A-1	M-1-PD n/a
1524	22	064-460-15	10.06	5.6	7.1 n/a	A-1	M-1-PD n/a
1525	22	064-460-16	9.97	5.6	7.1 n/a	A-1	M-1-PD n/a
1526	22	064-460-17	9.91	5.6	7.1 n/a	A-1	M-1-PD n/a
1527	22	064-460-18	4.96	5.6	n/a	A-1	n/a
1528	22	064-460-19	4.90	5.6	n/a	A-1	n/a
1529	22	064-460-20	4.97	5.6	n/a	A-1	n/a
1530	22	064-460-21	4.95	5.6	n/a	A-1	n/a
1531	22	064-460-22	5.02	5.6	5.7 n/a	A-1	E-(5) RS n/a
1532	22	064-460-23	5.00	5.6	5.7 n/a	A-1	E-(5) RS n/a
1533	22	064-460-24	4.99	5.6	n/a	A-1	n/a
1534	22	064-460-25	2.57	5.6	n/a	A-1	E (2 1/2) RS
1535	22	064-460-26	2.47	5.6	5.5 n/a	A-1	E-{1} n/a
1536	22	064-460-27	5.14	5.6	5.7 n/a	A-1	E (52 1/2) RS
1537	22	064-460-28	4.83	5.6	n/a	A-1	E (2 1/2) RS
1538	22	064-460-29	5.18	5.6	5.7 n/a	A-1	E (52 1/2) RS
1539	22	064-460-30	4.86	5.6	n/a	A-1	E (2 1/2) RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
1540	17, 22	064-460-31	20.32	5.6	7.4 n/a	5.6	7.4 n/a	A-1	M-1 PD n/a
1541	22	064-460-32	2.58	5.6	7.4 n/a	5.6	7.4 n/a	A-1	M-1 PD n/a
1542	22	064-460-33	2.46	5.6	7.4 n/a	5.6	7.4 n/a	A-1	M-1 PD n/a
1543	22	064-460-34	2.56	5.6	7.4 n/a	5.6	7.4 n/a	A-1	M-1 PD n/a
1544	22	064-460-35	2.47	5.6	7.4 n/a	5.6	7.4 n/a	A-1	M-1 PD n/a
1545	22	064-470-03	5.09	5.6	5.7 n/a	5.6	5.7 n/a	A-1 MH	E-(5) MH RS n/a
1546	22	064-470-04	5.09	5.6	5.7 n/a	5.6	5.7 n/a	A-1 MH	E-(5) MH RS n/a
1547	22	064-470-05	10.16	5.6	5.75 n/a	5.6	5.75 n/a	A-1 MH	E-(10) MH RS n/a
1548	22	064-470-70	17.13	5.6	5.75 n/a	5.6	5.75 n/a	A-1 MH	E-(10) MH RS n/a
1549	22	064-470-71	3.22	5.6	n/a	5.6	n/a	A-1 MH	n/a
1550	22	064-480-01	2.77	5.6	n/a	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1551	22	064-480-02	2.58	5.6	n/a	5.6	n/a	A-1 MH	n/a
1552	22	064-480-03	2.75	5.6	n/a	5.6	n/a	A-1 MH	n/a
1553	22	064-480-04	2.58	5.6	n/a	5.6	n/a	A-1 MH	n/a
1554	22	064-480-05	2.60	5.6	n/a	5.6	n/a	A-1 MH	E (2 1/2) MH RS
1555	22	064-480-06	2.63	5.6	n/a	5.6	n/a	A-1 MH	n/a
1556	22	064-480-07	2.45	5.6	5.5 n/a	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a
1557	22	064-480-08	2.43	5.6	5.5 n/a	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a
1558	22	064-480-09	2.35	5.6	5.5 n/a	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a
1559	22	064-480-10	2.53	5.6	n/a	5.6	n/a	A-1 MH	n/a
1560	22	064-480-11	2.17	5.6	5.5 n/a	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a
1561	22	064-480-13	9.88	5.6	5.7 n/a	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
1562	22	064-480-14	15.17	5.6	5.75 5.7	5.6	5.75 5.7	A-1 MH	E (195) MH RS
1563	22	064-480-15	15.15	5.6	n/a	5.6	5.75 5.7	A-1 MH	E (105) MH RS
1564	22	064-480-16	4.59	5.6	n/a	5.6	n/a	A-1 MH	n/a
1565	22	064-480-17	1.60	5.6	5.5 n/a	5.6	5.5 n/a	A-1 MH	E-(1) MH n/a
1566	22	064-480-18	3.00	5.6	n/a	5.6	n/a	A-1 MH	n/a
1567	28	084-010-02	0.84	4.1/3.3/2.5	n/a	4.1/3.3/2.5	n/a	A-1 MH	M-1 PD OS
1568	28	084-010-10	0.43	4.1/1.1/2.5	n/a	4.1/1.1/2.5	n/a	A-1 MH	OS
1569	28	084-010-11	32.15	4.1/3.3/2.5	n/a	4.1/3.3/2.5	n/a	A-1 MH	M-1 PD OS
1570	28	084-010-17	2.60	4.1/5.2/2.5	4.1/5.6/2.5	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1571	28	084-010-18	2.63	4.1/5.2/2.5	4.1/5.6/2.5	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1572	28	084-010-19	2.60	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1573	28	084-010-20	2.57	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1574	28	084-010-21	2.55	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1575	28	084-010-22	2.52	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1576	28	084-010-33	5.02	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (52 1/2) MH RS
1577	28	084-010-34	5.22	4.1/5.2/2.5	4.1/5.7/2.5	A-1 MH	E (52 1/2) MH RS
1578	28, 33	084-010-35	14.47	4.1/3.1/2.5	4.1/5.6/2.5	A-1 MH	OS
1579	28, 33	084-010-36	5.05	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (52 1/2) MH RS
1580	33	084-010-37	4.91	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a
1581	28, 33	084-010-38	2.69	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1582	28, 33	084-010-39	2.63	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1583	33	084-010-40	2.63	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1584	33	084-010-41	2.55	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1585	33	084-010-49	2.23	4.1/7.2/2.5	4.1/5.5/2.5	A-1 MH	E (1) MH n/a
1586	28, 33	084-010-50	2.59	4.1/7.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1587	28	084-010-51	4.83	4.1/7.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1588	28	084-010-52	5.47	4.1/7.2/2.5	4.1/5.6/2.5	A-1 MH	E (52 1/2) MH RS
1589	33	084-010-53	2.42	4.1/5.2/2.5	4.1/5.5/2.5	A-1 MH	E (1) MH n/a
1590	33	084-010-54	2.46	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (1) MH n/a
1591	28, 33	084-010-55	2.53	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1592	28	084-010-56	2.54	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1593	28, 33	084-010-57	5.13	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (52 1/2) MH RS
1594	32, 33	084-021-01	23.32	4.1/5.2/2.5	4.1/5.7/2.5	A-1 MH	E (205) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1595	33	084-021-02	2.73	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1596	33	084-021-03	2.68	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1597	33	084-021-04	2.71	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1598	33	084-021-05	2.47	4.1/5.2/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1599	33	084-021-06	2.64	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1600	33	084-021-07	2.60	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1601	33	084-021-08	2.64	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1602	33	084-021-09	2.41	4.1/5.2/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1603	33	084-021-10	2.70	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS	E (2 1/2) MH RS
1604	33	084-021-11	2.61	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1605	33	084-021-12	2.63	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1606	33	084-021-13	2.35	4.1/5.2/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1607	33	084-021-14	2.61	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS	E (2 1/2) MH RS
1608	33	084-021-15	2.54	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1609	33	084-021-16	2.60	4.1/5.2/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1610	33	084-021-17	2.33	4.1/5.2/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1611	33	084-022-01	20.00	4.1/5.3/2.5	4.1/5.8/2.5	A-1 MH FPS	E (205) MH RS FPS	E (205) MH RS FPS	E (205) MH RS FPS
1612	33	084-022-02	2.47	4.1/5.3/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1613	33	084-022-03	2.50	4.1/5.3/2.5	4.1/5.6/2.5	A-1 MH	n/a	n/a	n/a
1614	33	084-022-04	2.44	4.1/5.3/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1615	33	084-022-05	2.39	4.1/5.3/2.5	4.1/5.5/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}
1616	33	084-022-06	2.48	4.1/5.3/2.5	4.1/5.6/2.5	A-1 MH	E{(1)MH n/a}	E{(1)MH n/a}	E{(1)MH n/a}

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
1617	33	084-022-07	2.49	4.1/5.3/2.5	<u>4.1/5.5/2.5</u>	A-1 MH	E-(1) MH n/a	
1618	33	084-022-08	2.38	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E-(1) MH n/a	
1619	33	084-022-09	2.43	4.1/5.3/2.5	<u>4.1/5.5/2.5</u>	A-1 MH	E-(1) MH n/a	
1620	33	084-022-10	2.58	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1621	33	084-022-11	2.70	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E (2 1/2) MH RS	
1622	33	084-022-13	3.18	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E (2 1/2) MH RS	
1623	33	084-022-14	2.01	4.1/5.3/2.5	<u>4.1/5.5/2.5</u>	A-1 MH	E-(1) MH n/a	
1624	33	084-022-15	2.40	4.1/5.3/2.5	<u>4.1/5.5/2.5</u>	A-1 MH	E-(1) MH n/a	
1625	33	084-022-16	19.53	4.1/5.3/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E (10½) MH RS	
1626	33	084-022-18	2.35	4.1/5.3/2.5	<u>4.1/5.5/2.5</u>	A-1 MH	E-(1) MH n/a	
1627	33	084-022-19	2.40	4.1/5.3/2.5	<u>4.1/5.5/2.5</u>	A-1 MH	E-(1) MH n/a	
1628	32	084-023-01	18.50	4.1/5.3/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E (10½) MH RS	
1629	32, 33	084-023-02	3.22	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1630	33	084-023-03	3.29	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1631	33	084-023-04	3.23	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1632	33	084-023-05	2.88	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1633	33	084-023-06	3.66	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E (2 1/2) MH RS	
1634	33	084-023-07	3.64	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1635	33	084-023-08	3.45	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1636	33	084-023-09	3.17	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1637	33	084-023-10	3.64	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1638	33	084-023-11	3.56	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	
1639	33	084-023-12	3.38	4.1/5.3/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a	

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Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
1640	33	084-023-13	3.16	4.1/5.3/2.5		4.1/5.6/2.5		A-1 MH		n/a	
1641	33	084-023-14	3.34	4.1/5.3/2.5		4.1/5.6/2.5		A-1 MH		n/a	
1642	33	084-023-15	3.27	4.1/5.3/2.5		4.1/5.6/2.5		A-1 MH		E (2 1/2) MH RS	
1643	33	084-023-16	3.05	4.1/5.3/2.5		4.1/5.6/2.5		A-1 MH		n/a	
1644	33	084-023-17	2.95	4.1/5.3/2.5		4.1/5.6/2.5		A-1 MH		n/a	
1645	33	084-024-01	38.57	4.1/5.3/2.5		4.1/5.8/2.5		A-1 MH FPS		E (2010) MH RS FPS	
1646	33	084-024-02	38.77	4.1/5.3/2.5		4.1/5.75/2.5		A-1 MH		E (2010) MH RS	
1647	27, 32	084-030-04	8.68	4.1/1.1/2.5		4.1/5.75/2.5		M-1 DH		OS	
1648	27	084-040-02	4.72	4.1/5.2/2.5		4.1/5.6/2.5		A-1 MH		n/a	
1649	27	084-040-03	1.28	4.1/7.2/2.5		n/a		A-1 MH		M-2 PD	
1650	27	084-040-09	0.70	4.1/5.2/2.5		4.1/5.45/2.5		A-1 MH		E (1/2) MH n/a	
1651	27	084-040-10	2.11	4.1/3.3/2.5		4.1/5.6/2.5		A-1 MH		M-1 PD	
1652	27	084-040-28	2.05	4.1/5.2/2.5		4.1/5.5/2.5		A-1 MH		E (1) MH n/a	
1653	27	084-040-31	10.14	4.1/5.2/2.5		4.1/5.7/2.5		A-1 MH		E (52 1/2) MH RS	
1654	27	084-040-32	2.79	4.1/5.2/2.5		4.1/5.6/2.5		A-1 MH		n/a	
1655	27, 32	084-050-01	19.14	4.1/6.2/7.1/2.5		4.1/7.1/2.5		A-1 MH		M-1 PD H	
1656	27	084-050-02	2.00	4.1/5.2/2.5		4.1/5.5/2.5		A-1 MH		E (1) MH n/a	
1657	27	084-050-03	0.16	4.1/5.2/2.5		4.1/5.4/2.5 n/a		A-1 MH		E (1/4) MH n/a	
1658	32	084-170-05	0.66	4.1/5.3		4.1/5.45 4.1/5.6		A-1 MH		E (1/2) MH n/a	
1659	32	084-170-06	35.87	4.1 : 5.3/2.5 - 7.1 - 5.5		4.1/5.8 4.1/5.75/2.5		A-1 MH		E (2010) MH RS	
1660	32	084-170-07	153.77	4.1/7.2/3.3/5.5		4.1/7.2		M-2 PD H and A-1 MH H		M-2 PD H	
1661	32	084-170-12	0.20	4.1/7.1/6.2		4.1/7.1		A-1 MH		M-1 PD H	
1662	32	084-170-13	0.35	4.1/7.1/6.2		4.1/7.1		A-1 MH		M-1 PD H	
1663	32	084-170-14	4.44	4.1/3.3		4.1/1.1		A-1 MH H		OS	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1664	32	084-170-16	9.12	4.1/5.3/5.5	4.1/5.7/2.5	A-1 MH	E (52 1/2) MH RS		
1665	32	084-170-17	1.00	4.1/5.3	4.1/5.6/2.5	A-1 MH	E (1) MH n/a		
1666	32	084-170-19	1.16	4.1/5.3/2.5	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1667	32	084-170-20	0.21	4.1/5.3/6.2	4.1/5.6/2.5	A-1 MH	E (1/4) MH n/a		
1668	32	084-170-21	0.32	4.1/5.3/6.2	4.1/5.4 n/a	A-1 MH	E (1/4) MH n/a		
1669	32	084-170-22	0.19	4.1/5.3/6.2	4.1/5.4 4.1/5.6	A-1 MH	E (1/4) MH n/a		
1670	32	084-170-26	10.24	4.1/5.3	4.1/5.75 4.1/5.6 n/a	A-1 MH*	E (102 1/2) MH RS R-1		
1671	32	084-170-29	0.38	4.1/5.3/6.2	4.1/5.4 n/a	A-1 MH	E (1/4) MH n/a		
1672	32	084-170-30	2.41	4.1/5.3/2.5	4.1/5.5/2.5	A-1 MH	E (1) MH n/a		
1673	32	084-170-31	2.43	4.1/5.3/2.5	4.1/5.5/2.5	A-1 MH	E (1) MH n/a		
1674	32	084-170-32	2.44	4.1/5.3/2.5	4.1/5.6/2.5	A-1 MH	E (1) MH n/a		
1675	32	084-170-33	2.08	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1676	32	084-170-34	2.80	4.1/5.3/2.5	4.1/5.6/2.5	A-1 MH	n/a		
1677	32	084-170-35	2.84	4.1/5.3/2.5	4.1/5.6/2.5	A-1 MH	n/a		
1678	32	084-170-36	2.84	4.1/5.3/2.5	4.1/5.6/2.5	A-1 MH	n/a		
1679	32	084-170-37	2.42	4.1/5.3/2.5	4.1/5.5/2.5	A-1 MH	E (1) MH n/a		
1680	32	084-170-41	2.42	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1681	32	084-170-42	2.46	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1682	32	084-170-43	2.46	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1683	32	084-170-44	2.11	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1684	32	084-170-46	2.22	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1685	32	084-170-47	2.20	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1686	32	084-170-48	2.07	4.1/5.3	4.1/5.5 4.1/5.6	A-1 MH	E (1) MH n/a		
1687	32	084-230-03	41.85	4.1/5.6	4.1/5.8 4.1/5.75	A-1 MH H	E (4010) MH RS H		
1688	32	084-230-05	39.81	4.1/5.5	4.1/5.8 4.1/5.75	A-1 MH H	E (2010) MH RS H		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				General	Plan	General	Plan	General	Plan	General	Plan
1689	32	084-230-06	40.12	4.1/5.6	<u>4.1/5.8 4.1/5.75</u>	A-1 MHH	E (4010) MH RS H				
1690	32	084-230-07	8.73	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1691	32	084-230-08	9.93	4.1/5.5	<u>4.1/5.7 4.1/5.6</u>	A-1 MHH	E (52 1/2) MH RS H				
1692	32	084-230-09	10.03	4.1/5.5	<u>4.1/5.75 4.1/5.6</u>	A-1 MHH	E (102 1/2) MH RS H				
1693	32	084-230-10	9.82	4.1/5.5	<u>4.1/5.7 4.1/5.6</u>	A-1 MHH	E (52 1/2) MH RS H				
1694	32	084-241-01	12.93	4.1/5.6	<u>4.1/5.75 4.1/5.7</u>	A-1 MHH	E (405) MH RS H				
1695	32	084-241-02	8.39	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1696	32	084-241-03	9.72	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1697	32	084-241-04	9.60	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1698	32	084-241-05	8.17	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1699	32	084-241-06	10.13	4.1/5.6	<u>4.1/5.75 n/a</u>	A-1 MHH	E (402 1/2) MH RS H				
1700	32	084-241-07	9.96	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1701	32	084-241-08	13.07	4.1/5.6	<u>4.1/5.75 4.1/5.7</u>	A-1 MHH	E (105) MH RS H				
1702	32	084-241-09	41.66	4.1/5.6	<u>4.1/5.8 n/a</u>	A-1 MHH	E (40) MH RS H <u>n/a</u>				
1703	32	084-241-10	10.20	4.1/5.6	<u>4.1/5.75 n/a</u>	A-1 MHH	E (102 1/2) MH RS H				
1704	32	084-241-11	10.48	4.1/5.6	<u>4.1/5.75 n/a</u>	A-1 MHH	E (102 1/2) MH RS H				
1705	32	084-241-12	10.36	4.1/5.6	<u>4.1/5.75 n/a</u>	A-1 MHH	E (102 1/2) MH RS H				
1706	32	084-241-13	2.56	4.1/5.6	<u>n/a</u>	A-1 MHH	E (2 1/2) MH RS H				
1707	32	084-241-14	2.45	4.1/5.6	<u>4.1/5.5 n/a</u>	A-1 MHH	E (1) MH H <u>n/a</u>				
1708	32	084-241-15	2.44	4.1/5.6	<u>4.1/5.5 n/a</u>	A-1 MHH	E (1) MH H <u>n/a</u>				
1709	32	084-241-16	2.61	4.1/5.6	<u>n/a</u>	A-1 MHH	E (2 1/2) MH RS H				
1710	32	084-242-01	2.94	4.1/5.6	<u>n/a</u>	A-1 MHH	E (2 1/2) MH RS H				
1711	32	084-242-02	5.10	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1712	32	084-242-03	2.60	4.1/5.6	<u>n/a</u>	A-1 MHH	E (2 1/2) MH RS H				
1713	32	084-242-04	5.26	4.1/5.6	<u>4.1/5.7 n/a</u>	A-1 MHH	E (52 1/2) MH RS H				
1714	32	084-242-05	10.28	4.1/5.6	<u>4.1/5.75 n/a</u>	A-1 MHH	E (102 1/2) MH RS H				

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1715	32	084-242-06	10.47	4.1/5.6	4.1/5.75 n/a	A-1 MH H	E (102 1/2) MH RS H
1716	32	084-242-07	10.41	4.1/5.6	4.1/5.75 n/a	A-1 MH H	E (102 1/2) MH RS H
1717	32	084-242-08	2.30	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (102 1/2) MH HH n/a
1718	32	084-242-09	10.51	4.1/5.6	4.1/5.75 n/a	A-1 MH H	E (102 1/2) MH RS H
1719	32	084-242-10	9.87	4.1/5.6	4.1/5.7 n/a	A-1 MH H	E (52 1/2) MH RS H
1720	32	084-242-11	2.54	4.1/5.6	n/a	A-1 MH H	E (2 1/2) MH RS H
1721	32	084-242-12	2.38	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (102 1/2) MH HH n/a
1722	32	084-242-13	2.36	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (102 1/2) MH HH n/a
1723	32	084-242-15	2.63	4.1/5.6	n/a	A-1 MH H	E (2 1/2) MH RS H
1724	32	084-242-16	3.02	4.1/5.6	n/a	A-1 MH H	E (2 1/2) MH RS H
1725	32	084-242-17	21.72	4.1/5.6	4.1/5.8 n/a	A-1 MH H	E (20) MH RS H n/a
1726	32	084-242-19	2.66	4.1/5.6	n/a	A-1 MH H	n/a
1727	32	084-242-20	2.68	4.1/5.6	n/a	A-1 MH H	n/a
1728	32	084-242-21	2.45	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (1) MH HH n/a
1729	32	084-242-22	2.43	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (1) MH HH n/a
1730	32	084-242-23	2.60	4.1/5.6	n/a	A-1 MH H	n/a
1731	32	084-242-24	2.65	4.1/5.6	n/a	A-1 MH H	n/a
1732	32	084-242-25	2.50	4.1/5.6	n/a	A-1 MH H	n/a
1733	32	084-242-26	2.47	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (1) MH HH n/a
1734	32	084-242-29	2.65	4.1/5.6	n/a	A-1 MH H	n/a
1735	32	084-242-30	2.42	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (1) MH HH n/a
1736	32	084-242-31	2.67	4.1/5.6	n/a	A-1 MH H	n/a
1737	32	084-242-32	2.47	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (1) MH HH n/a
1738	32	084-242-33	2.56	4.1/5.6	n/a	A-1 MH H	E (2 1/2) MH RS H
1739	32	084-242-34	2.43	4.1/5.6	4.1/5.5 n/a	A-1 MH H	E (1) MH HH n/a
1740	32	084-242-35	2.64	4.1/5.6	n/a	A-1 MH H	n/a
1741	32	084-242-36	2.50	4.1/5.6	n/a	A-1 MH H	n/a
1742	32	084-242-37	2.55	4.1/5.6	n/a	A-1 MH H	E (2 1/2) MH HH n/a
1743	32	084-242-38	2.57	4.1/5.6	n/a	A-1 MH H	E (2 1/2) MH HH n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
1744	32	084-242-39	2.51	4.1/5.6	n/a	A-1 MH H	E-(2 1/2) MH H n/a	
1745	32	084-242-40	2.60	4.1/5.6	n/a	A-1 MH H	E-(2 1/2) MH H n/a	
1746	32	084-242-41	10.38	4.1/5.6	4.1/5.75 n/a	A-1 MH H	E-(10) MH RS H n/a	
1747	33	084-251-02	4.71	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1748	33	084-251-03	4.58	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1749	33	084-251-04	2.70	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1750	33	084-251-05	12.81	4.1/5.5/2.5	4.1/5.75/2.5	A-1 MH	E (105) MH RS	
1751	33	084-251-06	2.22	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1752	33	084-251-07	2.05	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1753	33	084-251-08	2.28	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1754	33	084-251-09	11.51	4.1/5.5/2.5	4.1/5.75/2.5	A-1 MH	E (102 1/2) MH RS	
1755	33	084-251-10	2.11	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1756	33	084-251-11	2.31	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1757	33	084-251-12	2.21	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1758	33	084-251-14	4.76	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1759	33	084-251-15	2.51	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1760	33	084-251-16	2.61	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1761	33	084-251-17	2.24	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1762	33	084-251-18	1.93	4.1/5.5/2.5	n/a	A-1 MH	E (1) MH RS	
1763	33	084-251-19	2.19	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1764	33	084-251-20	2.14	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1765	33	084-251-21	2.33	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1766	33	084-251-22	2.04	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1767	33	084-251-23	2.21	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1768	33	084-251-24	2.47	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1769	33	084-251-25	5.12	4.1/5.5/2.5	4.1/5.7/2.5	A-1 MH	E (52 1/2) MH RS	
1770	33	084-251-26	2.62	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS	
1771	33	084-251-27	2.42	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	
1772	33	084-251-28	2.19	4.1/5.5/2.5	#/a 4.1/5.6/2.5	A-1 MH	E-(1) MH n/a	

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1773	33	084-252-01	9.32	4.1/5.5/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS n/a
1774	33	084-252-02	9.19	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1775	33	084-252-03	9.19	4.1/5.5/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1776	33	084-252-04	9.35	4.1/5.5/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1777	33	084-252-05	2.58	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E (2 1/2) MH RS
1778	33	084-252-06	2.48	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1779	33	084-252-07	2.42	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1780	33	084-252-08	2.47	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1781	33	084-252-09	4.36	4.1/5.5/2.5	4.1/5.6/2.5	A-1 MH	E (2 1/2) MH RS
1782	33	084-252-10	2.49	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1783	33	084-252-11	2.41	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1784	33	084-252-12	9.91	4.1/5.5/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1785	33	084-252-13	4.72	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E (2 1/2) MH RS
1786	33	084-252-14	4.84	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a
1787	33	084-252-15	38.51	4.1/5.5/2.5	<u>4.1/5.8/2.5</u>	A-1 MH	E (2010) MH RS
1788	33	084-252-16	3.92	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	n/a
1789	33	084-252-17	2.50	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH FPS	n/a
1790	33	084-252-18	2.49	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH FPS	E ( <u>1</u> ) MH FPS n/a
1791	33	084-252-19	2.41	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH FPS	E ( <u>1</u> ) MH FPS n/a
1792	33	084-252-20	2.35	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH FPS	E ( <u>1</u> ) MH FPS n/a
1793	33	084-252-21	2.41	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1794	33	084-252-22	2.34	4.1/5.5/2.5	# <del>a</del> 4.1/5.6/2.5	A-1 MH	E ( <u>1</u> ) MH n/a
1795	33	084-252-23	9.52	4.1/5.5/2.5	<u>4.1/5.7/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
1796	33	084-252-24	9.88	4.1/5.5/2.5	<u>4.1/5.6/2.5</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
1797	32	084-261-01	1.95	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1798	32, 33	084-261-02	2.22	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1799	32	084-261-03	1.98	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1800	32, 33	084-261-04	2.26	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1801	33	084-261-05	2.23	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1802	33	084-261-06	2.64	4.1/5.6/2.5	n/a	A-1 MH	n/a		
1803	33	084-261-07	2.29	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1804	33	084-261-08	2.17	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1805	32	084-261-17	1.89	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1806	32, 33	084-261-18	2.11	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1807	32	084-261-19	2.16	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1808	32, 33	084-261-20	2.44	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1809	33	084-261-21	2.11	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1810	33	084-261-22	2.40	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1811	33	084-261-23	2.38	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1812	33	084-261-24	2.53	4.1/5.6/2.5	n/a	A-1 MH	n/a		
1813	32	084-261-25	2.18	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1814	32, 33	084-261-26	2.47	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1815	32	084-261-27	2.00	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1816	32, 33	084-261-28	2.42	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1817	33	084-261-29	2.61	4.1/5.6	n/a	A-1 MH	n/a		
1818	33	084-261-30	2.79	4.1/5.6/2.5	n/a	A-1 MH	n/a		
1819	33	084-261-31	2.26	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1820	33	084-261-32	2.35	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1821	33	084-261-33	2.19	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1822	33	084-261-34	2.13	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		
1823	33	084-261-35	1.55	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1824	33	084-261-36	1.97	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1825	33	084-261-38	2.11	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1826	33	084-261-39	2.09	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1827	33	084-261-40	1.53	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1828	32	084-261-41	1.86	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1829	32, 33	084-261-42	2.02	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1830	32	084-261-43	2.17	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1831	32, 33	084-261-44	2.52	4.1/5.6	n/a	A-1 MH	n/a
1832	32	084-261-45	2.21	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1833	32, 33	084-261-46	2.58	4.1/5.6	n/a	A-1 MH	n/a
1834	32	084-261-47	1.76	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1835	32, 33	084-261-48	2.06	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1836	33	084-261-49	2.45	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1837	33	084-261-50	2.50	4.1/5.6	n/a	A-1 MH	n/a
1838	33	084-261-51	2.19	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1839	33	084-261-52	2.19	4.1/5.6	4.1/5.5 n/a	A-1 MH	E-(1) MH n/a
1840	33	084-262-01	1.60	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1841	33	084-262-02	2.22	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1842	33	084-262-03	2.18	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1843	33	084-262-04	2.55	4.1/5.6/2.5	n/a	A-1 MH	n/a
1844	33	084-262-05	1.63	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1845	33	084-262-06	2.51	4.1/5.6/2.5	n/a	A-1 MH	n/a
1846	33	084-262-07	2.40	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1847	33	084-262-08	2.68	4.1/5.6/2.5	n/a	A-1 MH	n/a
1848	33	084-262-09	2.16	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1849	33	084-262-10	2.55	4.1/5.6/2.5	n/a	A-1 MH	n/a
1850	33	084-262-11	2.10	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1851	33	084-262-12	2.47	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1852	33	084-262-14	2.29	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1853	33	084-262-15	2.70	4.1/5.6/2.5	n/a	A-1 MH	n/a
1854	33	084-262-16	2.32	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1855	33	084-262-17	6.73	4.1/5.6/2.5	4.1/5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS
1856	33	084-263-01	1.89	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1857	33	084-263-02	2.04	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1858	33	084-263-03	2.07	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a
1859	33	084-263-04	3.10	4.1/5.6/2.5	n/a	A-1 MH	n/a
1860	33	084-263-05	2.50	4.1/5.6/2.5	n/a	A-1 MH	n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	Proposed General Plan			
1861	33	084-263-06	2.51	4.1/5.6/2.5	n/a	A-1 MH	n/a	E (2 1/2) MH RS
1862	33	084-263-07	2.53	4.1/5.6/2.5	n/a	A-1 MH	A-1 MH	E(1) MH n/a
1863	33	084-263-08	2.46	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1864	33	084-263-09	2.05	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1865	33	084-263-10	2.10	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1866	33	084-263-11	2.13	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1867	33	084-263-12	2.95	4.1/5.6/2.5	n/a	A-1 MH	n/a	E(1) MH n/a
1868	33	084-263-13	2.49	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1869	33	084-263-14	2.54	4.1/5.6/2.5	n/a	A-1 MH	n/a	n/a
1870	33	084-263-15	2.54	4.1/5.6/2.5	n/a	A-1 MH	n/a	n/a
1871	33	084-263-16	2.53	4.1/5.6/2.5	n/a	A-1 MH	n/a	n/a
1872	33	084-263-17	2.49	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1873	33	084-263-18	2.48	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1874	33	084-263-19	2.47	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1875	33	084-263-20	2.48	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1876	33	084-263-24	2.19	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	A-1 MH	E(1) MH n/a
1877	33	084-263-25	2.57	4.1/5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
1878	33	084-263-26	2.32	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1879	33	084-263-27	2.56	4.1/5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
1880	33	084-263-28	2.49	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1881	33	084-263-29	2.55	4.1/5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
1882	33	084-263-30	2.46	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1883	33	084-263-31	2.40	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1884	33	084-263-32	2.40	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1885	33	084-263-33	2.51	4.1/5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
1886	33	084-263-34	2.39	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1887	33	084-263-35	2.44	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1888	33	084-264-01	2.20	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1889	33	084-264-02	2.57	4.1/5.6/2.5	n/a	A-1 MH	n/a	n/a
1890	33	084-264-03	2.49	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1891	33	084-264-04	2.17	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
1892	33	084-264-05	2.60	4.1/5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
1893	33	084-264-06	2.56	4.1/5.6/2.5	n/a	A-1 MH	n/a		
1894	33	084-264-07	2.41	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1895	33	084-264-08	2.49	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1896	33	084-264-09	2.25	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1897	33	084-264-10	2.52	4.1/5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS		
1898	33	084-264-11	2.46	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1899	33	084-264-12	2.23	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1900	33	084-264-13	9.83	4.1/5.6/2.5	4.1/5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS		
1901	33	084-264-15	9.75	4.1/5.6/2.5	4.1/5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS		
1902	33	084-264-16	10.00	4.1/5.6/2.5	4.1/5.7/2.5 n/a	A-1 MH	E (102 1/2) MH RS		
1903	33	084-264-17	9.61	4.1/5.6/2.5	4.1/5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS		
1904	33	084-264-18	2.23	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1905	33	084-264-19	2.47	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1906	33	084-264-20	2.27	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1907	33	084-264-21	2.46	4.1/5.6/2.5	4.1/5.5/2.5 n/a	A-1 MH	E-(1) MH n/a		
1908	32	084-271-01	3.28	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1909	32	084-271-02	3.26	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1910	32	084-271-03	3.30	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1911	32	084-271-05	3.33	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1912	32	084-271-06	3.26	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1913	32	084-271-07	3.27	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1914	32	084-271-08	2.92	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1915	32	084-271-09	2.85	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1916	32	084-271-10	2.87	4.1/5.5	4.1/5.6	A-1 MH H	E (2 1/2) MH RS H		
1917	32	084-271-11	3.40	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1918	32	084-271-12	4.04	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1919	32	084-271-13	4.00	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1920	32	084-271-14	4.00	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1921	32	084-271-15	2.91	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1922	32	084-271-16	2.93	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1923	32	084-271-17	3.03	4.1/5.5	4.1/5.6	A-1 MH H	n/a		
1924	32	084-271-18	2.55	4.1/5.5	4.1/5.6	A-1 MH H	n/a		

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### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1925	32	084-271-19	2.57	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1926	32	084-271-20	3.05	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1927	32	084-271-21	2.92	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1928	32	084-271-22	2.92	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1929	32	084-271-23	3.33	4.1/5.5	4.1/5.6	E (2 1/2) MH RS H	E (2 1/2) MH RS H
1930	32	084-271-24	3.29	4.1/5.5	4.1/5.6	A-1 MHH	E (2 1/2) MH RS H
1931	32	084-271-25	3.32	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1932	32	084-272-01	2.86	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1933	32	084-272-02	3.05	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1934	32	084-272-03	3.17	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1935	32	084-272-04	3.28	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1936	32	084-272-05	3.17	4.1/5.5	4.1/5.6	A-1 MHH	E (2 1/2) MH RS H
1937	32	084-272-06	3.07	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1938	32	084-272-07	2.83	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1939	32	084-272-08	2.90	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1940	32	084-272-09	2.99	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1941	32	084-272-10	3.80	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1942	32	084-272-11	3.63	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1943	32	084-272-12	3.45	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1944	32, 33	084-272-13	30.06	4.1/5.5/2.5	4.1/5.8/2.5	A-1 MHH*	E (2010) MH RS E(1)
1945	32, 33	084-272-14	30.32	4.1/5.5/2.5	4.1/5.8/2.5	A-1 MHH*	E (2010) MH RS E(1)
1946	32	084-272-15	20.28	4.1/5.5	4.1/5.8 4.1/5.7 n/a	A-1 MHH*	E (2010) MH RS E(1)
1947	32	084-272-16	2.71	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1948	32	084-272-17	2.96	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1949	32	084-272-18	3.89	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1950	32	084-272-19	3.75	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1951	32	084-272-20	2.81	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1952	32	084-272-21	2.57	4.1/5.5	4.1/5.6	A-1 MHH	n/a
1953	45, 46, 50, 51	097-010-01	612.76	1.1	n/a	A-1 MH	OS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
1954	46, 51	097-010-02	611.03	1.1	n/a	A-1	MH	OS	OS
1955	46, 51	097-010-03	611.44	1.1	n/a	A-1	MH	OS	OS
1956	51	097-010-04	650.40	1.1	n/a	A-1	MH	OS	OS
1957	51	097-010-05	652.28	1.1	n/a	A-1	MH	OS	OS
1958	50, 51	097-010-06	651.62	1.1	n/a	A-1	MH	OS	OS
1959	45, 50	097-020-01	595.52	1.1	n/a	A-1		OS	OS
1960	45, 50	097-020-02	620.35	1.1	n/a	A-1	MH	OS	OS
1961	45, 50	097-020-03	604.53	1.1	n/a	A-1	MH	OS	OS
1962	50	097-020-04	648.86	1.1	n/a	A-1	MH	OS	OS
1963	50	097-020-05	640.77	1.1	n/a	A-1	MH	OS	OS
1964	50	097-020-06	666.10	1.1	n/a	A-1	MH	OS	OS
1965	50, 51, 55, 56	097-030-01	648.74	1.1	n/a	A-1	MH	OS	OS
1966	51, 56	097-030-02	651.59	1.1	n/a	A-1	MH	OS	OS
1967	51, 56	097-030-03	649.14	1.1	n/a	A-1	MH	OS	OS
1968	56	097-030-04	648.14	1.1	n/a	A-1	MH	OS	OS
1969	56	097-030-05	651.34	1.1	n/a	A-1	MH	OS	OS
1970	55, 56	097-030-06	646.16	1.1	n/a	A-1	MH	OS	OS
1971	50, 55	097-040-01	666.60	1.1	n/a	A-1	MH	OS	OS
1972	50, 55	097-040-02	642.67	1.1	n/a	A-1	MH	OS	OS
1973	55	097-040-04	649.07	1.1	n/a	A-1	MH	OS	OS
1974	55	097-040-05	648.76	1.1	n/a	A-1	MH	OS	OS
1975	55	097-040-06	657.74	1.1	n/a	A-1	MH	OS	OS
1976	50, 55	097-040-11	82.13	8.5	1.1	A-1	MH	OS	OS
1977	50, 55	097-040-12	80.12	8.5	1.1	A-1	MH	OS	OS
1978	55	097-040-13	41.07	8.5/2.5	1.1/2.5	A-1	MH	OS	OS
1979	55	097-040-18	41.28	8.5	5.8 <u>5.75</u>	A-1	MH	E (4010) MH RS	
1980	55	097-040-19	41.09	8.5	1.1	A-1	MH	OS	OS
1981	55	097-040-20	38.95	8.5	1.1	A-1	MH	E (205) MH RS	
1982	50	097-040-21	20.05	8.5/2.5	5.8/2.5 <u>5.7/2.5</u>	A-1	MH	E (205) MH RS	
1983	55	097-040-24	20.70	8.5/2.5	5.8/2.5 <u>5.7/2.5</u>	A-1	MH	E (52 1/2) MH RS	
1984	55	097-040-25	9.88	8.5/2.5	5.7/2.5 <u>5.6/2.5</u>	A-1	MH	E (52 1/2) MH RS	
1985	55	097-040-26	9.86	8.5/2.5	5.7/2.5 <u>5.6/2.5</u>	A-1	MH	E (52 1/2) MH RS	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				General Plan	General Plan	General Plan	General Plan	General Plan	General Plan	General Plan	General Plan
1986	55	097-040-27	9.69	8.5/2.5	<u>5.7/2.5 5.6/2.5</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
1987	55	097-040-28	12.19	8.5/2.5	<u>5.75/2.5 5.6/2.5</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
1988	55	097-040-29	9.02	8.5/2.5	<u>5.7/2.5 5.6/2.5</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
1989	55	097-040-30	9.58	8.5/2.5	<u>5.7/2.5 5.6/2.5</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
1990	55	097-040-31	9.27	8.5	<u>5.7 5.6</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
1991	55	097-040-32	10.19	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
1992	55	097-040-33	8.98	8.5	<u>5.7 5.6</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
1993	55	097-040-34	10.07	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
1994	55	097-040-35	9.77	8.5	<u>5.7 5.6</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
1995	55	097-040-36	10.54	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
1996	50, 55	097-040-39	10.13	8.5/2.5	<u>5.75/2.5 5.6/2.5</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
1997	55	097-040-40	10.56	8.5/2.5	<u>1.1/2.5</u>	A-1 MH	OS				
1998	55	097-040-41	10.55	8.5/2.5	<u>5.75/2.5 5.6/2.5</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
1999	55	097-040-42	9.95	8.5/2.5	<u>5.7/2.5 5.6/2.5</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
2000	50	097-040-43	9.54	8.5/2.5	<u>1.1/2.5</u>	A-1 MH	OS				
2001	50	097-040-44	10.17	8.5/2.5	<u>5.75/2.5 5.6/2.5</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2002	50, 55	097-040-45	10.19	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2003	55	097-040-46	10.23	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2004	55	097-040-47	10.45	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2005	55	097-040-48	9.62	8.5	<u>5.7 5.6</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
2006	55	097-040-49	9.90	8.5	<u>5.7 5.6</u>	A-1 MH	E ( <u>52_1/2</u> ) MH RS				
2007	55	097-040-50	10.25	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2008	55	097-040-51	10.30	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2009	55	097-040-52	10.27	8.5	<u>5.75 5.6</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2010	55	097-040-53	18.89	8.5	<u>5.75 5.7</u>	A-1 MH	E ( <u>102_1/2</u> ) MH RS				
2011	55, 56, 60, 61	097-050-01	645.15	1.1	n/a	A-1 MH	OS				
2012	56, 61	097-050-02	650.13	1.1	n/a	A-1 MH	OS				
2013	56, 61	097-050-03	647.87	1.1	n/a	A-1 MH	OS				
2014	61	097-050-04	648.76	8.5/2.4	5.8/2.4	A-1 MH	E (80) MH RS				
2015	61	097-050-05	646.50	1.1	n/a	A-1 MH	OS				
2016	60, 61	097-050-06	644.02	1.1	n/a	A-1 MH	OS				
2017	55, 60	097-060-01	665.25	1.1	n/a	A-1 MH	OS				

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2018	55, 60	097-060-02	648.28	1.1	n/a	A-1 MH	OS
2019	55, 60	097-060-03	648.24	1.1	n/a	A-1 MH	OS
2020	60	097-060-04	642.61	1.1	n/a	A-1 MH	OS
2021	60	097-060-05	638.92	1.1	n/a	A-1 MH	OS
2022	60	097-060-07	627.49	1.1	n/a	A-1 MH	OS
2023	60	097-060-08	39.12	1.1	n/a	A-1 MH	OS
2024	47, 52	097-070-01	559.39	1.1	n/a	A-1 MH	OS
2025	47, 48, 52, 53	097-070-02	411.21	1.1	n/a	A-1 MH	OS
2025	47, 48, 52, 53	097-070-02	95.30	1.1	n/a	A-1 MH	OS
2027	48, 53	097-070-03	578.24	1.1	n/a	A-1 MH	OS
2028	53	097-070-04	703.39	1.1	n/a	A-1 MH	OS
2029	52, 53	097-070-05	628.23	1.1	n/a	A-1 MH	OS
2030	52	097-070-06	643.74	1.1	n/a	A-1 MH	OS
2031	46, 51	097-080-01	601.29	1.1	n/a	A-1 MH	OS
2032	46, 47, 51, 52	097-080-02	606.79	1.1	n/a	A-1 MH	OS
2033	47, 52	097-080-03	591.81	1.1	n/a	A-1 MH	OS
2034	52	097-080-04	645.51	1.1	n/a	A-1 MH	OS
2035	51, 52	097-080-05	651.68	1.1	n/a	A-1 MH	OS
2036	51	097-080-06	644.01	1.1	n/a	A-1 MH	OS
2037	52, 57	097-090-01	653.66	1.1	n/a	A-1 MH	OS
2038	52, 53, 57, 58	097-090-02	656.11	1.1	n/a	A-1 MH	OS
2039	53, 58	097-090-03	702.27	1.1	n/a	A-1 MH	OS
2040	58	097-090-04	659.99	1.1	n/a	A-1 MH	OS
2041	57, 58	097-090-05	669.94	1.1	n/a	A-1 MH	OS
2042	57	097-090-06	665.00	1.1	n/a	A-1 MH	OS
2043	51, 56	097-100-01	649.23	1.1	n/a	A-1 MH	OS
2044	51, 52, 56, 57	097-100-02	659.32	1.1	n/a	A-1 MH	OS
2045	52, 57	097-100-03	655.41	8.5/2.4	<u>7.2/2.4</u> <u>5.6/2.4</u>	<u>A-1 MH</u>	<u>M-1 PD</u> <u>A-1 M-1 PD</u>
2046	57	097-100-04	666.60	1.1	n/a	A-1 MH	OS
2047	56, 57	097-100-05	666.32	1.1	n/a	A-1 MH	OS
2048	56	097-100-06	652.45	1.1	n/a	A-1 MH	OS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2049	57, 62	097-110-01	666.54	1.1	n/a	A-1 MH	OS
2050	57, 58, 62, 63	097-110-02	668.46	1.1	n/a	A-1 MH	OS
2051	58, 63	097-110-04	651.27	1.1	n/a	A-1 MH	OS
2052	63	097-110-05	326.20	8.5/2.4	5.8/2.1	A-1 MH	E (80) MH RS
2053	63	097-110-06	157.83	8.5/2.4	5.8/2.1	A-1 MH	E (80/40) MH RS
2054	62, 63	097-110-08	659.68	1.1	n/a	A-1 MH	OS
2055	62	097-110-09	673.81	1.1	n/a	A-1 MH	OS
2056	63	097-110-10	43.00	8.5	5.8 <u>5.75</u>	A-1 MH	E (40/10) MH RS
2057	63	097-110-12	37.88	8.5/2.4	5.8/2-4 <u>5.75/2.4</u>	A-1 MH	E (29/10) MH RS
2058	63	097-110-14	44.55	8.5	5.8 <u>5.75</u>	A-1 MH	E (40/10) MH RS
2059	63	097-110-15	6.76	8.5	5.7 <u>5.6</u>	A-1 MH	E (52 1/2) MH RS
2060	63	097-110-16	33.85	8.5	5.8 <u>5.75</u>	A-1 MH	E (20/10) MH RS
2061	56, 61	097-120-01	654.63	1.1	n/a	A-1 MH	OS
2062	56, 57, 61, 62	097-120-02	668.38	1.1	n/a	A-1 MH	OS
2063	57, 62	097-120-03	671.95	1.1	n/a	A-1 MH	OS
2064	62	097-120-04	673.93	1.1	n/a	A-1 MH	OS
2065	61, 62	097-120-05	670.17	1.1	n/a	A-1 MH	OS
2066	61	097-120-07	657.56	1.1	n/a	A-1 MH	OS
2067	49, 54	097-130-02	633.30	1.1	n/a	A-1 MH	OS
2068	54	097-130-04	677.29	1.1	n/a	A-1 MH	OS
2069	54	097-130-05	680.32	1.1	n/a	A-1 MH	OS
2070	54	097-130-06	22.51	1.1	n/a	A-1 MH	OS
2071	54	097-130-07	9.95	1.1	5.7 <u>5.6</u>	A-1 MH	E (52 1/2) MH RS
2072	49, 54	097-130-08	602.41	1.1	n/a	A-1 MH	OS
2073	48, 53	097-140-01	640.43	1.1	n/a	A-1 MH	OS
2074	48, 53	097-140-02	609.27	1.1	n/a	A-1 MH	OS
2075	48, 49, 53, 54	097-140-08	295.38	1.1	n/a	A-1 MH	OS
2076	53, 54	097-140-11	604.76	1.1	n/a	A-1 MH	E (100 1/2) MH RS
2077	53	097-140-14	10.82	1.1	5.75 <u>5.6</u>	A-1 MH	OS
2078	53	097-140-15	654.31	1.1	n/a	A-1 MH	OS
2079	53	097-140-17	9.02	1.1	5.7 <u>5.6</u>	A-1 MH	E (52 1/2) MH RS
2080	53	097-140-18	663.68	1.1	n/a	A-1 MH	OS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
2081	54	097-140-20	4.94	1.1	5.6	A-1 MH	n/a	n/a
2082	48, 53	097-140-21	2.74	1.1	5.6	A-1 MH	n/a	n/a
2083	48	097-140-22	2.45	1.1	<u>5.5</u> <u>5.6</u>	A-1 MH	E (1) MH n/a	E (1) MH n/a
2084	48	097-140-25	2.65	1.1	5.6	A-1 MH	n/a	n/a
2085	48	097-150-02	19.66	1.1	<u>5.75</u> <u>5.7</u>	A-1 MH	E (405) MH RS	E (405) MH RS
2086	48, 49	097-150-03	274.68	1.1	n/a	A-1 MH	OS	OS
2087	54, 59	097-160-01	602.88	1.1	n/a	A-1 MH	OS	OS
2088	54, 59	097-160-02	635.08	1.1	n/a	A-1 MH	OS	OS
2089	59	097-160-03	439.29	8.5	1.1	A-1 MH	OS	OS
2090	59	097-160-04	90.48	8.5	5.8	A-1 MH	E (8020) MH RS	E (8020) MH RS
2091	59	097-160-05	584.33	1.1	n/a	A-1 MH	OS	OS
2092	53, 58	097-180-01	656.02	1.1	n/a	A-1 MH	OS	OS
2093	53, 58	097-180-02	657.28	1.1	n/a	A-1 MH	OS	OS
2094	59	097-180-05	21.72	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2095	59	097-180-06	21.25	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2096	59	097-180-07	22.16	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2097	59	097-180-08	20.57	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2098	58	097-180-10	23.24	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2099	58	097-180-11	23.82	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2100	58, 59	097-180-12	672.36	1.1	n/a	A-1 MH	OS	OS
2101	58	097-180-13	649.59	1.1	n/a	A-1 MH	OS	OS
2102	58	097-180-14	654.69	1.1	n/a	A-1 MH	OS	OS
2103	58, 59	097-180-15	20.74	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2104	59	097-180-16	21.00	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2105	59	097-180-18	22.19	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2106	58, 59	097-180-19	20.70	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2107	59	097-180-20	20.53	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2108	59	097-180-21	21.53	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2109	53, 54	097-180-22	98.06	8.5	5.8	A-1 MH	E (8020) MH RS	E (8020) MH RS
2110	53, 54, 58, 59	097-180-23	116.81	8.5	5.8	A-1 MH	E (8040) MH RS	E (8040) MH RS
2111	54	097-180-26	24.49	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (205) MH RS	E (205) MH RS
2112	54	097-180-27	30.75	8.5	<u>5.8</u> <u>5.7</u>	A-1 MH	E (2010) MH RS	E (2010) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2113	54	097-180-28	26.03	8.5	<u>5.8</u> / <u>5.75</u>	A-1 MH	E ( <u>2010</u> ) MH RS
2114	54, 59	097-180-29	20.53	8.5	<u>5.8</u> / <u>5.6</u>	A-1 MH	E ( <u>2010</u> ) MH RS n/a
2115	59	097-180-36	20.23	8.5	5.8	A	E ( <u>2010</u> ) MH RS
2116	59	097-180-37	19.75	8.5	<u>5.8</u> / <u>5.75</u>	A	E ( <u>2010</u> ) MH RS
2117	59	097-180-38	20.24	8.5	5.8	A	E ( <u>2010</u> ) MH RS
2118	59	097-180-39	20.75	8.5	5.8	A	E ( <u>2010</u> ) MH RS
2119	59, 64	097-190-01	596.09	1.1	n/a	A-1 MH	OS
2120	59, 64	097-190-02	618.79	1.1	n/a	A-1 MH	OS
2121	64	097-190-03	645.76	1.1	n/a	A-1 MH	OS
2122	64	097-190-04	564.35	1.1	n/a	A-1 MH	OS
2123	58, 63	097-200-01	636.71	1.1	n/a	A-1 MH	OS
2124	58, 63	097-200-02	644.25	1.1	n/a	A-1 MH	OS
2125	58, 59, 63, 64	097-200-03	709.85	1.1	n/a	A-1 MH	OS
2126	63, 64	097-200-04	647.99	1.1	n/a	A-1 MH	OS
2127	63	097-200-05	679.57	1.1	n/a	A-1 MH	OS
2128	63	097-200-06	643.75	1.1	n/a	A-1 MH	OS
2129	58	097-200-07	1.92	1.1	n/a	A-1 MH	OS
2130	31, 32, 35, 36	341-010-01	645.87	1.1	n/a	A-1 MH	OS
2131	32, 36	341-010-02	645.26	1.1/ <u>4.1</u> -Recreation	n/a	A-1 MH	OS
2132	36	341-010-04	38.43	4.1/Low Den. Res.	n/a	A-1 MH	E ( <u>2010</u> ) MH RS
2133	36	341-010-05	38.80	4.1/Low Den. Res.	n/a	A-1 MH	E ( <u>2010</u> ) MH RS
2134	36	341-010-11	312.25	8.3	5.8	A-1 MH	E ( <u>80</u> ) MH RS
2135	35, 36	341-010-12	610.92	1.1	n/a	A-1 MH	OS
2136	36	341-010-13	10.46	4.1/Low Den. Res.	n/a	A-1 MH	E ( <u>102 1/2</u> ) MH RS
2137	36	341-010-15	20.70	4.1/Low Den. Res.	n/a	A-1 MH	E ( <u>205</u> ) MH RS
2138	36	341-010-16	21.07	4.1/Low Den. Res.	n/a	A-1 MH	E ( <u>205</u> ) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2139	36	341-010-17	23.45	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2140	36	341-010-18	25.19	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>2010</del> ) MH RS
2141	36	341-010-20	98.09	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>8020</del> ) MH RS
2142	36	341-010-21	29.85	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>2010</del> ) MH RS
2143	36	341-010-26	26.39	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>2010</del> ) MH RS
2144	36	341-010-27	26.49	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>2010</del> ) MH RS
2145	36	341-010-28	23.62	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2146	36	341-010-29	24.17	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2147	32	341-010-42	79.40	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4020</del> ) MH RS
2148	32, 36	341-010-43	78.29	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4020</del> ) MH RS
2149	32	341-010-45	23.03	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2150	32	341-010-46	19.43	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>105</del> ) MH RS
2151	32	341-010-47	20.77	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2152	32	341-010-48	20.58	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2153	36	341-010-49	78.28	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4020</del> ) MH RS
2154	36	341-010-50	82.52	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>8020</del> ) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2155	36	341-010-51	72.08	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4020</del> ) MH RS
2156	36	341-010-52	4.62	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2157	32, 36	341-010-53	20.54	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2158	32, 36	341-010-54	19.99	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>105</del> ) MH RS
2159	36	341-010-55	20.91	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>205</del> ) MH RS
2160	36	341-010-56	20.37	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>204</del> ) MH RS n/a
2161	31, 35	341-020-01	647.66	1.1	n/a	A-1	OS
2162	31, 35	341-020-02	611.10	1.1	n/a	A-1	OS
2163	31, 35	341-020-04	83.30	1.1	n/a	A-1	OS
2164	31	341-020-05	1.17	1.1	<del>5.5</del> <u>5.6</u>	A-1	E ( <del>4</del> ) n/a
2165	31	341-020-07	18.66	8.3	<del>5.75</del> <u>5.7</u>	A-1	E ( <del>405</del> ) RS
2166	31, 35	341-020-09	79.58	1.1	n/a	A-1	OS
2167	31, 35	341-020-10	57.39	8.3	5.8	A-1	E ( <del>4020</del> ) RS
2168	35	341-020-11	291.94	1.1	n/a	A-1	OS
2169	35	341-020-12	597.76	1.1	n/a	A-1	OS
2170	35	341-020-14	427.31	1.1	n/a	A-1	OS
2171	35	341-020-15	40.72	8.5	3.3	A-1	OS
2172	35	341-020-16	4.07	8.3	3.3	A-1	OS
2173	35	341-020-17	492.10	1.1	n/a	A-1	OS
2174	31	341-020-20	1.19	1.1	<del>5.5</del> <u>5.6</u>	A-1	E ( <del>4</del> ) n/a
2175	35	341-020-21	15.00	8.3	3.3	A-1	OS
2176	35	341-020-22	121.33	8.3	5.8	A-1	E ( <del>8040</del> ) RS
2177	35	341-020-24	8.59	8.3	3.3	A-1	OS
2178	35	341-020-25	149.86	8.3/2.4	5.8/2.4	A-1	E ( <del>8040</del> ) RS
2179	35	341-020-26	3.57	8.5/2.1	3.3/2.1	A-1	OS
2180	35	341-020-27	37.33	8.5/2.1	<del>5.8/2.1</del> <u>5.75/2.1</u>	A-1	E ( <del>2010</del> ) RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2181	31	341-020-28	33.24	1.1	<u>5.8</u> / <u>5.75</u>	A-1	E ( <u>2010</u> ) RS
2182	31	341-020-29	5.08	1.1	<u>5.7</u> / <u>5.6</u>	A-1	E ( <u>52 1/2</u> ) RS
2183	31	341-020-30	37.27	8.3	<u>5.8</u> / <u>5.75</u>	A-1	E ( <u>2010</u> ) RS
2184	35, 36, 40, 41	341-031-01	652.28	1.1	n/a	A-1 MH	OS
2185	40, 41	341-031-02	651.82	1.1	n/a	A-1 MH	OS
2186	36, 41	341-032-01	319.26	1.1/4.1-Recreation	n/a	A-1 MH	OS
2187	41	341-032-02	4.16	4.1/Low Den. Res.	4.1/1.1	A-1 MH	OS
2187	41	341-032-02	72.45	4.1/Low Den. Res.	4.1/1.1	A-1 MH	OS
2189	41	341-032-03	75.45	4.1/Low Den. Res.	4.1/1.1	A-1 MH	OS
2190	41	341-032-30	18.76	8.3	1.1	A-1 MH	OS
2191	41	341-032-31	18.78	8.3	<u>5.75</u> / <u>5.7</u>	A-1 MH	E ( <u>105</u> ) MH RS
2192	41	341-032-32	37.52	8.3	1.1	A-1 MH	OS
2193	41	341-032-33	77.89	8.3	1.1	A-1 MH	OS
2194	41	341-032-42	319.81	1.1	n/a	A-1 MH	OS
2195	36, 41	341-033-01	312.93	4.1/Recreation	4.1/1.1	A-1 MH	OS
2196	41	341-033-02	278.99	4.1/Low Den. Res./ Open Space	4.1/1.1	A-1 MH	OS
2196	41	341-033-02	19.27	4.1/Low Den. Res./ Open Space	4.1/1.1	A-1 MH	OS
2198	41	341-033-03	9.68	4.1/Low Den. Res.	4.1/1.1	A-1 MH	OS
2199	41	341-033-41	323.73	1.1	n/a	A-1 MH	OS
2200	35, 40	341-040-01	665.54	1.1	n/a	A-1	OS
2201	35, 40	341-040-02	594.07	1.1	n/a	A-1	OS
2202	40	341-040-17	645.36	1.1	n/a	A-1 MH	OS
2203	40	341-040-18	604.49	1.1	n/a	A-1	OS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				General	Plan	General	Plan	General	Plan	General	Plan
2204	40	341-040-19	656.08	1.1	n/a	A-1		A-1		OS	
2205	40, 41, 45, 46	341-050-01	635.84	1.1	n/a	A-1	MH	A-1	MH	OS	
2206	41, 46	341-050-02	637.92	1.1	n/a	A-1	MH	A-1	MH	OS	
2207	41, 46	341-050-03	639.51	1.1	n/a	A-1	MH	A-1	MH	OS	
2208	46	341-050-04	649.40	8.5/2.4		1.1		A-1	MH	OS	
2209	46	341-050-05	651.64	1.1	n/a	A-1	MH	A-1	MH	OS	
2210	45, 46	341-050-06	649.24	1.1	n/a	A-1	MH	A-1	MH	OS	
2211	40, 45	341-060-01	574.24	1.1	n/a	A-1		A-1		OS	
2212	40, 45	341-060-03	644.73	1.1	n/a	A-1	MH	A-1	MH	OS	
2213	40, 45	341-060-04	642.12	1.1	n/a	A-1	MH	A-1	MH	OS	
2214	45	341-060-05	637.53	1.1	n/a	A-1	MH	A-1	MH	OS	
2215	45	341-060-06	652.01	1.1	n/a	A-1	MH	A-1	MH	OS	
2216	45	341-060-07	463.39	1.1	n/a	A-1		A-1		OS	
2217	45	341-060-09	48.13	1.1	n/a	A-1		A-1		OS	
2218	45	341-060-11	5.08	5.6	5.7 n/a	A-1		E (52 1/2) RS			
2219	45	341-060-12	32.47	5.6	6.2	A		CH PD			
2220	45	341-060-13	7.65	5.6	3.3	A		OS			
2221	45	341-060-14	110.65	5.6	6.2	A		CH PD			
2222	45	341-060-15	7.66	5.6	3.3	A		OS			
2223	33	341-071-01	15.10	5.8/2.1	5.75/2.1	A		E (10) RS MH			
2224	33, 37	341-071-04	276.38	1.1	n/a	OS		n/a			
2225	33, 34, 37, 38	341-071-11	79.25	5.8/2.1/2.5	n/a	A FPS		E (4020) FPS MHR			
2226	33	341-071-12	9.82	5.7	n/a	A		E (5) RS MH			
2227	33	341-071-19	12.81	7.2/2.5	5.75/2.5	A FPS		E (10) FPS RS MH			
2228	33	341-071-24	20.40	5.8	n/a	E (20) RS		n/a			
2229	33	341-071-26	29.27	5.8/2.5	n/a	A FPS		E (20) FPS MHR			
2230	33, 37	341-071-27	42.41	5.8/2.5	n/a	A FPS		E (4020) FPS MHR			
2231	33, 37, 38	341-071-29	347.46	1.1	n/a	NR(20)		OS			
2232	34, 38	341-071-31	609.49	1.1	n/a	OS		n/a			
2233	38	341-071-32	37.21	3.4.1	n/a	A		#/a M-2 PD			

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	Proposed General Plan			
2234	37	341-072-02	113.52	1.1	n/a	OS	n/a	E (5) RS MH
2235	37	341-072-03	8.52	5.8	5.7	A	A	E (5) RS MH
2236	37	341-072-04	8.28	5.8	5.7	A	A	E (5) RS MH
2237	37, 38	341-072-37	493.35	1.1	n/a	NR(20)	OS	n/a
2238	38	341-072-39	427.70	1.1	n/a	OS	n/a	n/a
2239	38	341-072-40	267.62	3.4	n/a	A	A	#/a M-2 PD
2240	36	341-082-12	4.68	4.1/Rec.	4.1/1.1	OS	n/a	n/a
2241	36	341-082-14	317.37	4.1/Rec./Open Space	4.1/1.1	OS FPS	n/a	n/a
2242	37, 42	341-091-04	239.46	1.1	n/a	OS	n/a	n/a
2243	37, 38, 42, 43	341-091-08	421.30	1.1	n/a	OS	n/a	n/a
2244	38, 43	341-091-09	646.16	1.1	n/a	OS	n/a	n/a
2245	42, 43	341-091-10	647.25	1.1	n/a	OS	n/a	n/a
2246	43	341-091-11	606.08	1.1	n/a	OS	n/a	n/a
2247	41	341-101-02	162.38	4.1/Rec./Open Space	4.1/1.1	OS FPS	n/a	n/a
2248	36, 37	341-101-04	40.30	4.1/Low Den. Res.	4.1/1.1	E(20) RS	OS	OS
2249	36, 37, 41, 42	341-101-05	39.93	4.1/Low Den. Res.	4.1/1.1	E(20) RS	OS	OS
2250	37	341-101-06	41.90	4.1/Low Den. Res.	4.1/1.1	E(20) RS	OS	OS
2251	37, 42	341-101-10	159.62	4.1/Low Den. Res & Open Space	4.1/1.1	E(20) RS	OS	OS
2252	41, 42	341-101-15	19.94	4.1/Low Den. Res.	4.1/1.1	E(10) RS	OS	OS
2253	41, 42	341-101-16	20.00	4.1/Low Den. Res.	4.1/1.1	E(10) RS	OS	OS
2254	41, 42	341-101-17	39.57	4.1/Low Den. Res.	4.1/1.1	E(10) RS	OS	OS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2255	41	341-101-30	39.63	4.1/Low Den. Res./ Open Space	4.1/1.1	E(20) RS FPS	OS FPS
2256	41	341-101-32	40.68	4.1/Low Den. Res./ Open Space	4.1/1.1	E(20) RS FPS	OS FPS
3610	37, 42	341-101-34	65.88	4.1-Low. Den. Res	4.1/5.8 n/a	E (20) RS	E (80) RS n/a
2257	37, 42	341-101-34	86.94	4.1- Low. Den. Res	4.1/5.6 n/a	E (20) RS	A-1 RS n/a
2258	41	341-102-01	40.64	5.8/2.5	1.1/2.5	E(20) RS	OS
2259	41	341-102-02	40.72	5.8/2.5	1.1/2.5	E(20) RS	OS
2260	41	341-102-03	40.00	5.8/2.5	1.1/2.5	E(20) RS	OS
2261	41	341-102-04	40.74	5.8	1.1	E(20) RS	OS
2262	41	341-102-05	321.07	1.1	n/a	OS	n/a
2263	41, 42	341-103-02	20.14	5.8	1.1	E(20) RS	OS
2264	41, 42	341-103-03	19.02	5.8	1.1	E(20) RS	OS
2265	41, 42	341-103-04	59.94	5.8	1.1	E(20) RS	OS
2266	41, 42	341-103-05	19.68	5.8	1.1	E(20) RS	OS
2267	42	341-103-06	80.32	5.8	1.1	E(20) RS	OS
2268	42	341-103-10	20.37	5.8	1.1	E(20) RS	OS
2269	42	341-103-11	80.74	5.8	1.1	E(20) RS	OS
2270	42	341-103-22	161.01	5.8	n/a	A	E (8020) MH RS H
2271	42	341-103-23	77.06	5.8	1.1	E(20) RS	OS
2272	42	341-103-24	80.60	5.8	1.1	E(20) RS	OS
2273	42	341-103-25	40.67	5.8	1.1	E(20) RS	OS
2274	42	341-103-26	39.38	5.8	1.1	E(20) RS	OS
2275	42, 47	341-110-01	628.87	1.1	n/a	OS	n/a
2276	42, 43, 47, 48	341-110-02	638.17	1.1	n/a	OS	n/a
2277	43, 48	341-110-03	628.72	1.1	n/a	OS	n/a
2278	47, 48	341-110-05	649.30	1.1	n/a	OS	n/a
2279	47	341-110-06	640.53	1.1	n/a	OS	n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan				
2280	41, 46	341-120-01	649.68	1.1	n/a	OS	n/a	n/a
2281	41, 42, 46, 47	341-120-02	641.09	1.1	n/a	OS	n/a	n/a
2282	42, 47	341-120-03	641.90	1.1	n/a	OS	n/a	n/a
2283	47	341-120-04	644.84	1.1	n/a	OS	n/a	n/a
2284	46, 47	341-120-05	644.88	1.1	n/a	OS	n/a	n/a
2285	46	341-120-06	657.15	1.1	n/a	OS	n/a	n/a
2286	42	341-130-23	227.19	5.6/2.1/2.5	1.1/2.1/2.5	OS	n/a	n/a
2287	42	341-140-11	5.09	5.6/2.1/2.5	1.1/2.1/2.5	OS	n/a	n/a
2288	42	341-140-23	5.12	5.6/2.1	1.1/2.1	OS	n/a	n/a
2289	42	341-140-28	207.95	5.6/2.1/2.5	1.1/2.1/2.5	OS	n/a	n/a
2290	35	341-152-01	20.30	1.1	5-8 5.7	A-1 MH	E (205) MH RS	E (205) MH RS
2291	35	341-152-02	5.00	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS	E (52 1/2) MH RS
2292	35	341-152-03	4.93	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2293	35	341-152-04	10.17	5.7	5-75 5.6	A-1 MH	E (402 1/2) MH RS	E (402 1/2) MH RS
2294	35	341-152-05	20.37	5.7	5-8 n/a	A-1 MH	E (205) MH RS	E (205) MH RS
2295	35	341-152-06	2.57	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2296	35	341-152-07	2.55	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2297	35	341-152-08	2.58	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2298	35	341-152-09	2.49	5.7	5-5 5.6	A-1 MH	E (4) MH n/a	E (4) MH n/a
2299	35	341-152-10	10.00	5.7	5-75 5.6	A-1 MH	E (402 1/2) MH RS	E (402 1/2) MH RS
2300	35, 40	341-152-11	20.29	5.7	5-8 n/a	A-1 MH	E (205) MH RS	E (205) MH RS
2301	35, 40	341-152-12	5.17	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS	E (52 1/2) MH RS
2302	35, 40	341-152-13	5.12	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS	E (52 1/2) MH RS
2303	40	341-152-14	9.79	5.7	n/a 5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2304	40	341-152-15	20.22	5.7	5-8 n/a	A-1 MH	E (205) MH RS	E (205) MH RS
2305	40	341-152-16	2.50	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2306	40	341-152-17	2.66	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2307	40	341-152-18	2.43	5.7	5-5 5.6	A-1 MH	E (4) MH n/a	E (4) MH n/a
2308	40	341-152-19	2.59	5.7	5.6	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2309	40	341-152-20	9.85	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS	E (52 1/2) MH RS
2310	40	341-153-01	20.25	5.7	5-8 n/a	A-1 MH	E (205) MH RS	E (205) MH RS
2311	40	341-153-02	5.11	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS	E (52 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
2312	40	341-153-03	2.51	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2313	40	341-153-04	2.56	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2314	40	341-153-05	9.93	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2315	40	341-153-06	20.25	5.7	5.8 n/a	A-1 MH	E (205) MH RS				
2316	40	341-153-07	5.10	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2317	40	341-153-08	2.57	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2318	40	341-153-09	2.45	5.7	5.5 5.6	A-1 MH	E (144) MH n/a				
2319	40	341-153-10	10.01	5.7	5.75 5.6	A-1 MH	E (102 1/2) MH RS				
2320	40	341-153-11	20.31	5.7	5.8 n/a	A-1 MH	E (205) MH RS				
2321	40	341-153-12	5.08	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2322	40	341-153-13	2.44	5.7	5.5 5.6	A-1 MH	E (144) MH n/a				
2323	40	341-153-14	7.72	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2324	40	341-153-15	5.13	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2325	40	341-153-16	40.37	5.7	5.8 5.75	A-1 MH	E (4010) MH RS				
2326	35	341-154-01	5.04	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2327	35	341-154-02	5.06	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2328	35	341-154-03	2.51	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2329	35	341-154-04	2.49	5.7	5.5 5.6	A-1 MH	E (144) MH n/a				
2330	35	341-154-05	2.53	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2331	35	341-154-06	2.51	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2332	35	341-154-07	40.16	5.7	5.8 5.75	A-1 MH	E (4010) MH RS				
2333	35	341-154-08	20.24	5.7	5.8 n/a	A-1 MH	E (205) MH RS				
2334	35, 40	341-154-09	40.16	5.7	5.8 5.75	A-1 MH	E (4010) MH RS				
2335	35, 40	341-154-10	121.04	5.7	5.8	A-1 MH	E (8040) MH RS				
2336	40	341-154-11	61.40	5.7	5.8	A-1 MH	E (4020) MH RS				
2337	40	341-154-12	5.19	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2338	40	341-154-13	5.02	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2339	40	341-154-14	4.94	5.7	5.6	A-1 MH	E (2 1/2) MH RS				
2340	40	341-154-15	5.05	5.7	n/a 5.6	A-1 MH	E (52 1/2) MH RS				
2341	36	341-160-05	2.46	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a				

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2342	36	341-160-06	2.50	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2343	36	341-160-07	2.46	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2344	36	341-160-08	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2345	36	341-160-09	2.42	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2346	36	341-160-10	2.38	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2347	36	341-160-11	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2348	36	341-160-12	2.50	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2349	36	341-160-13	2.46	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2350	36	341-160-14	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2351	36	341-160-15	2.44	4.1/Low Den. Res.	n/a	A-1 MH	E (4) MH RS n/a
2352	36	341-160-16	2.54	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2353	36	341-160-17	9.84	4.1/Low Den. Res.	n/a	A-1 MH	E (52 1/2) MH RS
2354	36	341-160-18	9.79	4.1/Low Den. Res.	n/a	A-1 MH	E (52 1/2) MH RS
2355	36	341-160-19	4.95	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2356	36	341-160-20	4.87	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2357	36	341-160-21	4.93	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS

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### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan		Existing Zoning	Proposed Zoning
					Proposed	General Plan		
2358	36	341-160-22	4.93	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS	
2359	36	341-160-23	4.91	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS	
2360	36	341-160-24	12.39	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>102</del> <u>1/2</u> ) MH RS	
2361	36	341-160-25	2.50	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS	
2362	36	341-160-26	48.50	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4010</del> ) MH RS	
2363	36	341-160-28	32.46	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>2010</del> ) MH RS	
2364	36	341-160-29	14.57	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>105</del> ) MH RS	
2365	36	341-160-30	4.69	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS	
2366	36	341-160-31	9.05	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>52</del> <u>1/2</u> ) MH RS	
2367	36	341-160-32	9.83	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>52</del> <u>1/2</u> ) MH RS	
2368	36	341-160-33	9.45	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>52</del> <u>1/2</u> ) MH RS	
2369	36	341-160-34	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4</del> ) MH RS <u>n/a</u>	
2370	36	341-160-35	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4</del> ) MH RS <u>n/a</u>	
2371	36	341-160-36	2.51	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS	
2372	36	341-160-37	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4</del> ) MH RS <u>n/a</u>	
2373	36	341-160-38	2.40	4.1/Low Den. Res.	n/a	A-1 MH	E ( <del>4</del> ) MH RS <u>n/a</u>	

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**Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors**

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2374	36	341-160-39	2.42	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2375	36	341-160-40	2.49	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2376	36	341-160-41	2.41	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2377	36	341-160-42	2.01	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2378	36	341-160-43	2.03	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2379	36	341-160-44	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2380	36	341-160-45	1.99	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2381	36	341-160-46	9.91	4.1/Low Den. Res.	n/a	A-1 MH	E (52 1/2) MH RS
2382	36	341-160-47	9.81	4.1/Low Den. Res.	n/a	A-1 MH	E (52 1/2) MH RS
2383	36	341-160-48	9.84	4.1/Low Den. Res.	n/a	A-1 MH	E (52 1/2) MH RS
2384	36	341-160-49	24.11	4.1/Low Den. Res.	n/a	A-1 MH	E (205) MH RS
2385	36	341-170-01	48.37	4.1/Low Den. Res.	n/a	A-1 MH	E (4010) MH RS
2386	36	341-181-01	1.82	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2387	36	341-181-02	2.14	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2388	36	341-181-03	2.13	4.1/Low Den. Res.	n/a	A-1 MH	E(1) MH RS <u>n/a</u>
2389	36	341-181-04	1.93	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2390	36	341-181-05	2.09	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2391	36	341-181-06	2.30	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2392	36	341-181-07	2.33	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2393	36	341-181-08	1.99	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2394	36	341-182-01	2.00	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2395	36	341-182-02	2.17	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2396	36	341-182-03	2.19	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2397	36	341-182-04	1.77	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2398	36	341-182-05	2.11	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2399	36	341-182-06	2.42	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2400	36	341-182-07	2.34	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2401	36	341-182-08	2.09	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2402	36	341-183-01	1.80	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2403	36	341-183-02	2.07	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2404	36	341-184-01	2.09	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2405	36	341-184-02	2.33	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2406	36	341-184-03	2.38	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2407	36	341-184-04	1.99	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2408	36	341-184-05	2.07	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2409	36	341-184-06	2.36	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2410	36	341-184-07	2.25	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2411	36	341-185-01	1.95	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2412	36	341-185-02	2.10	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2413	36	341-185-03	2.30	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2414	36	341-185-04	2.14	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2415	36	341-191-01	2.09	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2416	36	341-191-02	2.21	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2417	36	341-192-01	2.58	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2418	36	341-192-02	2.44	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2419	36	341-192-03	1.91	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2420	36	341-193-01	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a
2421	36	341-193-02	2.07	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH RS n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2422	36	341-193-03	1.83	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2423	36	341-194-01	2.47	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2424	36	341-194-02	1.72	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2425	36	341-194-03	1.80	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2426	36	341-194-04	1.37	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2427	36	341-194-05	1.51	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2428	36	341-194-06	2.29	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2429	36	341-194-07	2.25	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2430	36	341-201-01	1.47	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2431	36	341-201-02	1.63	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2432	36	341-201-03	1.66	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2433	36	341-201-04	1.37	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2434	36	341-201-05	2.02	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2435	36	341-201-06	2.42	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2436	36	341-201-07	2.40	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a
2437	36	341-201-08	2.43	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2438	36	341-201-09	2.27	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2439	36	341-201-10	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2440	36	341-202-01	1.92	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2441	36	341-202-02	2.14	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2442	36	341-202-03	2.12	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2443	36	341-202-04	1.91	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2444	36	341-202-05	2.08	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2445	36	341-202-06	2.31	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2446	36	341-202-07	2.34	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2447	36	341-202-08	2.11	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2448	36	341-203-01	3.74	4.1/Low Den. Res.	n/a	A-1 MH	E (2 1/2) MH RS
2449	36	341-203-02	2.15	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2450	36	341-203-03	2.04	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2451	36	341-203-04	1.95	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2452	36	341-203-05	2.08	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a
2453	36	341-203-06	2.22	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH RS n/a

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#### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2454	36	341-203-07	2.34	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2455	36	341-204-01	1.99	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2456	36	341-204-02	2.22	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2457	36	341-204-03	2.21	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2458	36	341-204-04	1.99	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2459	36	341-204-05	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2460	36	341-204-06	2.28	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2461	36	341-204-07	2.30	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2462	36	341-204-08	2.05	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2463	36	341-211-01	1.96	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2464	36	341-211-02	2.16	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2465	36	341-211-03	2.18	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2466	36	341-211-04	1.97	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2467	36	341-211-05	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2468	36	341-211-06	2.30	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a
2469	36	341-211-07	2.30	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)-MH-RS n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2470	36	341-211-08	2.11	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2471	36	341-212-01	2.00	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2472	36	341-212-02	2.22	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2473	36	341-212-03	2.23	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2474	36	341-212-04	1.88	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2475	36	341-212-05	1.89	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2476	36	341-212-06	2.25	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2477	36	341-212-07	2.28	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2478	36	341-212-08	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2479	36	341-213-01	2.07	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2480	36	341-213-02	2.26	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2481	36	341-213-03	2.28	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2482	36	341-213-04	2.05	4.1/Low Den. Res.	n/a	A-1 MH	E-(1)MH-RS n/a
2483	36	341-213-05	1.61	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2484	36	341-213-06	1.80	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2485	36	341-213-07	1.79	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2486	36	341-213-08	1.65	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2487	36	341-214-01	2.06	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH-RS n/a
2488	36	341-214-02	2.30	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH-RS n/a
2489	36	341-214-03	2.27	4.1/Low Den. Res.	n/a	A-1 MH	E(1)MH-RS n/a
2490	36	341-214-04	1.68	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2491	36	341-214-05	1.28	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2492	36	341-214-06	1.73	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2493	36	341-214-07	1.77	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2494	36	341-214-08	1.59	4.1/Low Den. Res.	n/a	A-1 MH	E (1) MH RS
2495	41	341-280-01	20.17	8.3	1.1	A-1 MH	OS
2496	41	341-280-03	20.83	8.3	5.8 5.7	A-1 MH	E (205) MH RS
2497	41	341-280-04	20.74	8.3	5.8 5.7	A-1 MH	E (205) MH RS
2498	41	341-280-05	21.05	8.3	1.1	A-1 MH	OS
2499	41	341-280-06	21.78	5.6	5.8 5.7	A-1 MH	E (205) MH RS
2500	41	341-280-07	2.86	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2501	41	341-280-08	2.88	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2502	41	341-280-09	5.38	5.6	5.7 n/a	A-1 MH	E (5 1/2) MH RS
2503	41	341-280-10	2.73	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2504	41	341-280-11	2.89	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2505	41	341-280-12	2.89	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2506	41	341-280-13	2.74	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2507	41	341-280-14	43.49	5.6	5.8 5.75	A-1 MH	E (4010) MH RS
2508	41	341-280-17	10.29	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2509	41	341-280-18	2.67	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2510	41	341-280-19	2.65	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2511	41	341-280-20	2.58	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2512	41	341-280-21	2.77	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2513	41	341-280-22	19.96	5.6	<u>5.75</u> <u>5.7</u>	A-1 MH	E ( <u>405</u> ) MH RS
2514	41	341-280-23	19.78	5.6	<u>5.75</u> <u>5.7</u>	A-1 MH	E ( <u>405</u> ) MH RS
2515	41	341-280-24	21.23	5.6	<u>5.8</u> <u>5.7</u>	A-1 MH	E ( <u>205</u> ) MH RS
2516	41	341-280-25	82.40	5.8/2.1	n/a	A-1 MH	E ( <u>8020</u> ) MH RS
2517	41	341-290-01	39.44	5.8/2.1	<u>n/a</u> <u>5.75/2.1</u>	A-1 MH	E ( <u>2010</u> ) MH RS
2518	41	341-290-02	39.92	5.8/2.1	<u>n/a</u> <u>5.75/2.1</u>	A-1 MH	E ( <u>2010</u> ) MH RS
2519	41	341-290-03	5.03	5.8/2.1	<u>5.7/2.1</u> <u>5.6/2.1</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
2520	41	341-290-04	76.09	5.8/2.1	n/a	A-1 MH	E ( <u>4020</u> ) MH RS
2521	41	341-290-05	2.49	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2522	41	341-290-06	2.48	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2523	41	341-290-07	2.44	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2524	41	341-290-08	2.49	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2525	41	341-290-09	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2526	41	341-290-10	2.28	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2527	41	341-290-11	2.36	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2528	41	341-290-12	2.45	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2529	41	341-290-13	2.62	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2530	41	341-290-14	2.67	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2531	41	341-290-15	2.53	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2532	41	341-290-16	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2533	41	341-290-17	10.15	5.6	<u>5.75</u> <u>n/a</u>	A-1 MH	E ( <u>102</u> 1/2) MH RS
2534	41	341-290-18	9.62	5.6	<u>5.7</u> <u>n/a</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS
2535	41	341-290-19	2.49	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2536	41	341-290-20	2.45	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2537	41	341-290-21	2.47	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E ( <u>4</u> ) MH <u>n/a</u>
2538	41	341-290-22	2.48	5.6	<u>5.5</u> <u>n/a</u>	A-1 MH	E (2 1/2) MH RS
2539	41	341-290-23	4.97	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2540	41	341-290-24	4.72	5.6	n/a	A-1 MH	E (2 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2541	41	341-290-25	4.92	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2542	41	341-290-26	4.92	5.6	n/a	A-1 MH	E (2 1/2) MH RS
2543	41	341-290-27	10.23	5.6	1.1	A-1 MH	OS
2544	41	341-290-28	10.08	5.6	1.1	A-1 MH	OS
2545	41	341-290-29	10.13	5.6	1.1	A-1 MH	OS
2546	41	341-290-30	10.01	5.6/2.5	1.1/2.5	A-1 MH	OS
2547	41	341-290-32	19.86	5.6	1.1	A-1 MH	OS
2548	41	341-290-33	19.86	5.6	1.1	A-1 MH	OS
2549	39	343-081-01	4.63	5.4/2.5	5.6/2.5	A-1	n/a
2550	39	343-081-02	0.31	5.4	5.4 <u>5.6</u>	A-1	E (4/4) n/a
2551	39	343-081-03	0.31	5.4	5.4	A-1	E (1/4)
2552	39	343-081-04	1.70	5.4/2.5	5.5/2.5 <u>5.6/2.5</u>	A-1	E (4) n/a
2553	39	343-081-05	2.11	5.4/2.5	5.5/2.5 <u>5.6/2.5</u>	A-1	E (4) n/a
2554	39	343-081-06	0.94	5.4/2.5	5.45/2.5 <u>5.6/2.5</u>	A-1	E (4/2) n/a
2555	39	343-081-07	0.93	5.4/2.5	5.45/2.5	A-1	E (1/2) RS
2556	39	343-081-08	2.25	5.4	5.5 <u>5.6</u>	A-1	E (4) n/a
2557	39	343-081-09	0.75	5.4	5.45	A-1	E (1/2) RS
2558	39	343-081-10	2.55	5.4	5.6	A-1	n/a
2559	39	343-081-11	2.55	5.4	5.6	A-1	n/a
2560	39	343-081-12	3.85	5.4	5.6	A-1	n/a
2561	39	343-081-13	0.62	5.4	5.45 <u>5.6</u>	A-1	E (4/2) n/a
2562	39	343-081-14	0.62	5.4	5.45 <u>5.6</u>	A-1	E (4/2) n/a
2563	39	343-082-04	5.09	5.4	5.7 <u>5.6</u>	A-1	E (5/2 1/2) RS
2564	39	343-082-33	1.99	5.4	5.5 <u>5.6</u>	A-1	E (4) n/a
2565	39	343-082-34	2.00	5.4	5.5 <u>5.6</u>	A-1	E (4) n/a
2566	39	343-082-35	5.17	5.4	5.7 <u>5.6</u>	A-1	E (5/2 1/2) RS
2567	39	343-082-47	2.32	5.4/2.5	5.5/2.5 <u>5.6/2.5</u>	A-1	E (4) n/a
2568	39	343-082-48	2.32	5.4/2.5	5.5/2.5 <u>5.6/2.5</u>	A-1	E (4) n/a
2569	39	343-091-01	2.10	5.4	5.5 <u>5.6</u>	A-1 MH	E (4) MH n/a
2570	39	343-091-02	0.79	5.4	5.45 <u>5.6</u>	A-1 MH	E (1/2) MH n/a
2571	39	343-091-03	0.91	5.4	5.45 <u>5.6</u>	A-1 MH	E (1/2) MH n/a
2572	39	343-091-04	0.62	5.4	5.45	A-1 MH	E (1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
2573	39	343-091-06	4.86	5.4	5.6	A-1	E (2 1/2) RS		
2574	39	343-091-09	1.27	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2575	39	343-091-10	1.27	5.4	5.5	A-1 MH	E (1) MH RS		
2576	39	343-091-11	2.32	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2577	39	343-091-13	1.02	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2578	39	343-091-14	1.02	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2579	39	343-091-15	2.54	5.4	5.6	A-1	n/a		
2580	39	343-091-16	2.54	5.4	5.6	A-1 MH	n/a		
2581	39	343-091-17	0.63	5.4	5.45 <u>5.6</u>	A-1	E (1/2) n/a		
2582	39	343-091-18	0.63	5.4	5.45	A-1	E (1/2) RS		
2583	39	343-091-19	1.27	5.4	5.5 <u>5.6</u>	A-1	E (1) n/a		
2584	39	343-091-21	1.02	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2585	39	343-091-22	0.92	5.4	5.45 <u>5.7</u>	A-1 MH	E (1/2) MH n/a		
2586	39	343-091-23	3.88	5.4	5.6	A-1 MH	n/a		
2587	39	343-091-24	0.93	5.4	5.45 <u>5.9</u>	A-1 MH	E (1/2) MH n/a		
2588	39	343-091-25	0.93	5.4	5.45 <u>5.8</u>	A-1 MH	E (1/2) MH n/a		
2589	39	343-091-26	1.37	5.4	5.5 <u>5.6</u>	A-1	E (1) n/a		
2590	39	343-091-27	1.27	5.4	5.5 <u>5.6</u>	A-1	E (1) n/a		
2591	39	343-091-28	2.21	5.4	5.5 <u>5.6</u>	A-1	E (1) n/a		
2592	39	343-092-02	2.43	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2593	39	343-092-03	2.26	5.4	5.5 <u>5.6</u>	A-1	E (1) n/a		
2594	39	343-092-32	2.54	5.4	5.6	A-1 MH	E (2 1/2) MH n/a		
2595	39	343-092-33	2.54	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2596	39	343-092-34	2.54	5.4	5.5 <u>5.6</u>	A-1 MH	E (1) MH n/a		
2597	39	343-092-35	2.54	5.4	5.6	A-1	n/a		
2598	44	343-120-12	161.06	1.1	n/a	E(20)	OS		
2599	44	343-120-37	160.97	1.1	n/a	E(20)	OS		
2600	44	343-131-04	5.05	5.7	1.1	E(5)	OS		
2601	44	343-131-05	5.04	5.7/2.1	1.1/2.1	E(5)	OS		
2602	44	343-131-06	5.04	5.7/2.1	1.1/2.1	E(5)	OS		
2603	44	343-131-07	5.03	5.7/2.1	1.1/2.1	E(5)	OS		
2604	44	343-131-15	5.05	5.7/2.1	1.1/2.1	E(5)	OS		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2605	44	343-131-17	5.06	5.7	1.1	E(5)	OS
2606	44	343-131-18	5.06	5.7/2.1	1.1/2.1	E(5)	OS
2607	39	343-132-01	4.64	5.7/2.1	1.1/2.1	E(5) RS MH	OS
2608	39	343-132-02	5.10	5.7/2.5	1.1/2.5	E(5) RS MH	OS
2609	39	343-132-04	5.09	5.7/2.1	1.1/2.1	E(5)	OS
2610	39, 44	343-132-05	5.08	5.7/2.1	1.1/2.1	E(5)	OS
2611	44	343-132-06	5.08	5.7/2.1	1.1/2.1	E(5)	OS
2612	44	343-132-08	5.07	5.6	5.7 n/a	E (52 1/2) RS	
2613	44	343-132-09	5.07	5.7/2.1	1.1/2.1	E(5)	OS
2614	44	343-132-10	5.07	5.7/2.1	1.1/2.1	E(5)	OS
2615	44	343-132-11	5.08	5.7/2.1	1.1/2.1	E(5)	OS
2616	39, 44	343-132-12	5.08	5.7/2.1	1.1/2.1	E(5)	OS
2617	39	343-132-13	5.09	5.7/2.1	1.1/2.1	E(5)	OS
2618	39	343-132-17	2.32	5.7/2.5	1.1/2.5	E(5) RS MH	OS
2619	44, 49	343-140-02	388.81	1.1	n/a	E(20)	OS
2620	49	343-140-04	647.82	1.1	n/a	E(20)	OS
2621	49	343-140-06	631.08	1.1	n/a	A	OS
2622	49	343-140-12	4.85	1.1	5.6	A	E (2 1/2) RS n/a
2623	44	343-140-13	1.99	1.1	n/a	E(20)	OS
2624	44, 49	343-140-15	431.34	1.1	n/a	E(20)	M-1 PD
2625	39	343-155-01	3.04	5.6/2.1	n/a	A-1	n/a
2626	39	343-155-02	2.30	5.6/2.1	5.5/2.1 n/a	A-1	E (4) n/a
2627	39	343-155-03	1.78	5.6/2.1	3.3/2.1	A-1	
2628	39	343-155-04	4.02	5.6/2.1	n/a	A-1	n/a
2629	39	343-155-05	3.96	5.6/2.1	n/a	A-1	E (2 1/2) RS
2630	39	343-155-06	3.78	5.6/2.1/2.5	n/a	A-1	n/a
2631	39	343-155-07	4.02	5.6/2.1/2.5	n/a	A-1	n/a
2632	39	343-155-08	4.02	5.6/2.1	n/a	A-1	n/a
2633	39	343-155-09	4.02	5.6/2.1	n/a	A-1	n/a
2634	39, 44	343-155-10	2.50	5.6/2.1	n/a	A-1	E (2 1/2) RS
2635	44	343-155-11	2.50	5.6/2.1	n/a	A-1	n/a
2636	44	343-155-12	3.00	5.6/2.1	n/a	A-1	n/a

### Revised Master Data Table

#### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
2637	44	343-155-13	2.54	5.6/2.1	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2638	44	343-155-14	2.54	5.6	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2639	44	343-155-15	2.65	5.6	n/a	A-1	n/a	A-1	E (2 1/2) RS	n/a	n/a
2640	44	343-155-16	2.50	5.6	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2641	44	343-155-17	2.21	5.6	5.5 n/a	A-1	n/a	A-1	E(-1) n/a	n/a	n/a
2642	44	343-155-18	2.53	5.6	n/a	A-1	n/a	A-1	E(-1) n/a	n/a	n/a
2643	44	343-155-19	2.53	5.6	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2644	44	343-155-20	2.52	5.6/2.1	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2645	39, 44	343-155-21	2.54	5.6/2.1	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2646	39	343-156-01	2.96	5.6/2.5	n/a	A-1	n/a	A-1	n/a	n/a	n/a
2647	39	343-156-02	13.52	5.6/2.1	5.75/2.1	5.7/2.1	A-1	A-1	E (105) RS	n/a	n/a
2648	39	343-156-03	2.34	5.6	5.5 n/a	A-1	n/a	A-1	E(-1) n/a	n/a	n/a
2649	39	343-156-04	2.49	5.6	5.5 n/a	A-1	n/a	A-1	E(-1) n/a	n/a	n/a
2650	39	343-156-05	2.37	5.6	5.5 n/a	A-1	n/a	A-1	E(-1) n/a	n/a	n/a
2651	39	343-156-06	3.20	5.6	n/a	A-1	n/a	A-1	E (2 1/2) RS	n/a	n/a
2652	39	343-156-07	2.50	5.6/2.1/2.5	n/a	A-1	n/a	A-1	E (2 1/2) RS	n/a	n/a
2653	39	343-156-08	2.50	5.6/2.1	n/a	A-1	n/a	A-1	E (2 1/2) RS	n/a	n/a
2654	39	343-156-09	2.50	5.6/2.1	n/a	A-1	n/a	A-1	E (2 1/2) RS	n/a	n/a
2655	39, 44	343-156-10	8.81	5.6/2.1	5.7/2.1 n/a	A-1	n/a	A-1	E (52 1/2) RS	n/a	n/a
2656	44	343-156-11	2.51	5.6/2.1	n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2657	44	343-156-12	2.47	5.6/2.1	5.5/2.1 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2658	39, 44	343-156-13	2.52	5.6/2.1	n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2659	39	343-156-14	2.50	5.6/2.1	n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2660	39	343-156-15	2.35	5.6	5.5 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2661	39	343-156-16	2.35	5.6	5.5 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2662	39	343-156-17	2.84	5.6	n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2663	39, 44	343-156-18	2.35	5.6	5.5 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2664	44	343-156-19	2.36	5.6/2.1	5.5/2.1 n/a	A-1	n/a	A-1	E (52 1/2) RS	n/a	n/a
2665	44	343-156-20	2.85	5.6/2.1	n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2666	44	343-156-21	7.22	5.6/2.1	5.7/2.1 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2667	44	343-156-22	2.38	5.6/2.1	5.5/2.1 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a
2668	44	343-156-23	2.38	5.6/2.1	5.5/2.1 n/a	A-1	n/a	A-1	E (-1) n/a	n/a	n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2669	44	343-156-24	2.38	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2670	44	343-156-25	2.31	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2671	44	343-156-26	2.31	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2672	44	343-156-27	2.49	5.6/2.1	n/a	A-1	E-{4} n/a
2673	44	343-156-28	2.49	5.6/2.1	n/a	A-1	E-{4} n/a
2674	39	343-190-01	4.17	5.2	6.2	A-1	C-2 PD
2675	39	343-190-03	2.53	5.2	6.2	A-1	C-2 PD
2676	39	343-190-04	2.53	5.2	6.2	A-1	C-2 PD
2677	39	343-190-09	2.53	5.2	6.2	A-1	C-2 PD
2678	39	343-190-10	2.53	5.2	6.2	A-1	C-2 PD
2679	39	343-190-11	2.53	5.2	6.2	A-1	C-2 PD
2680	39	343-190-12	4.09	5.2	6.2	A-1	C-2 PD
2681	39	343-190-13	2.53	5.2	6.2	A-1	C-2 PD
2682	39	343-190-14	2.53	5.2	6.2	A-1	C-2 PD
2683	39	343-190-15	2.53	5.2	6.2	A-1	C-2 PD
2684	39	343-190-20	2.53	5.2	6.2	A-1	C-2 PD
2685	39	343-190-21	2.53	5.2	6.2	A-1	C-2 PD
2686	39	343-190-22	2.53	5.2	6.2	A-1	C-2 PD
2687	39	343-190-23	1.27	5.2	6.2	A-1	C-2 PD
2688	39	343-190-24	1.27	5.2	6.2	A-1	C-2 PD
2689	39	343-240-01	2.09	5.6	5.5 n/a	A-1	E-{4} n/a
2690	39	343-240-02	2.30	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a
2691	39	343-240-03	2.30	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a
2692	39	343-240-04	2.33	5.6	5.5 n/a	A-1	E(2 1/2) RS
2693	39	343-240-05	2.53	5.6	n/a	A-1	E(2 1/2) RS
2694	39	343-240-06	2.53	5.6/2.5	n/a	A-1	E(2 1/2) RS
2695	39	343-240-07	2.53	5.6/2.5	n/a	A-1	n/a
2696	39	343-240-08	2.29	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2697	39	343-240-09	2.29	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2698	39	343-240-10	2.52	5.6/2.1	n/a	A-1	E(2 1/2) RS
2699	39	343-240-11	2.53	5.6/2.5	n/a	A-1	E(2 1/2) RS
2700	39	343-240-12	2.53	5.6/2.5	n/a	A-1	n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2701	39	343-240-13	2.30	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a
2702	39	343-240-14	2.19	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a
2703	39	343-240-15	2.11	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2704	39	343-240-16	1.91	5.6/2.1	5.5/2.1	A-1	E(1) RS
2705	39	343-352-02	2.29	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a
2706	39	343-352-03	2.28	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a
2707	39	343-352-04	2.51	5.6/2.5	n/a	A-1	n/a
2708	39	343-352-05	2.51	5.6/2.1/2.5	n/a	A-1	n/a
2709	39	343-352-06	2.47	5.6/2.1	5.5/2.1/2.5	A-1	E-{4} n/a
2710	39	343-352-07	2.46	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2711	39	343-352-08	2.06	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2712	39	343-352-09	2.06	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2713	39	343-352-10	2.06	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2714	39	343-352-11	2.06	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2715	39	343-352-12	2.47	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2716	39	343-352-13	2.46	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2717	39	343-352-14	2.51	5.6/2.1	n/a	A-1	n/a
2718	39	343-352-15	2.50	5.6/2.1/2.5	n/a	A-1	n/a
2719	39	343-352-16	2.09	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2720	39	343-352-17	2.09	5.6/2.1/2.5	5.5/2.1/2.5	A-1	E-{4} n/a
2721	39	343-352-18	9.57	5.6/2.1/2.5	5.2/2.1/2.5	A-1	R-2 PD
2722	39	343-352-19	2.46	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2723	39	343-352-20	2.46	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2724	39	343-352-21	2.06	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2725	39	343-352-22	2.05	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2726	39	343-352-23	2.06	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2727	39	343-352-24	2.05	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2728	39	343-352-25	2.46	5.6/2.1	5.5/2.1 n/a	A-1	E-{4} n/a
2729	39	343-352-26	2.46	5.6	5.5 n/a	A-1	E-{4} n/a
2730	39	343-352-27	2.50	5.6/2.1/2.5	n/a	A-1	n/a
2731	39	343-352-28	2.50	5.6	n/a	A-1	n/a
2732	39	343-352-29	2.08	5.6/2.5	5.5/2.5 n/a	A-1	E-{4} n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
2733	39	343-352-30	2.08	5.6	5.5 n/a	A-1	E-(1) n/a				
2734	39	343-352-31	9.11	5.6/2.1	5.7/2.1 n/a	A-1	E (52 1/2) RS				
2735	39	343-352-32	9.08	5.6/2.1	5.7/2.1 n/a	A-1	E (52 1/2) RS				
2736	39	343-352-39	2.29	5.5/2.5	5.5/2.5 5.6/2.5	A-1*	E-(1) n/a				
2737	39	343-352-40	1.97	5.5	n/a 5.6	A-1*	E-(1) n/a				
2738	39	343-352-41	2.18	5.5	n/a	A-1*	E-(1) n/a				
2739	39	343-352-42	2.52	5.5/2.5	5.6/2.5	A-1*	E-(2 1/2) n/a				
2740	39	343-352-43	2.07	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2741	39	343-352-44	1.75	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2742	39	343-352-45	2.14	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2743	39	343-352-46	2.47	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2744	39	343-352-47	2.51	5.6/2.1	n/a	A-1 FPS	n/a				
2745	39	343-352-48	2.28	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2746	39	343-352-49	1.90	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2747	39	343-352-50	2.09	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2748	39	343-352-51	2.47	5.6/2.5	5.5/2.5 n/a	A-1 FPS	E-(1) FPS n/a				
2749	39	343-352-52	2.13	5.6	5.5 n/a	A-1 FPS	E-(1) FPS n/a				
2750	39	343-352-53	1.75	5.6	5.5 5.6	A-1 FPS	E-(1) FPS n/a				
2751	39	343-352-54	2.07	5.6/2.1	5.5/2.1 n/a	A-1 FPS	E-(1) FPS n/a				
2752	39	343-352-55	2.27	5.6	5.5 n/a	A-1 FPS	E-(1) FPS n/a				
2753	39	343-352-56	2.50	5.6	n/a	A-1 FPS	E (2 1/2) RS FPS				
2754	39	343-352-57	2.27	5.6	5.5 n/a	A-1 FPS	E-(1) FPS n/a				
2755	39	343-352-58	2.04	5.6	5.5 n/a	A-1 FPS	E-(1) FPS n/a				
2756	39	343-352-59	2.26	5.6	5.5 n/a	A-1	E-(1) n/a				
2757	39	343-352-60	2.49	5.6	5.5 n/a	A-1 FPS	E-(1) FPS n/a				
2758	39	343-352-61	2.08	5.6	5.5 n/a	A-1	E-(1) n/a				
2759	39	343-352-62	1.88	5.6	5.5	A-1	E (1) RS				
2760	18, 23	352-010-01	635.37	1.1	n/a	A-1 MHH	OS				
2761	18, 19, 23, 24	352-010-02	638.48	1.1	n/a	A-1 MHH	OS				
2762	19, 24	352-010-03	645.93	1.1	n/a	A-1 MHH	OS				
2763	24	352-010-04	651.72	1.1	n/a	A-1 MHH	OS				
2764	23, 24	352-010-05	640.69	1.1	n/a	A-1 MHH	OS				

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	General Plan			
2765	23	352-010-06	644.35	1.1	n/a	A-1 MH H	OS	OS
2766	17, 22	352-021-01	89.87	1.1	n/a	A-1 MH H	OS	OS
2767	17, 18, 22, 23	352-021-02	644.31	1.1	n/a	A-1 MH H	OS	OS
2768	18, 23	352-021-03	637.85	1.1	n/a	A-1 MH H	OS	OS
2769	23	352-021-04	646.33	1.1	n/a	A-1 MH H	OS	OS
2770	22, 23	352-021-05	541.66	1.1	n/a	A-1 MH H	OS	OS
2771	22	352-030-02	8.17	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2772	22	352-030-03	16.11	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2773	22	352-030-04	23.53	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2774	17, 22	352-030-05	9.29	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2775	22	352-040-06	1.38	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2776	22	352-040-07	1.19	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2777	22	352-040-08	3.49	5.6	n/a	A-1 MH	n/a	n/a
2778	22	352-040-10	14.76	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2779	22	352-040-11	17.30	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2780	22	352-040-12	4.64	5.6	7.1 n/a	A-1 MH	M-1 PD n/a	M-1 PD n/a
2781	22	352-040-15	4.44	5.6	n/a	A-1 MH	n/a	n/a
2782	22	352-040-16	0.93	5.6	5.45 n/a	A-1 MH	E(1/2) MH n/a	E(1/2) MH n/a
2783	22	352-040-17	4.69	5.6	n/a	A-1 MH	n/a	n/a
2784	22	352-040-18	0.81	5.6	5.45	A-1 MH	E (1/2) MH RS	E (1/2) MH RS
2785	22	352-040-22	2.43	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2786	22	352-040-23	2.34	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2787	22	352-040-24	2.38	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2788	22	352-040-25	2.45	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2789	22	352-040-26	2.53	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2790	22	352-040-27	2.38	5.6	5.5 n/a	A-1 MH	E(1) MH n/a	E(1) MH n/a
2791	22	352-040-28	2.37	5.6	5.5 n/a	A-1 MH	n/a	n/a
2792	22	352-040-29	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2793	22	352-040-30	3.87	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2794	22	352-040-31	4.92	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2795	22	352-040-32	4.96	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS
2796	22	352-040-33	4.43	5.6	n/a	A-1 MH	E (2 1/2) MH RS	E (2 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
2797	22	352-040-34	1.84	5.6	5.5	A-1 MH	E (1) MH RS				
2798	22	352-040-35	2.30	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2799	22	352-040-38	7.85	5.6	7.1 n/a	A-1 MH	M-1 PD n/a				
2800	22	352-040-39	9.14	5.6	7.1 n/a	A-1 MH	M-1 PD n/a				
2801	22	352-040-40	9.47	5.6	7.1 n/a	A-1 MH	M-1 PD n/a				
2802	22	352-040-41	24.42	5.6	7.1 n/a	A-1 MH	M-1 PD n/a				
2803	22	352-040-42	2.13	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2804	22	352-040-43	2.64	5.6	n/a	A-1 MH	E (2 1/2) MH RS n/a				
2805	22	352-040-44	2.33	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2806	22	352-040-45	2.53	5.6	n/a	A-1 MH	E (2 1/2) MH RS n/a				
2807	22	352-040-46	2.43	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2808	22	352-040-47	2.41	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2809	22	352-060-02	2.89	5.6	n/a	A-1 MH	E (2 1/2) MH RS				
2810	22	352-060-03	2.01	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2811	22	352-060-04	0.91	5.6	5.45 5.6	A-1 MH	E (1/2) MH n/a				
2812	22	352-060-06	3.61	5.6	n/a	A-1 MH	n/a				
2813	22	352-060-09	0.95	5.6	5.45 5.6 n/a	A-1 MH	E (1/2) MH n/a				
2814	22	352-060-10	1.25	5.6	5.5 n/a	A-1 MH	E (1) MH n/a				
2815	23, 28	352-070-01	646.49	1.1	n/a	A-1 MHH	OS				
2816	23, 24, 28, 29	352-070-02	639.13	1.1	n/a	A-1 MHH	OS				
2817	24, 29	352-070-03	650.20	1.1	n/a	A-1 MHH	OS				
2818	29	352-070-04	629.44	1.1	n/a	A-1 MHH	OS				
2819	28, 29	352-070-05	628.39	1.1	n/a	A-1 MHH	OS				
2820	28	352-070-06	634.52	1.1	n/a	A-1 MHH	OS				
2821	23, 28	352-083-01	645.83	1.1	n/a	A-1 MHH	OS				
2822	28	352-083-02	627.70	1.1	n/a	A-1 MHH	OS				
2823	27	352-085-04	1.75	5.7/2.5	5.5/2.5	A-1 MH	E (1) MH RS				
2824	27	352-085-07	3.64	4.1/1.1/2.5	n/a	M-2	OS				
2825	27	352-085-08	35.25	4.1/1.1/2.5	n/a	A-1 MHH	OS				
2826	27	352-085-14	467.56	3.3/2.5	3.3/2.5	A-1 MHH	M-1 PD H				

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2827	23, 28	352-086-01	344.84	1.1	n/a	A-1 MH H	OS
2828	28	352-086-02	139.31	1.1	n/a	A-1 MH H	OS
2829	28	352-086-04	39.73	5.7	<u>5.8</u> <u>5.75</u>	A-1 MH	E (2010) MH RS
2830	28	352-086-06	31.83	5.7	<u>5.8</u> <u>5.75</u>	A-1 MH	E (2010) MH RS
2831	28	352-086-07	33.47	5.7	<u>5.8</u> <u>5.6</u>	A-1 MH	E (2010) MH RS n/a
2832	27, 28	352-086-09	82.18	5.7/2.5	5.8/2.5	A-1 MH	E (8020) MH RS
2833	29	352-095-07	0.72	8.5	1.1	A-1	OS
2834	29, 34	352-095-08	476.44	8.5/2.1/2.5	n/a	A-1	OS
2835	34	352-095-09	40.28	8.5/2.5	1.1/2.5	E(2 1/2) RS	OS Military Ownership
2836	34	352-095-10	20.19	8.5/2.5	1.1/2.5	E(2 1/2) RS	OS Military Ownership
2837	34	352-095-11	5.10	8.5	1.1	E(2 1/2) RS	OS Military Ownership
2838	34	352-095-12	4.80	8.5	1.1	E(2 1/2) RS	OS Military Ownership
2839	34	352-095-13	5.14	8.5	1.1	E(2 1/2) RS	OS Military Ownership
2840	34	352-095-14	5.02	8.5	1.1	E(2 1/2) RS	OS Military Ownership
2841	34	352-095-15	20.24	8.5	1.1	E(2 1/2) RS MH	OS Military Ownership
2842	34	352-095-16	20.16	8.5	1.1	E(2 1/2) RS MH	OS Military Ownership
2843	34	352-095-17	20.12	8.5	1.1	A-1 MH	OS Military Ownership
2844	34	352-095-18	20.14	8.5	1.1	A-1 MH	OS Military Ownership
2845	34	352-095-19	20.15	8.5	1.1	A-1 MH	OS Military Ownership
2846	34	352-095-20	20.16	8.5	1.1	A-1 MH	OS Military Ownership

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2847	34	352-095-21	40.36	8.5/2.5	1.1/2.5	A-1	OS Military Ownership
2848	34	352-095-22	20.15	8.5	1.1	A-1 MH	OS Military Ownership
2849	34	352-095-23	5.04	8.5	1.1	A-1 MH	OS Military Ownership
2850	34	352-095-24	5.04	8.5	1.1	A-1 MH	OS Military Ownership
2851	34	352-095-25	5.04	8.5	1.1	A-1 MH	OS Military Ownership
2852	34	352-095-26	5.04	8.5	1.1	A-1 MH	OS Military Ownership
2853	34	352-095-27	481.63	8.5/2.1/2.5	n/a	A-1	OS
2854	33	352-202-18	38.14	5.7	5.8 5.75	A-1 MH	E (2010) MH RS
2855	33	352-202-19	20.39	5.7	5.8 n/a	A-1 MH	E (205) MH RS
2856	33	352-202-20	20.51	5.7	5.8 n/a	A-1 MH	E (205) MH RS
2857	33	352-202-21	27.14	5.7	5.8 5.75	A-1 MH	E (2010) MH RS
2858	33	352-202-22	37.67	5.7	5.8 5.75	A-1	E (2010) RS
2859	33	352-202-23	156.45	5.7/2.5	3.3/2.5	A-1 MH	M-1 PD
2860	33	352-202-24	9.35	5.7/2.5	4/8 5.6	A-1	E (52 1/2) RS
2861	33	352-202-24	147.40	5.7/2.5	4/8 5.8	A-1	E (540) RS
2862	34	352-230-01	10.32	8.5	1.1	E(2 1/2) RS MH	OS Military Ownership
2863	34	352-230-04	0.26	8.5	1.1	E(1) RS MH	OS Military Ownership
2864	34	352-230-05	0.18	8.5	1.1	E(1) RS MH	OS Military Ownership
2865	34	352-230-06	0.17	8.5	1.1	E(1) RS MH	OS Military Ownership
2866	34	352-230-07	0.18	8.5	1.1	E(1) RS MH	OS Military Ownership

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				OS Military Ownership	OS Military Ownership	OS Military Ownership	OS Military Ownership		
2867	34	352-230-08	0.52	8.5	1.1	E(1) RS MH	E(1) RS MH		
2868	34	352-230-09	20.13	8.5	1.1	E(2 1/2) RS MH	E(2 1/2) RS MH		
2869	34	352-230-10	4.93	8.5	1.1	E(1) RS MH	E(1) RS MH		
2870	34	352-230-11	1.99	8.5	1.1	E(1) RS MH	E(1) RS MH		
2871	34	352-230-12	0.12	8.5	1.1	E(1) RS MH	E(1) RS MH		
2872	34	352-230-13	1.80	8.5	1.1	E(1) RS MH	E(1) RS MH		
2873	33	352-250-43	5.12	5.6/2.5	5.7/2.5	E (5) RS	E (5) RS	n/a	n/a
2874	33	352-250-44	5.07	5.6	5.7	E (5) RS	E (5) RS	n/a	n/a
2875	33	352-261-02	2.40	5.6/2.1	5.5/2.1 n/a	A-1 MH	E (1) MH n/a		
2876	33	352-261-03	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
2877	33	352-261-06	10.18	5.6/2.5	5.75/2.5 5.6/2.5	A-1 MH	E (102 1/2) MH RS		
2878	33	352-261-07	5.00	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2879	33	352-261-08	1.25	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
2880	33	352-261-09	1.22	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
2881	33	352-261-11	9.91	5.6	5.7 n/a	A-1	E (5) RS n/a		
2882	33	352-261-12	30.25	5.6/2.5	5.8/2.5 5.75/2.5 n/a	A-1	E (204) RS n/a		
2883	33	352-261-13	10.02	5.6/2.1/2.5	5.75/2.1/2.5 n/a	A-1	E (102 1/2) RS		
2884	33	352-261-14	10.13	5.6/2.1/2.5	5.75/2.1/2.5 n/a	A-1	E (102 1/2) RS		
2885	33	352-261-15	20.14	5.6/2.1/2.5	5.8/2.1/2.5	A-1	E (205) RS		
2886	33, 34	352-261-16	120.57	5.6/2.1/2.5	5.8/2.1/2.5 n/a	A-1	E (80) RS n/a		
2887	33	352-261-17	10.00	5.6/2.1	5.75/2.1 n/a	A-1 MH	E (102 1/2) MH RS		
2888	33	352-261-18	9.93	5.6/2.1/2.5	5.7/2.1/2.5 n/a	A-1 MH	E (52 1/2) MH RS		
2889	33	352-261-19	10.11	5.6/2.1/2.5	5.75/2.1/2.5 n/a	A-1 MH	E (102 1/2) MH RS		
2890	33	352-261-20	9.96	5.6/2.1	5.7/2.1 n/a	A-1 MH	E (52 1/2) MH RS		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
2891	33	352-261-23	2.51	5.6	n/a	5.5	5.5 n/a	A-1 MH	n/a
2892	33	352-261-24	2.41	5.6	5.5 n/a	5.5 n/a	E(1) MH n/a	A-1 MH	E(1) MH n/a
2893	33	352-261-25	2.38	5.6	5.5 n/a	5.5 n/a	E(1) MH n/a	A-1 MH	E(1) MH n/a
2894	33	352-261-26	2.54	5.6	n/a	n/a	n/a	A-1 MH	n/a
2895	33	352-261-27	2.53	5.6	n/a	n/a	n/a	A-1 MH	n/a
2896	34	352-261-28	40.19	5.6	1.1	1.1	A-1	<u>OS Military Ownership</u>	
2897	33	352-261-29	2.48	5.6/2.1	5.5/2.1 n/a	5.5/2.1 n/a	A-1 MH	<u>E(1) MH n/a</u>	
2898	33	352-261-30	2.68	5.6/2.1	n/a	n/a	A-1 MH	<u>F (2 1/2) MH RS</u>	
2899	33	352-262-02	20.06	5.6/2.1	5.8/2.1 5.7/2.1	5.8/2.1 5.7/2.1	A-1	<u>E (205) RS</u>	
2900	33	352-262-03	9.86	5.6	5.7 n/a	5.7 n/a	A-1	<u>E (52 1/2) RS</u>	
2901	33	352-262-04	10.01	5.6/2.1	5.75/2.1 n/a	5.75/2.1 n/a	A-1	<u>E (102 1/2) RS</u>	
2902	33, 34	352-262-06	79.04	5.6/2.1/2.5	8.5/2.1/2.5	8.5/2.1/2.5	A-1	<u>OS</u>	
2903	33	352-262-08	1.35	5.6	5.5	5.5	A-1	<u>E (1) RS</u>	
2904	33	352-262-09	80.85	5.6/2.5	5.8/2.5	5.8/2.5	A-1	<u>E (8020) RS</u>	
2905	33	352-262-10	39.70	5.6	5.8 5.75 n/a	5.8 5.75 n/a	A-1	<u>E (2010) RS n/a</u>	
2906	33	352-262-11	10.17	5.6/2.5	5.75/2.5 n/a	5.75/2.5 n/a	A-1	<u>E (102 1/2) RS</u>	
2907	33	352-262-12	19.85	5.6/2.5	5.75/2.5 5.7/2.5	5.75/2.5 5.7/2.5	A-1	<u>E (405) RS</u>	
2908	33	352-262-13	9.91	5.6/2.5	5.7/2.5 n/a	5.7/2.5 n/a	A-1	<u>E (52 1/2) RS</u>	
2909	33, 34	352-262-14	7.91	5.6/2.1	5.7/2.1 n/a	5.7/2.1 n/a	A-1	<u>E (52 1/2) RS</u>	
2910	33, 34	352-262-15	7.58	5.6/2.1	5.7/2.1 n/a	5.7/2.1 n/a	A-1	<u>E (52 1/2) RS</u>	
2911	34	352-262-16	2.43	5.6	1.1	1.1	A-1	<u>OS Military Ownership</u>	
2912	34	352-262-17	2.49	5.6	1.1	1.1	A-1	<u>OS Military Ownership</u>	
2913	34	352-262-18	4.95	5.6/2.1	1.1/2.1	1.1/2.1	A-1	<u>OS Military Ownership</u>	
421-	33, 34	352-262-19	2.60	5.6/2.1	n/a	n/a	A-1	<u>n/a</u>	
2915	34	352-262-20	2.59	5.6/2.1	n/a	n/a	A-1	<u>n/a</u>	
2916	33, 34	352-262-21	2.60	5.6/2.1	n/a	n/a	A-1	<u>n/a</u>	
2917	34	352-262-22	2.54	5.6/2.1	n/a	n/a	A-1	<u>E (2 1/2) RS</u>	
2918	34	352-262-23	5.07	5.6/2.1	5.7/2.1 n/a	5.7/2.1 n/a	A-1 FPS	<u>E (52 1/2) RS FPS</u>	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				Existing	General Plan	Proposed	General Plan		
2919	28, 29, 33, 34	352-272-01	49.87	5.5/6.2		1.1		E(1) RS MH	OS Military Ownership
2920	29	352-272-02	1.76	5.2		1.1		E(1) RS MH	OS Military Ownership
2921	29	352-272-03	0.32	5.2		1.1		E(1) RS MH	OS Military Ownership
2922	29	352-272-04	0.32	5.2		1.1		E(1) RS MH	OS Military Ownership
2923	29	352-272-06	0.65	5.5		1.1		E(1) RS MH	OS Military Ownership
2924	29	352-272-07	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2925	29	352-272-08	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2926	29	352-272-09	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2927	29	352-272-10	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2928	29	352-272-11	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2929	29	352-272-12	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2930	29, 34	352-272-13	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2931	34	352-272-14	0.32	5.5		1.1		E(1) RS MH	OS Military Ownership
2932	34	352-272-15	0.61	5.5		1.1		E(1) RS MH	OS Military Ownership
2933	34	352-272-16	0.61	5.5		1.1		E(1) RS MH	OS Military Ownership
2934	34	352-272-17	0.61	5.5		1.1		E(1) RS MH	OS Military Ownership

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				Existing	General Plan	Proposed	General Plan		
2935	29, 34	352-272-19	29.91	5.5/5.2	1.1	MP			
2936	29	352-272-20	2.52	5.2	1.1	E(1) RS MH			
2937	22	352-280-01	2.53	5.6	n/a	A-1 MH			n/a
2938	22	352-280-02	2.53	5.6	n/a	A-1 MH			n/a
2939	22	352-280-03	2.51	5.6	n/a	A-1 MH			n/a
2940	22	352-280-04	2.51	5.6	n/a	A-1 MH			n/a
2941	22	352-280-05	5.08	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2942	22	352-280-06	5.13	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2943	22	352-280-08	5.08	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2944	22	352-280-09	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2945	22	352-280-10	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2946	22	352-280-11	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2947	22	352-280-12	5.08	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2948	22	352-280-13	5.11	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2949	22	352-280-14	5.07	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2950	22	352-280-15	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2951	22	352-280-17	5.05	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2952	22	352-280-18	5.05	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2953	22	352-280-19	2.54	5.6	n/a	A-1 MH			n/a
2954	22	352-280-20	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
2955	22	352-280-26	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2956	22	352-280-27	5.10	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS		
2957	22	352-280-32	4.88	5.6	n/a	A-1 MH			n/a
2958	22	352-280-33	4.90	5.6	n/a	A-1 MH			n/a
2959	22	352-280-34	4.90	5.6	n/a	A-1 MH			n/a
2960	22	352-280-35	4.93	5.6	n/a	A-1 MH			n/a
2961	22	352-280-36	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
2962	22	352-280-37	2.59	5.6	n/a	A-1 MH			n/a
2963	22	352-280-38	2.53	5.6	n/a	A-1 MH			n/a
2964	22	352-280-39	2.52	5.6	n/a	A-1 MH			n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
2965	22	352-280-40	2.55	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2966	22	352-280-41	2.53	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2967	22	352-280-42	2.54	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2968	22	352-280-43	2.53	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
2969	22	352-280-44	2.53	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2970	22	352-280-45	2.53	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2971	22	352-280-46	2.53	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2972	22	352-280-47	2.52	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2973	22	352-280-48	2.37	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2974	22	352-280-49	2.37	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2975	22	352-280-50	2.53	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2976	22	352-280-51	2.56	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2977	22	352-280-52	2.55	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2978	22	352-280-53	2.54	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2979	22	352-280-54	2.38	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2980	22	352-280-55	2.37	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2981	22	352-280-56	2.52	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2982	22	352-280-57	2.52	5.6	n/a	A-1 MH	n/a	A-1 MH	n/a
2983	22	352-291-01	4.38	5.6	n/a	A-1 MH	n/a	A-1 MH	E (2 1/2) MH RS
2984	22, 23	352-291-02	2.25	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2985	23	352-291-03	2.33	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2986	22	352-291-04	2.35	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2987	22	352-291-05	2.31	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2988	22, 23	352-291-06	2.37	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2989	23	352-291-07	2.33	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2990	22, 23	352-291-08	5.07	5.6/2.5	5.7/2.5 n/a	A-1 MH	E (5 1/2) MH RS	A-1 MH	E (5 1/2) MH RS
2991	22	352-291-09	5.00	5.6	5.7 n/a	A-1 MH	E (5 2 1/2) MH RS	A-1 MH	E (5 2 1/2) MH RS
2992	22	352-291-10	5.10	5.6/2.5	5.7/2.5 n/a	A-1 MH	E (5 2 1/2) MH RS	A-1 MH	E (5 2 1/2) MH RS
2993	22, 23	352-291-11	5.17	5.6/2.5	5.6/2.5 n/a	A-1 MH	E (5 2 1/2) MH RS	A-1 MH	E (5 2 1/2) MH RS
2994	22	352-291-12	2.38	5.6	5.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2995	22	352-291-13	2.30	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (4) MH n/a	A-1 MH	E (4) MH n/a
2996	22, 23	352-291-14	4.75	5.6/2.5	n/a	A-1 MH	n/a	A-1 MH	n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
2997	22, 23	352-291-15	4.91	5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS
2998	22	352-291-16	4.88	5.6/2.5	n/a	A-1 MH	n/a
2999	22	352-291-17	2.44	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3000	22	352-291-18	2.44	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (1) MH n/a
3001	22, 27	352-291-19	2.39	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (1) MH n/a
3002	22, 27	352-291-20	2.41	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3003	22, 23	352-291-21	2.52	5.6/2.5	n/a	A-1 MH	n/a
3004	23	352-291-22	2.45	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3005	23, 28	352-291-23	2.37	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3006	22, 27	352-291-24	1.20	5.6/2.5	5.5/2.5	A-1 MH	E (1) MH RS
3007	22, 23, 27, 28	352-291-25	1.26	5.6/2.5	5.5/2.5 n/a	A-1 MH	E (1) MH n/a
3008	23	352-291-26	10.56	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
3009	23	352-291-27	10.36	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
3010	23, 28	352-291-28	23.99	5.6	5.8 5.7	A-1 MH	E (205) MH RS
3011	23, 28	352-291-29	2.52	5.6	n/a	A-1 MH	n/a
3012	27	352-292-01	4.92	5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS
3013	27	352-292-02	4.93	5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS
3014	27	352-292-03	4.93	5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS
3015	27	352-292-04	4.99	5.6/2.5	n/a	A-1 MH	n/a
3016	27	352-292-05	4.94	5.6/2.5	n/a	A-1 MH	E (2 1/2) MH RS
3017	27	352-292-06	4.90	5.6/2.5	n/a	A-1 MH	n/a
3018	27	352-292-07	5.08	5.6/2.5	5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS
3019	27	352-292-08	5.00	5.6/2.5	5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS
3020	27, 28	352-292-09	2.52	5.6	n/a	A-1 MH	n/a
3021	28	352-292-10	2.59	5.6	n/a	A-1 MH	n/a
3022	28	352-292-11	2.61	5.6	n/a	A-1 MH	n/a
3023	27, 28	352-292-12	2.52	5.6	n/a	A-1 MH	n/a
3024	27, 28	352-292-13	10.03	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
3025	27, 28	352-292-14	10.00	5.6/2.5	5.75/2.5 n/a	A-1 MH	E (102 1/2) MH RS
3026	27, 28	352-292-15	9.95	5.6/2.5	5.7/2.5 n/a	A-1 MH	E (52 1/2) MH RS
3027	28	352-292-16	10.05	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
3028	28	352-292-17	9.14	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3029	28	352-292-18	9.63	5.6	5.7 n/a	A-1 MH	E ( <u>52 1/2</u> ) MH RS
3030	28	352-292-19	10.07	5.6	5.75 n/a	A-1 MH	E ( <u>102 1/2</u> ) MH RS
3031	28	352-292-20	40.17	5.7	5.8 5.75	A-1 MH	E ( <u>4010</u> ) MH RS
3032	28	352-292-21	17.16	5.7	5.75 n/a	A-1 MH	E ( <u>105</u> ) MH RS
3033	33	352-300-06	5.05	5.4	5.6	A-1 MH	n/a
3034	33	352-300-07	5.05	5.4	5.7 5.6	A-1 MH	E ( <u>52 1/2</u> ) MH RS
3035	33	352-300-08	5.05	5.4	5.7 5.6	A-1 MH	E ( <u>52 1/2</u> ) MH RS
3036	33	352-300-10	5.04	5.6/2.5	n/a	E (2 1/2) RS MH	A-1 RS MH/FPS n/a
3037	33	352-300-11	5.04	5.6/2.5	n/a	E (2 1/2) RS MH	A-1 RS MH/FPS n/a
3038	33	352-300-13	5.03	5.6/2.1	n/a	E (2 1/2) RS MH	A-1 RS MH/FPS n/a
3039	33	352-300-18	10.18	5.6/2.1/2.5	5.75/2.1/2.5 n/a	A-1 MH	E ( <u>102 1/2</u> ) MH RS
3040	33	352-300-19	10.11	5.6/2.1/2.5	5.75/2.1/2.5 n/a	A-1 MH FPS	E ( <u>10</u> ) MH RS/FPS n/a
3041	33	352-300-20	10.12	5.6/2.1/2.5	5.75/2.1/2.5 n/a	A-1 MH	E ( <u>10</u> ) MH RS n/a
3042	33	352-300-30	2.52	5.6/2.5/2.1	n/a	E (2 1/2) RS MH	A-1 RS MH/FPS n/a
3043	33	352-300-31	2.52	5.6/2.5	n/a	E (2 1/2) RS MH	A-1 RS MH/FPS n/a
3044	33	352-300-36	2.53	5.6/2.1	n/a	A-1 MH	n/a
3045	33	352-300-37	2.46	5.6/2.1	5.5/2.1 n/a	A-1 MH	E ( <u>1</u> ) MH n/a
3046	28	352-310-11	8.84	5.6	5.7 n/a	A-1 MH FPS	E ( <u>52 1/2</u> ) MH RS FPS
3047	33	352-320-41	2.51	5.6	n/a	E (2 1/2) RS MH	n/a
3048	33	352-330-02	9.91	5.6	5.7 n/a	A-1	E ( <u>52 1/2</u> ) RS
3049	33	352-330-03	10.15	5.6	5.75 n/a	A-1	E ( <u>102 1/2</u> ) RS
3050	33	352-330-04	10.20	5.6	5.75 n/a	A-1	E ( <u>102 1/2</u> ) RS
3051	33	352-330-05	10.15	5.6	5.75 n/a	A-1	E ( <u>102 1/2</u> ) RS
3052	33	352-330-06	9.89	5.6	5.7 n/a	A-1	E ( <u>52 1/2</u> ) RS
3053	33	352-330-07	10.13	5.6	5.75 n/a	A-1	E ( <u>102 1/2</u> ) RS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	Proposed General Plan	Proposed General Plan		
3054	33	352-330-08	10.12	5.6	5.75 n/a	A-1	E (102 1/2) RS		
3055	33	352-330-09	10.19	5.6	5.75 n/a	A-1	E (102 1/2) RS		
3056	33	352-330-10	20.38	5.7	5.8 n/a	A-1	E (205) RS		
3057	33	352-330-11	10.07	5.7	5.75 5.6	A-1 MH	E (102 1/2) MH RS		
3058	33	352-330-16	2.49	5.6	5.5 n/a	A-1	E (1) n/a		
3059	33	352-330-17	2.55	5.6	n/a	A-1	n/a		
3060	33	352-330-18	2.55	5.6	n/a	A-1	n/a		
3061	33	352-330-19	2.49	5.6	5.5 n/a	A-1	E (1) n/a		
3062	33	352-330-20	2.40	5.6	5.5 n/a	A-1	E (1) n/a		
3063	33	352-330-21	2.46	5.6	5.5 n/a	A-1	E (1) n/a		
3064	33	352-330-22	2.59	5.6	n/a	A-1	n/a		
3065	33	352-330-23	2.57	5.6	n/a	A-1	n/a		
3066	33	352-330-24	4.69	5.6/2.5	n/a	A-1	n/a		
3067	33	352-330-25	5.12	5.7/2.5	#/a 5.6/2.5	A-1	E (52 1/2) RS		
3068	33	352-330-26	4.88	5.6/2.5	n/a	A-1	n/a		
3069	33	352-330-27	4.72	5.6/2.5	n/a	A-1	n/a		
3070	17	352-360-01	12.87	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3070	17	352-360-01	0.70	5.6	7.1 5.45	A-1 MH	M-1 PD E (1/2) RS		
3072	17	352-360-02	4.78	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3073	17	352-360-03	2.28	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3074	17	352-360-04	2.57	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3075	17	352-360-05	10.20	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3076	17	352-360-07	20.82	5.6	5.8 5.7	A-1 MH	E (205) MH RS		
3077	17	352-360-08	19.44	5.6	5.75 5.7	A-1 MH	E (105) MH RS		
3078	17	352-360-11	10.64	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3079	17	352-360-14	14.39	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3080	17	352-360-15	6.32	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3081	17	352-360-16	11.40	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3082	17	352-360-18	10.24	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3083	17	352-360-19	10.45	5.6	7.1 n/a	A-1 MH	M-1 PD n/a		
3084	17	352-360-21	2.88	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3085	17	352-360-22	2.94	5.6	n/a	A-1 MH	n/a		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3086	17	352-360-23	3.08	5.6	n/a	A-1 MH	n/a
3087	17	352-360-24	3.39	5.6	n/a	A-1 MH	n/a
3088	17	352-360-25	3.40	5.6	n/a	A-1 MH	n/a
3089	17	352-360-26	2.47	5.6	<u>5.5 n/a</u>	A-1 MH	E(1) MH n/a
3090	17	352-360-27	2.53	5.6	n/a	A-1 MH	n/a
3091	17	352-360-28	2.62	5.6	n/a	A-1 MH	n/a
3092	17	352-360-29	2.69	5.6	n/a	A-1 MH	n/a
3093	17	352-360-30	2.77	5.6	n/a	A-1 MH	n/a
3094	17	352-360-31	2.78	5.6	n/a	A-1 MH	n/a
3095	17	352-360-32	2.64	5.6	n/a	A-1 MH	n/a
3096	17	352-360-33	2.64	5.6	n/a	A-1 MH	n/a
3097	17	352-360-34	2.62	5.6	n/a	A-1 MH	n/a
3098	17	352-360-35	2.63	5.6	n/a	A-1 MH	n/a
3099	17	352-360-36	2.55	5.6	n/a	A-1 MH	n/a
3100	17	352-360-37	2.58	5.6	n/a	A-1 MH	n/a
3101	17	352-360-38	2.58	5.6	n/a	A-1 MH	n/a
3102	17	352-360-39	2.54	5.6	n/a	A-1 MH	n/a
3103	17	352-360-40	2.52	5.6	n/a	A-1 MH	n/a
3104	17	352-360-41	2.58	5.6	<u>7.1 n/a</u>	A-1 MH	M-1 PD n/a
3105	17	352-360-42	2.36	5.6	<u>7.1 n/a</u>	A-1 MH	M-1 PD n/a
3106	17	352-360-43	2.44	5.6	<u>7.1 n/a</u>	A-1 MH	M-1 PD n/a
3107	17	352-360-44	4.82	5.6	<u>7.1 n/a</u>	A-1 MH	M-1 PD n/a
3108	17	352-360-45	4.96	5.6	<u>7.1 n/a</u>	A-1 MH	M-1 PD n/a
3109	17	352-360-46	10.08	5.6	<u>5.75 n/a</u>	A-1 MH	E(102 1/2) MHS
3110	17	352-360-47	10.28	5.6	<u>7.1 n/a</u>	A-1 MH	M-1 PD n/a
3111	17	352-360-48	10.55	5.6	<u>5.75 n/a</u>	A-1 MH	E(102 1/2) MHS
3112	22	352-371-01	2.52	5.6	n/a	A-1 MH	n/a
3113	22	352-371-02	2.54	5.6	n/a	A-1 MH	n/a
3114	22	352-371-03	2.55	5.6	n/a	A-1 MH	n/a
3115	22	352-371-04	2.55	5.6	n/a	A-1 MH	n/a
3116	22	352-371-05	2.55	5.6	n/a	A-1 MH	E (2 1/2) MHS
3117	22	352-371-06	2.54	5.6	n/a	A-1 MH	E (2 1/2) MHS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3118	22	352-371-07	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3119	22	352-371-08	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3120	22	352-371-10	2.51	5.6	n/a	A-1 MH	n/a
3121	22	352-371-11	2.53	5.6	n/a	A-1 MH	n/a
3122	22	352-371-12	2.54	5.6	n/a	A-1 MH	n/a
3123	22	352-371-13	2.54	5.6	n/a	A-1 MH	n/a
3124	22	352-371-14	2.51	5.6	n/a	A-1 MH	n/a
3125	22	352-371-15	2.52	5.6	n/a	A-1 MH	n/a
3126	22	352-371-16	2.53	5.6	n/a	A-1 MH	n/a
3127	22	352-371-17	2.53	5.6	n/a	A-1 MH	n/a
3128	22	352-371-18	2.50	5.6	n/a	A-1 MH	n/a
3129	22	352-371-19	2.52	5.6	n/a	A-1 MH	n/a
3130	22	352-371-20	2.52	5.6	n/a	A-1 MH	n/a
3131	22	352-371-21	2.53	5.6	n/a	A-1 MH	n/a
3132	22	352-371-22	10.14	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
3133	22	352-371-23	10.15	5.6	5.75 n/a	A-1 MH	E (102 1/2) MH RS
3134	22	352-371-24	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3135	22	352-371-25	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3136	22	352-371-26	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3137	22	352-371-27	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3138	22	352-372-01	2.62	5.6	n/a	A-1 MH	n/a
3139	22	352-372-02	2.47	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3140	22	352-372-03	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3141	22	352-372-04	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3142	22	352-372-05	2.46	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3143	22	352-372-06	2.50	5.6	n/a	A-1 MH	n/a
3144	22	352-372-07	2.53	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3145	22	352-372-08	2.50	5.6	n/a	A-1 MH	n/a
3146	22	352-372-09	2.54	5.6	n/a	A-1 MH	n/a
3147	22	352-372-10	2.61	5.6	n/a	A-1 MH	n/a
3148	22	352-372-11	2.52	5.6	n/a	A-1 MH	n/a
3149	22	352-372-12	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3150	22	352-372-13	2.47	5.6	5.5 n/a	A-1 MH	E(4) MH n/a
3151	22	352-372-14	2.46	5.6	5.5 n/a	A-1 MH	E(4) MH n/a
3152	22	352-372-15	2.49	5.6	5.5 n/a	A-1 MH	E(4) MH n/a
3153	22	352-372-16	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3154	22	352-372-17	10.04	5.6	5.75 n/a	A-1 MH	E (402 1/2) MH RS
3155	22	352-372-18	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3156	22	352-372-19	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3157	22	352-372-20	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3158	22	352-372-21	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3159	22	352-372-22	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3160	22	352-372-23	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3161	22	352-372-24	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3162	22	352-372-25	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3163	22	352-372-26	2.49	5.6	5.5 n/a	A-1 MH	E(4) MH n/a
3164	22	352-372-27	2.53	5.6	n/a	A-1 MH	n/a
3165	22	352-372-28	2.49	5.6	5.5 n/a	A-1 MH	E(4) MH n/a
3166	22	352-372-29	2.53	5.6	n/a	A-1 MH	n/a
3167	22	352-380-01	19.75	5.6	5.75 5.7	A-1 MH H	E (105) MH RS H
3168	22	352-380-02	14.95	5.6	5.75 5.7	A-1 MH H	E (405) MH RS H
3169	22	352-380-03	15.55	5.6	5.75 5.7	A-1 MH H	E (405) MH RS H
3170	22	352-380-05	5.02	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H
3171	22	352-380-06	5.07	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H
3172	22	352-380-07	8.38	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H
3173	22	352-380-09	3.78	5.6	n/a	A-1 MH H	n/a
3174	22	352-380-10	3.91	5.6	n/a	A-1 MH H	n/a
3175	22	352-380-11	4.01	5.6	n/a	A-1 MH H	n/a
3176	22, 27	352-380-12	4.04	5.6	n/a	A-1 MH H	n/a
3177	22, 27	352-380-15	2.55	5.6	n/a	A-1 MH H	n/a
3178	22, 27	352-380-16	2.58	5.6	n/a	A-1 MH H	n/a
3179	22	352-380-17	4.33	5.6	n/a	A-1 MH H	n/a
3180	22	352-380-21	2.55	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H
3181	22	352-380-22	2.59	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan	Existing Zoning	Proposed Zoning
				General Plan	Proposed General Plan			
3182	22	352-380-23	5.02	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H	
3183	22, 27	352-380-24	9.48	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H	
3184	22	352-380-25	6.60	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H	
3185	22	352-380-26	6.99	5.6	5.7 n/a	A-1 MH H	E (52 1/2) MH RS H	
3186	22	352-380-28	2.50	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H	
3187	22	352-380-29	2.79	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H	
3188	22	352-380-30	2.70	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H	
3189	22	352-380-31	2.74	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H	
3190	22	352-380-32	2.59	5.6	n/a	A-1 MH H FPS	n/a	
3191	22	352-380-33	2.57	5.6	n/a	A-1 MH H FPS	n/a	
3192	22	352-380-34	2.65	5.6	n/a	A-1 MH H	n/a	
3193	22	352-380-35	2.67	5.6	n/a	A-1 MH H	E (2 1/2) MH RS H	
3194	22	352-390-01	37.39	8.4	5.8 5.75	A-1 MH	E (2010) MH RS	
3195	22	352-390-03	2.31	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3196	22	352-390-04	2.24	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3197	22	352-390-05	2.41	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3198	22	352-390-06	2.40	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3199	22	352-390-08	20.06	5.6	5.8 5.7	A-1 MH	E (205) MH RS	
3200	22, 27	352-390-09	9.83	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
3201	22, 27	352-390-10	9.71	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS	
3202	22, 26	352-390-11	1.95	5.6	5.5	A-1 MH H	E (1) MH RS H	
3202	22, 27	352-390-11	28.14	8.4	5.8	A-1 MH H	E (10) MH RS H	
3204	22	352-390-12	2.41	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3205	22	352-390-13	2.36	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3206	22	352-390-14	2.40	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3207	22	352-390-15	2.40	5.6	5.5 n/a	A-1 MH	E (1) MH n/a	
3208	22	352-390-16	2.60	5.6	n/a	A-1 MH	n/a	
3209	22	352-390-17	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
3210	22	352-390-18	2.65	5.6	n/a	A-1 MH	E (2 1/2) MH RS	
3211	22	352-390-19	2.65	5.6	n/a	A-1 MH	n/a	
3212	22	352-390-20	10.69	5.6	5.75 n/a	A-1 MH	E (10) MH RS n/a	
3213	27	352-400-02	19.45	5.6	5.75 5.7	A-1 MH H	E (405) MH RS H	

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	n/a	General Plan	n/a		
3214	27	352-400-03	15.90	5.7	<u>5.75 n/a</u>	A-1 MH H	E ( <u>405</u> ) MH RS H		
3215	27	352-400-04	40.46	3.3	3.3	A-1 MH H	M-1 PD H		
3216	27	352-400-05	42.66	3.3	3.3	A-1 MH H	M-1 PD H		
3217	22, 27	352-400-09	43.29	5.7	<u>5.8 5.75 6.1</u>	A-1 MH H	E ( <u>4010</u> ) MH RS H M- <u>1PDH</u>		
3218	27	352-410-02	4.01	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3219	27	352-410-03	3.03	5.6	n/a	A-1 MH	n/a		
3220	27	352-410-04	3.07	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3221	27	352-410-05	2.48	5.6	<u>5.5 n/a</u>	A-1 MH	E ( <u>4444</u> ) MH n/a		
3222	27	352-410-06	2.55	5.6	n/a	A-1 MH	n/a		
3223	27	352-410-07	2.48	5.6	<u>5.5 n/a</u>	A-1 MH	E ( <u>4444</u> ) MH n/a		
3224	27	352-410-08	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3225	27	352-410-09	10.33	5.6	<u>5.75 n/a</u>	A-1 MH	E ( <u>402 1/2</u> ) MH RS		
3226	27	352-410-10	10.16	5.6	<u>5.75 n/a</u>	A-1 MH	E ( <u>402 1/2</u> ) MH RS		
3227	27	352-410-11	2.89	7.2	5.6	A-1 MH	n/a		
3228	27	352-410-12	9.63	7.2	5.6	A-1 MH	E ( <u>52 1/2</u> ) MH RS		
3229	27	352-410-15	6.51	5.6	<u>5.7 n/a</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS		
3230	27	352-410-16	6.39	5.6	<u>5.7 n/a</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS		
3231	27	352-410-17	6.46	5.6/2.5	<u>5.7/2.5 n/a</u>	A-1 MH	E ( <u>52 1/2</u> ) MH RS		
3232	27	352-410-19	17.88	3.3	3.3	A-1 MH H	M-1 PD H		
3233	27	352-410-25	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3234	27	352-410-26	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3235	27	352-410-27	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3236	27	352-410-28	2.55	5.6	n/a	A-1 MH	n/a		
3237	27	352-410-29	3.16	5.6	n/a	A-1 MH	n/a		
3238	27	352-410-30	4.37	5.6	n/a	A-1 MH	n/a		
3239	27	352-410-31	1.95	5.6	<u>5.5 n/a</u>	A-1 MH H	E ( <u>4444</u> ) MH n/a		
3240	27	352-410-32	2.04	5.6	<u>5.5 n/a</u>	A-1 MH H	E ( <u>4444</u> ) MH n/a		
3241	27	352-410-33	2.14	6.3	<u>5.5 5.6</u>	A-1 MH H	E ( <u>4444</u> ) MH n/a		
3242	27	352-410-34	2.38	6.3	<u>5.5 5.6</u>	A-1 MH H	E ( <u>4444</u> ) MH n/a		
3243	33, 34	352-420-02	5.05	5.6	1.1	E(2 1/2) RS	OS Military Ownership		

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3244	33, 34	352-420-03	5.05	5.6/2.5	1.1/2.5	E(2 1/2) RS	OS Military Ownership
3245	33, 34	352-420-04	5.05	5.6/2.5	1.1/2.5	E(2 1/2) RS	OS Military Ownership
3246	33, 34	352-420-05	5.05	5.6/2.5	1.1/2.5	E(2 1/2) RS FPS	OS+FPS Military Ownership
3247	34	352-420-06	20.21	5.6/2.5	1.1/2.5	E(2 1/2) RS FPS	OS+FPS Military Ownership
3248	34	352-420-10	5.06	5.6	1.1	E(2 1/2) RS FPS	OS+FPS Military Ownership
3249	34	352-420-11	2.51	5.6	1.1	E(2 1/2) RS	OS Military Ownership
3250	34	352-420-12	2.50	5.6	1.1	E(2 1/2) RS	OS Military Ownership
3251	34	352-420-13	10.10	5.6	1.1	E(2 1/2) RS	OS Military Ownership
3252	34	352-420-14	10.09	5.6/2.5	1.1/2.5	E(2 1/2) RS FPS	OS+FPS Military Ownership
3253	22	352-440-06	10.26	5.6	A-1 MH	E (402 1/2) MH RS	
3254	22	352-440-07	5.04	5.6	A-1 MH	E (52 1/2) MH RS	
3255	22	352-440-08	5.09	5.6	A-1 MH	E (52 1/2) MH RS	
3256	17, 22	352-440-09	2.28	5.6	A-1 MH	E (41) MH n/a	
3257	22	352-440-10	2.55	5.6	A-1 MH	E (2 1/2) MH RS	
3258	22	352-440-11	2.49	5.6	A-1 MH	E (41) MH n/a	
3259	22	352-440-12	16.21	5.6	A-1 MH	E (405) MH RS	
3260	22	352-440-13	35.19	5.6	A-1 MH	OS	
3261	22	352-440-18	5.23	5.6	A-1 MH	E (52 1/2) MH RS	
3262	22	352-440-19	5.23	5.6	A-1 MH	E (52 1/2) MH RS	
3263	22	352-440-20	2.59	5.6	n/a	E (2 1/2) MH RS	
3264	22	352-440-21	2.65	5.6	n/a	E (2 1/2) MH RS	
3265	22	352-440-22	7.80	5.6	5.7 n/a	E (52 1/2) MH RS	
3266	22	352-440-23	2.49	5.6	5.5 n/a	E (41) MH n/a	

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3267	22	352-440-24	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3268	22	352-440-25	7.80	5.6	5.7 n/a	A-1 MH	E (52 1/2) MH RS
3269	22	352-440-26	2.63	5.6	n/a	A-1 MH	n/a
3270	22	352-440-27	2.58	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3271	22	352-440-28	2.65	5.6	n/a	A-1 MH	n/a
3272	22	352-440-29	2.65	5.6	n/a	A-1 MH	n/a
3273	22	352-440-30	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3274	22	352-440-31	2.60	5.6	n/a	A-1 MH	n/a
3275	22	352-440-32	2.57	5.6	n/a	A-1 MH	n/a
3276	22	352-440-33	2.64	5.6	n/a	A-1 MH	n/a
3277	22	352-440-34	2.58	5.6	n/a	A-1 MH	n/a
3278	22	352-440-35	2.50	5.6	n/a	A-1 MH	n/a
3279	17, 22	352-440-36	2.56	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3280	17, 22	352-440-37	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3281	22	352-440-38	2.47	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3282	22	352-440-39	2.47	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3283	17, 22	352-440-41	2.51	5.6	n/a	A-1 MH	n/a
3284	17, 22	352-440-42	2.59	5.6	n/a	A-1 MH	n/a
3285	22	352-440-43	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3286	22	352-440-44	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3287	17, 22	352-440-45	2.60	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3288	17, 22	352-440-46	2.52	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3289	22	352-440-47	2.55	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3290	22	352-440-48	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3291	22	352-440-49	2.65	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3292	22	352-440-50	2.55	5.6	n/a	A-1 MH	n/a
3293	22	352-440-51	2.58	5.6	n/a	A-1 MH	n/a
3294	22	352-440-52	2.55	5.6	n/a	A-1 MH	n/a
3295	22	352-440-53	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS
3296	22	352-440-54	2.47	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3297	22	352-440-55	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a
3298	22	352-440-56	2.46	5.6	5.5 n/a	A-1 MH	E (1) MH n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
3299	22	352-440-57	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3300	22	352-440-58	2.49	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
3301	22	352-440-59	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3302	22	352-440-60	2.48	5.6	5.5 n/a	A-1 MH	E (1) MH n/a		
3303	22	352-440-61	2.54	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3304	22	352-440-62	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3305	22	352-440-63	2.51	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3306	22	352-440-64	2.50	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3307	17, 22	352-440-65	2.61	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3308	17, 22	352-440-66	2.63	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3309	22	352-440-67	2.57	5.6	n/a	A-1 MH	E (2 1/2) MH RS		
3310	22	352-440-68	2.58	5.6	n/a	A-1 MH	n/a		
3311	27, 28	352-501-11	25.16	4.1/1.1/2.5	n/a	M-2	OS		
3312	28	352-502-01	4.47	5.7	5.6	A-1 MH	E (2 1/2) MH RS		
3313	28	352-502-02	4.69	5.7	5.6	A-1 MH	E (2 1/2) MH RS		
3314	28	352-502-03	2.29	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3315	28	352-502-04	2.11	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3316	28	352-502-05	1.91	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3317	28	352-502-06	2.17	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3318	28	352-502-07	2.21	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3319	28	352-502-08	1.98	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3320	28	352-502-09	1.99	5.7	5.5	A-1 MH	E (1) MH RS		
3321	28	352-502-10	2.35	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3322	28	352-502-11	2.39	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3323	28	352-502-12	2.11	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3324	28	352-502-13	1.98	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3325	28	352-502-14	1.98	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3326	28	352-502-15	2.34	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3327	28	352-502-16	2.34	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3328	28	352-502-17	4.68	5.7	5.6	A-1 MH	n/a		
3329	28	352-502-18	2.10	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		
3330	28	352-502-19	2.11	5.7	5.5 5.6	A-1 MH	E (1) MH n/a		

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
3331	28	352-502-20	10.11	5.7	<u>5.75</u>	<u>5.6</u>	A-1 MH	E ( <u>402</u> ) <u>1/2</u> MHS	OS	OS	n/a
3332	28	352-502-21	23.50	1.1	n/a	n/a	A-1 MH	A-1 MH	OS	OS	n/a
3333	28	352-502-22	24.53	1.1	n/a	n/a	A-1 MH	A-1 RS-MH n/a	A-1 RS-MH n/a	A-1 RS-MH n/a	n/a
3334	28	352-502-23	4.47	1.1	5.6	A-1 MH	E (1) RS MH	E (1) RS MH	A-1 RS-MH n/a	A-1 RS-MH n/a	n/a
3335	28	352-510-01	9.27	5.5	<u>5.6</u>	<u>n/a</u>	E (1) RS MH	E (1) RS MH	A-1 RS-MH n/a	A-1 RS-MH n/a	n/a
3336	28, 33	352-510-05	2.20	5.5	<u>5.6</u>	<u>n/a</u>	E (1) RS MH	E (1) RS MH	A-1 RS-MH n/a	A-1 RS-MH n/a	n/a
3337	28, 33	352-510-06	2.15	5.5	<u>5.6</u>	<u>n/a</u>	E (1) RS MH	E (1) RS MH	E (52.1/2) MHS H	E (52.1/2) MHS H	n/a
3338	22	352-530-01	7.57	5.6	<u>5.7</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (2 1/2) MHS H	E (2 1/2) MHS H	n/a
3339	22	352-530-02	2.29	5.6	<u>5.5</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (1) MHHH n/a	E (1) MHHH n/a	n/a
3340	22	352-530-03	2.45	5.6	<u>5.5</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (1) MHHH n/a	E (1) MHHH n/a	n/a
3341	22	352-530-04	2.50	5.6	n/a	n/a	A-1 MH H	A-1 MH H	E (2 1/2) MHS H	E (2 1/2) MHS H	n/a
3342	22	352-530-05	2.45	5.6	<u>5.5</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (1) MHHH n/a	E (1) MHHH n/a	n/a
3343	22, 23	352-530-06	5.35	5.6	<u>5.7</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (52.1/2) MHS H	E (52.1/2) MHS H	n/a
3344	22	352-530-07	4.68	5.6	n/a	n/a	A-1 MH H	A-1 MH H	E (1) MHHH n/a	E (1) MHHH n/a	n/a
3345	22, 23	352-530-08	16.88	5.6	<u>5.75</u>	<u>5.7</u>	A-1 MH H	A-1 MH H	E (105) MHS H	E (105) MHS H	n/a
3346	22, 23	352-530-09	18.76	5.6/2.5	<u>5.75</u>	<u>2.5</u>	A-1 MH H	A-1 MH H	E (105) MHS H	E (105) MHS H	n/a
3347	22, 23	352-530-10	5.39	5.6/2.5	<u>5.72</u>	<u>5.5</u>	A-1 MH H	A-1 MH H	E (52.1/2) MHS H	E (52.1/2) MHS H	n/a
3348	22	352-530-12	5.26	5.6	<u>5.7</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (52.1/2) MHS H	E (52.1/2) MHS H	n/a
3349	22, 23	352-530-14	19.38	5.6/2.5	<u>5.75</u>	<u>2.5</u>	A-1 MH H	A-1 MH H	E (105) MHS H	E (105) MHS H	n/a
3350	22	352-530-15	2.37	5.6	<u>5.5</u>	<u>n/a</u>	A-1 MH H	A-1 MH H	E (1) MHHH n/a	E (1) MHHH n/a	n/a
3351	22	352-530-16	2.50	5.6	n/a	n/a	A-1 MH H	A-1 MH H	E (105) MHS H	E (105) MHS H	n/a
3352	22, 23	352-530-17	2.51	5.6/2.5	n/a	n/a	A-1 MH H	A-1 MH H	E (105) MHS H	E (105) MHS H	n/a
3353	23	352-530-18	2.48	5.6/2.5	<u>5.5</u>	<u>2.5</u>	A-1 MH H	A-1 MH H	E (1) MHHH n/a	E (1) MHHH n/a	n/a
3602	29	454-030-01	9.85	7.2	n/a	n/a	E (2 1/2) RS	E (2 1/2) RS	M-2 PD	M-2 PD	n/a
3603	29	454-030-02	9.84	7.2	n/a	n/a	E (2 1/2) RS	E (2 1/2) RS	M-2 PD	M-2 PD	n/a
3604	29	454-030-03	9.84	7.2	n/a	n/a	E (2 1/2) RS	E (2 1/2) RS	M-2 PD	M-2 PD	n/a
3605	29	454-030-04	9.84	7.2	n/a	n/a	E (2 1/2) RS	E (2 1/2) RS	M-2 PD	M-2 PD	n/a
3354	29, 34	454-080-01	305.46	8.5/7.2/2.1/2.5	8.5/2.1/2.5	E(2 1/2) RS	OS	E (1) n/a	E (1) n/a	E (1) n/a	E (1) n/a
3355	34	455-021-10	2.52	5.6	<u>5.5</u>	<u>5.6</u>	A-1	A-1	E (205) RS	E (205) RS	n/a
3356	34	455-040-02	21.70	5.6	<u>5.8</u>	<u>5.7</u>	A-1	A-1	E (2 1/2) RS	E (2 1/2) RS	n/a
3357	34	455-040-03	4.86	5.6/2.1	n/a	n/a	A-1	A-1	E (2 1/2) RS	E (2 1/2) RS	n/a
3358	34	455-040-04	9.73	5.6/2.1	<u>5.7</u>	<u>2.1</u>	A-1	A-1	E (52.1/2) RS	E (52.1/2) RS	n/a

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning		Proposed Zoning	
				General Plan	General Plan	General Plan	General Plan	General Plan	General Plan	General Plan	General Plan
3359	34	455-040-05	5.04	5.6/2.1	n/a	A-1	A-1	n/a	n/a	n/a	n/a
3360	34	455-040-07	4.44	5.6/2.1	n/a	A-1	A-1	n/a	n/a	n/a	n/a
3361	34	455-040-08	4.44	5.6/2.1	n/a	A-1	A-1	E(2 1/2) RS	E(2 1/2) RS	E(2 1/2) RS	E(2 1/2) RS
3362	34	455-040-12	2.32	5.6/2.1	5.5/2.1 n/a	A-1	A-1	E(1) n/a	E(1) n/a	E(1) n/a	E(1) n/a
3363	34	455-040-13	2.30	5.6/2.1	5.5/2.1 n/a	A-1	A-1	E(1) n/a	E(1) n/a	E(1) n/a	E(1) n/a
3364	34	455-040-16	2.41	5.6	5.5 n/a	A-1	A-1	E(1) n/a	E(1) n/a	E(1) n/a	E(1) n/a
3365	34	455-040-17	4.87	5.6	n/a	A-1	A-1	n/a	n/a	n/a	n/a
3366	34	455-040-18	5.41	5.6/2.1	5.7/2.1 n/a	A-1	A-1	E(5) RS n/a	E(5) RS n/a	E(5) RS n/a	E(5) RS n/a
3367	34	455-040-19	5.40	5.6/2.1	5.7/2.1 n/a	A-1	A-1	E(5) RS n/a	E(5) RS n/a	E(5) RS n/a	E(5) RS n/a
3368	34, 38	508-030-04	78.97	5.6/2.5	8.5/2.5	E(20) RS	E(20) RS	OS	OS	OS	OS
3369	34	508-041-01	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3370	34	508-041-05	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3371	34	508-041-06	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3372	34	508-041-07	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3373	34	508-041-08	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3374	34	508-041-11	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3375	34	508-041-12	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3376	34	508-041-13	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3377	34	508-041-14	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3378	34	508-041-16	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3379	34	508-041-20	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3380	34, 38	508-041-22	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3381	34, 38	508-041-24	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3382	38	508-041-27	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3383	38	508-041-28	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3384	34	508-041-49	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3385	34	508-042-02	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3386	34	508-042-03	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3387	34	508-042-08	3.84	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3388	34	508-042-09	4.13	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3389	34	508-042-10	5.06	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS
3390	34	508-042-11	5.05	5.5	1.1	E(1) RS MH	E(1) RS MH	OS	OS	OS	OS

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ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
3391	34	508-042-12	5.05	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3392	34	508-042-13	5.05	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3393	34	508-042-14	5.05	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3394	34	508-042-15	5.06	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3395	34	508-042-16	4.13	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3396	34	508-042-17	4.13	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3397	34	508-042-19	5.05	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3398	34	508-042-22	5.06	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3399	34, 38	508-042-23	5.06	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3400	34, 38	508-042-24	4.14	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3401	38	508-042-25	4.14	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3402	38	508-042-35	4.14	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3403	34	508-042-48	1.52	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3404	38	508-051-01	5.01	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3405	38	508-051-02	5.01	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3406	38	508-051-14	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3407	38	508-051-16	5.01	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3408	38	508-051-24	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3409	38	508-051-25	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3410	38	508-051-26	5.01	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3411	38	508-051-28	2.50	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3412	38	508-051-29	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3413	38	508-051-30	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3414	38	508-051-33	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3415	38	508-051-34	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3416	38	508-051-38	3.65	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3417	38	508-051-42	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3418	38	508-051-43	5.00	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3419	38	508-052-01	4.02	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3420	38	508-052-02	4.93	5.5	5.5	5.5	5.5	E(1) RS MH	OS
3421	38	508-052-04	2.90	4.1/5.5	4.1/5.5	4.1/5.5	4.1/5.5	A-1 MH	n/a
3422	38	508-052-05	4.98	5.5	5.5	5.5	5.5	E(1) RS MH	OS

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ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3423	38	508-052-09	4.02	5.5	1.1	E(1) RS MH	OS
3424	38	508-052-10	4.02	5.5	1.1	E(1) RS MH	OS
3425	38	508-052-11	4.93	5.5	1.1	E(1) RS MH	OS
3426	38	508-052-13	4.98	5.5	1.1	E(1) RS MH	OS
3427	38	508-052-15	4.96	5.5	1.1	E(1) RS MH	OS
3428	38	508-052-16	4.93	5.5	1.1	E(1) RS MH	OS
3429	38	508-052-17	4.02	5.5	1.1	E(1) RS MH	OS
3430	38	508-052-18	4.03	5.5	1.1	E(1) RS MH	OS
3431	38	508-052-19	4.93	5.5	1.1	E(1) RS MH	OS
3432	38	508-052-22	4.98	5.5	1.1	E(1) RS MH	OS
3433	38	508-052-25	4.03	5.5	1.1	E(1) RS MH	OS
3434	38	508-052-26	4.03	4.1/5.5	4.1/5.6	A-1 MH n/a	
3435	38	508-052-27	4.93	5.5	1.1	E(1) RS MH	OS
3436	38	508-061-01	4.95	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3437	38	508-061-02	4.96	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3438	38	508-061-03	4.96	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3439	38	508-061-04	4.97	5.6	1.1	E(2 1/2) RS MH	OS
3440	38	508-061-05	3.29	5.6	1.1	E(2 1/2) RS MH	OS
3441	38	508-061-06	3.31	5.6	1.1	E(2 1/2) RS MH	OS
3442	38	508-061-07	3.32	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3443	38	508-061-08	3.25	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3444	38	508-061-09	5.00	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3445	38	508-061-10	4.99	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3446	38	508-061-11	4.99	5.6/5.4/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3447	38	508-061-13	2.49	5.4/2.5	1.1/2.5	E(2 1/2) RS MH	OS
3448	38	508-061-16	2.48	5.6/2.5	1.1/2.5	E(2 1/2) RS MH	OS
3449	38	508-061-17	4.96	5.6/2.5	1.1/2.5	E(2 1/2) RS MH	OS
3450	38	508-061-18	4.97	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3451	38	508-061-19	4.97	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3452	38	508-061-20	4.98	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3453	38	508-061-21	4.98	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS
3454	38	508-061-22	4.99	5.6/2.1	1.1/2.1	E(2 1/2) RS MH	OS

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3455	38	508-061-23	4.98	5.6/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3456	38	508-061-25	4.97	5.6/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3457	38	508-061-26	4.96	5.6/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3458	38	508-061-33	2.47	5.6/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3459	38	508-062-02	3.34	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3460	38	508-062-03	3.32	5.7		1.1	E(2 1/2) RS MH	OS	
3461	38	508-062-04	3.29	5.7		1.1	E(2 1/2) RS MH	OS	
3462	38	508-062-05	4.97	5.7		1.1	E(2 1/2) RS MH	OS	
3463	38	508-062-06	4.99	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3464	38	508-062-07	5.00	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3465	38	508-062-09	4.11	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3466	38	508-062-10	5.00	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3467	38	508-062-11	4.99	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3468	38	508-062-12	4.97	5.7		1.1	E(2 1/2) RS MH	OS	
3469	38	508-062-13	4.97	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3470	38	508-062-15	5.00	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3471	38	508-062-16	4.10	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3472	38	508-062-17	4.10	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3473	38	508-062-21	4.97	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3474	38	508-062-24	4.10	5.7		1.1	E(2 1/2) RS MH	OS	
3475	38	508-062-25	4.09	5.7		1.1	E(2 1/2) RS MH	OS	
3476	38	508-062-29	4.97	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3477	38	508-062-30	4.99	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3478	38	508-062-32	4.10	5.7		1.1	E(2 1/2) RS MH	OS	
3479	38	508-070-03	5.07	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3480	38	508-070-06	5.10	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3481	38	508-070-07	5.10	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3482	38	508-070-08	5.10	5.7/2.1		1.1/2.1	E(2 1/2) RS MH	OS	
3483	38	508-070-09	5.10	5.7/2.5		1.1/2.5	E(2 1/2) RS MH	OS	
3484	38	508-070-11	5.10	5.7		1.1	E(2 1/2) RS MH	OS	
3485	38	508-070-12	5.09	5.7		1.1	E(2 1/2) RS MH	OS	
3486	38	508-070-13	5.07	5.7		1.1	E(2 1/2) RS MH	OS	

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				General Plan	General Plan			
3487	38	508-070-14	5.07	5.7/2.5	1.1/2.5	E(2 1/2) RS MH	OS	
3488	38	508-070-16	5.07	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3489	38	508-070-17	5.07	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3490	38	508-070-18	5.07	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3491	38	508-070-20	5.05	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3492	38	508-070-21	5.05	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3493	38	508-070-22	5.05	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3494	38	508-070-23	5.05	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3495	38	508-070-24	5.05	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3496	38	508-070-25	5.05	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3497	38	508-070-27	4.08	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3498	38	508-070-28	4.08	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3499	38	508-070-29	4.09	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3500	38	508-070-30	4.09	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3501	38	508-070-31	4.09	5.7/2.1	1.1/2.1	E(2 1/2) RS MH	OS	
3502	38	508-070-33	4.09	5.7	1.1	E(2 1/2) RS MH	OS	
3503	43	511-010-01	278.61	1.1	n/a	E(10)	OS	
3504	43	511-010-02	271.27	1.1	n/a	E(5)	OS	
3505	43	511-010-04	561.03	1.1	n/a	E(20)	OS	
3506	43	511-010-07	79.90	1.1	n/a	E(20)	OS	
3507	43	511-010-08	9.99	1.1	n/a	E(10)	OS	
3508	43	511-010-09	19.99	1.1	n/a	E(10)	OS	
3509	43, 48	511-020-01	483.00	1.1	n/a	E(20)	OS	
3510	48	511-020-03	698.85	1.1	n/a	E(20)	OS	
3511	43, 48	511-020-05	435.43	1.1	n/a	E(20)	OS	
3512	43, 44, 48, 49	511-020-07	433.97	1.1	n/a	E(20)	OS	
3513	48, 49	511-020-08	481.05	1.1	n/a	E(20)	OS	
3514	48, 49	511-020-09	163.02	1.1	n/a	E(20)	OS	
3515	48	511-020-11	540.12	1.1	n/a	E(20)	OS	
3516	38	511-031-09	4.95	5.7/2.1	1.1/2.1	E(5)	OS	
3517	38	511-031-11	4.95	5.7	1.1	E(5)	OS	
3518	38	511-031-14	4.95	5.7/2.1	1.1/2.1	E(5)	OS	

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3519	38	511-031-15	4.95	5.7/2.1	1.1/2.1	E(5)	OS
3520	38	511-031-16	4.96	5.7/2.1	1.1/2.1	E(5)	OS
3521	38	511-031-17	4.96	5.7/2.1	1.1/2.1	E(5)	OS
3522	38, 43	511-031-21	4.96	5.7/2.1	1.1/2.1	E(5)	OS
3523	38, 43	511-031-22	4.96	5.7/2.1	1.1/2.1	E(5)	OS
3524	38, 43	511-031-23	4.96	5.7/2.1	1.1/2.1	E(5)	OS
3525	38, 43	511-031-24	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3526	43	511-031-25	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3527	43	511-031-26	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3528	43	511-031-27	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3529	43	511-031-28	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3530	43	511-031-29	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3531	43	511-031-30	4.97	5.7/2.1	1.1/2.1	E(5)	OS
3532	43	511-031-31	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3533	43	511-031-32	4.98	5.7	1.1	E(5)	OS
3534	43	511-031-33	4.98	5.7	1.1	E(5)	OS
3535	43	511-031-34	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3536	43	511-031-35	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3537	43	511-031-36	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3538	38	511-032-04	4.79	5.7	1.1	E(5)	OS
3539	38	511-032-05	4.80	5.7	1.1	E(5)	OS
3540	38	511-032-06	4.83	5.7	1.1	E(5)	OS
3541	38	511-032-09	4.89	5.7/2.1	1.1/2.1	E(5)	OS
3542	38	511-032-13	4.80	5.7	1.1	E(5)	OS
3543	38	511-032-14	4.81	5.7	1.1	E(5)	OS
3544	38	511-032-15	4.84	5.7	1.1	E(5)	OS
3545	43	511-032-30	4.83	5.7	1.1	E(5)	OS
3546	43	511-032-31	4.86	5.7	1.1	E(5)	OS
3547	43	511-041-01	5.00	5.7/2.1	1.1/2.1	E(5)	OS
3548	43	511-041-02	5.00	5.7/2.1	1.1/2.1	E(5)	OS
3549	43	511-041-03	5.00	5.7	1.1	E(5)	OS
3550	43	511-041-04	5.00	5.7	1.1	E(5)	OS

## Revised Master Data Table

Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan		Proposed General Plan		Existing Zoning	Proposed Zoning
				General Plan	General Plan	General Plan	General Plan		
3551	43	511-041-05	4.77	5.7	5.7	1.1	E(5)	OS	OS
3552	43	511-041-06	5.00	5.7	5.7	1.1	E(5)	OS	OS
3553	43	511-041-07	5.00	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3554	43	511-041-08	5.00	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3555	43	511-041-09	5.01	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3556	43	511-041-10	5.01	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3557	43	511-041-11	5.01	5.7	5.7	1.1	E(5)	OS	OS
3558	43	511-041-12	2.16	5.7	5.7	1.1	E(5)	OS	OS
3559	43	511-041-13	1.24	5.7	5.7	1.1	E(5)	OS	OS
3560	43	511-041-14	3.90	5.7	5.7	1.1	E(5)	OS	OS
3561	43	511-041-15	5.01	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3562	43	511-041-16	5.01	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3563	43	511-041-29	3.66	5.7/2.5	5.7/2.5	1.1/2.5	E(5)	OS	OS
3564	43	511-041-30	27.83	5.7/2.5	5.7/2.5	1.1/2.5	E(5)	OS	OS
3565	43	511-042-01	4.81	5.7	5.7	1.1	E(5)	OS	OS
3566	43	511-042-02	4.82	5.7	5.7	1.1	E(5)	OS	OS
3567	43	511-042-03	4.82	5.7	5.7	1.1	E(5)	OS	OS
3568	43	511-042-04	4.83	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3569	43	511-042-05	4.84	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3570	43	511-042-06	4.83	5.7	5.7	1.1	E(5)	OS	OS
3571	43	511-042-07	4.83	5.7	5.7	1.1	E(5)	OS	OS
3572	43	511-042-08	4.82	5.7	5.7	1.1	E(5)	OS	OS
3573	43	511-042-09	4.83	5.7	5.7	1.1	E(5)	OS	OS
3574	43	511-042-10	4.83	5.7	5.7	1.1	E(5)	OS	OS
3575	43	511-042-11	4.84	5.7	5.7	1.1	E(5)	OS	OS
3576	43	511-042-12	4.84	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3577	43	511-042-13	4.85	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS
3578	43	511-042-14	4.85	5.7	5.7	1.1	E(5)	OS	OS
3579	43	511-042-15	4.84	5.7	5.7	1.1	E(5)	OS	OS
3580	43	511-042-16	4.84	5.7	5.7	1.1	E(5)	OS	OS
3581	43	511-042-19	4.86	5.7	5.7	1.1	E(5)	OS	OS
3582	43	511-051-03	2.37	5.7/2.1	5.7/2.1	1.1/2.1	E(5)	OS	OS

## Revised Master Data Table

### Planning Commission and Staff Recommendations for Consideration by the Board of Supervisors

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
3583	43	511-051-09	4.95	5.7/2.1	1.1/2.1	E(5)	OS
3584	43	511-051-12	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3585	43	511-051-14	5.09	5.7/2.1	1.1/2.1	E(5)	OS
3586	43	511-051-15	4.80	5.7/2.1	1.1/2.1	E(5)	OS
3587	43	511-051-20	4.91	5.7	1.1	E(5)	OS
3588	43	511-051-23	5.05	5.7	1.1	E(5)	OS
3589	43	511-051-26	4.79	5.7/2.1	1.1/2.1	E(5)	OS
3590	43	511-052-01	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3591	43	511-052-02	2.44	5.7/2.1	1.1/2.1	E(5)	OS
3592	43	511-052-04	4.92	5.7/2.1	1.1/2.1	E(5)	OS
3593	43	511-052-05	4.98	5.7/2.1	1.1/2.1	E(5)	OS
3594	43	511-052-08	5.09	5.7/2.1	1.1/2.1	E(5)	OS
3595	43	511-052-11	4.91	5.7/2.1	1.1/2.1	E(5)	OS
3596	43	511-052-12	2.61	5.7/2.1	1.1/2.1	E(5)	OS
3597	43	511-052-27	5.11	5.7	1.1	E(5)	OS
3598	43	511-052-28	4.91	5.7	1.1	E(5)	OS
3599	43	511-052-32	4.73	5.7	1.1	E(5)	OS
3600	43	511-052-33	4.76	5.7	1.1	E(5)	OS
3601	43	511-052-34	4.84	5.7	1.1	E(5)	OS

# **ATTACHMENT “B”**



## **Proposed Kern County Zoning Ordinance 2015 (A) Amendments**

- 1) Section 19.08.015 is hereby added to read as follows:

### **19.08.015 SPECIAL TREATMENT AREAS WITHIN KERN COUNTY**

#### **A. INDIAN WELLS VALLEY LAND USE MANAGEMENT PLAN**

The Indian Wells Valley Land Use Management Plan area is defined as:

Sections 1-36 of Township 25 South, Ranges 38 and 39 East;  
Sections 2-11, 14-23, and 26-35 of Township 25 South, Range 40 East;  
Sections 1-36 of Township 26 South, Ranges 38 and 39 East;  
Sections 3-10, 13-24, and 26-35 of Township 26 South, Range 40 East;  
Sections 1-36 of Township 27 South, Ranges 38 and 39 East;  
Sections 2-11, 14-23, and 26-35 of Township 27 South, Range 40 East;  
Sections 1-36 of Township 28 South, Ranges 38 and 39 East;  
Sections 2-11, 14-23, and 26-35 of Township 27 South, Range 40 East

The Indian Wells Valley Land Use Management Plan area is subject to specific additional provisions of this Title, as noted in the following Chapters:

Chapter 19.08.015 (Interpretations and General Standards)  
Chapter 19.80.015 (Special Development Standards)  
Chapter 19.86 (Landscaping)

- 2) Section 19.54.050.A is hereby amended to read as follows:

### **19.54.050 MINIMUM LOT SIZE**

- A. The following minimum lot size designations may be applied to the E and NR Districts based on neighborhood character, compatibility with surrounding lot sizes in the area, and consistency with the County General Plan:

<u>1.</u>	<u>6,000</u>	<u>Six thousand (6,000) net square feet minimum lot area</u>
<u>21.</u>	<u>1/4 acre</u>	<u>One-quarter (1/4) acre or ten thousand eight hundred and ninety (10,890) net square feet minimum lot area</u>
<u>32.</u>	<u>1/2 acre</u>	<u>One-half (1/2) acre or twenty-one thousand seven hundred and eighty (21,780) net square feet minimum lot area</u>
<u>43.</u>	<u>1 acre</u>	<u>One (1) net acre minimum lot area</u>
<u>54.</u>	<u>2 1/2 acres</u>	<u>Two and one-half (2 1/2) gross acres minimum lot area or a quarter (1/4) of a quarter (1/4) of a quarter (1/4) of a quarter (1/4) section of land, containing not less than two (2) gross acres</u>

<u>65.</u>	5 acres	Five (5) gross acres minimum lot area or one-half (1/2) of a quarter (1/4) of a quarter (1/4) of a quarter (1/4) section of land, containing not less than four (4) acres
<u>76.</u>	10 acres	Ten (10) gross acres minimum lot area or a quarter (1/4) of a quarter (1/4) of a quarter (1/4) section of land, containing not less than eight (8) gross acres
<u>87.</u>	20 acres	Twenty (20) gross acres minimum lot area or a half (1/2) of a quarter (1/4) of a quarter (1/4) section of land, containing not less than sixteen (16) gross acres
<u>8.</u>	40 acres	<u>Forty (40) gross acres minimum lot area or a quarter (1/4) of a quarter (1/4) section of land, containing not less than thirty-two (32) acres</u>
<u>9.</u>	80 acres	<u>Eighty (80) gross acres minimum lot area or a half (1/2) of a quarter (1/4) section of land, containing not less than sixty-four (64) acres</u>

- 3) Section 19.80.015 is hereby added to read as follows:

#### **19.80.015 DEVELOPMENT STANDARDS — SINGLE-FAMILY DWELLING DISTRICTS**

- A. Single-family dwellings on individual lots located within an E, R-1, R-2, and R-3 District which have an area of one-half (1/2) acre or less and are also located within a Type "A" Improvement Area (see Appendix), necessary road dedications shall be provided as specified in Subsection 19.08.020.A of this chapter when a new single-family dwelling is constructed. In such instances, road improvements, including curb, gutter, and sidewalk, shall be installed as required by the Kern County Roads Department under an approved encroachment permit where fifty percent (50%) or more of similarly zoned lots on the same side of the street within a one (1) block radius or one thousand (1,000) feet, whichever is less, have been improved with Type "A" road improvements.
- B. All new single-family dwellings located within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title) after its adoption shall be subject to the following Landscaping Standards:
  1. Landscaping shall be provided in accordance with the requirements of Chapter 19.86 of this title.

- 4) Section 19.80.040 is hereby amended to read as follows:

#### **19.80.040 PLOT PLAN REVIEW AND APPROVAL — REQUIRED**

Except for one (1) single-family residential dwelling on a single lot, or as otherwise provided in this section, no permitted use shall be established, no permitted development shall occur, and no building permit or grading permit shall be issued for any permitted use or development subject to

this chapter until a plot plan review has been submitted to and approved by the Planning Director in accordance with the procedures set out in Sections 19.102.040 through 19.102.060 of this title. A plot plan review shall not be required for building additions which do not exceed a fifty percent (50%) increase of the gross square footage of building area located on the affected parcel unless the expansion will result in the creation of additional dwelling units. Additionally, a plot plan review shall not be required for changing one permitted use to another permitted use where no building permits are required.

- 5) Section 19.80.060 is hereby amended to read as follows:

#### **19.80.060 ROAD DEDICATION AND IMPROVEMENTS — SINGLE-FAMILY DWELLINGS**

~~On individual lots located within an E, R-1, R-2, and R-3 District which have an area of one-half (1/2) acre or less and are also located within a Type "A" Improvement Area (see Appendix), necessary road dedications shall be provided as specified in Subsection 19.08.020.A of this chapter when a new single family dwelling is constructed. In such instances, road improvements, including curb, gutter, and sidewalk, shall be installed as required by the Kern County Roads Department under an approved encroachment permit where fifty percent (50%) or more of similarly zoned lots on the same side of the street within a one (1) block radius or one thousand (1,000) feet, whichever is less, have been improved with Type "A" road improvements.~~

#### **19.80.060 SOIL STABILIZATION — MAINTENANCE OF DISTURBED LANDS**

~~Within the Eastern Kern Desert Region, as defined by the Kern County General Plan, all development which results in surface disturbance as a result of any use, or extension of the use of land as regulated by this title, shall continually employ best management practices to minimize soil erosion by onsite activities, rainfall, flowing water or wind so as not to result in a nuisance or contribute thereto.~~

- 6) Section 19.86.025 is hereby added to read as follows:

#### **19.86.025 LANDSCAPING STANDARDS — SINGLE-FAMILY DWELLINGS**

- A. Single-family dwellings located within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title) shall be subject to the following:
1. Landscaping installed after the referenced plan's adoption shall be subject to the following restrictions.
    - a. There shall be no turf allowed in the landscape area of the front yard
    - b. All plants and trees used within the landscape area of the front yard shall be selected from the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District
    - c. A low volume irrigation system shall be used within the landscape area of the front yard.

- d. Irrigation Drainage. All irrigation water is to remain on property during normal water run cycle, such that there is minimal or limited runoff from the area being irrigated, specifically onto sidewalks and streets
2. New or replaced landscaping associated with an existing single-family dwelling, not originally subject to Section 19.86.025.A.1, is encouraged to abide by the referenced section.

7) Section 19.86.030 is hereby amended to read as follows:

#### **19.86.030 LANDSCAPING STANDARDS — MULTIFAMILY DEVELOPMENTS**

The following standards apply to landscaping plans for multifamily developments:

- A. A minimum of ten percent (10%) of the total developed lot area shall be landscaped. A maximum of one-half (1/2) of the ten percent (10%) may be turf or an alternative ground cover, excluding common useable open space areas pursuant to Subsection 19.80.020.O, or as otherwise authorized by the Planning Director. If more than 2,500 square feet of landscaping area will be required, landscaping and irrigation for the project shall comply with the Water Efficient Landscape requirements set forth in Sections 19.86.065, 19.86.070 and 19.86.080 of this chapter.
- B. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), turf and/or plants not on the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, shall be limited to no more than one-half (1/2) of the required landscape area.
- BC. Front-yard and street side side-yard setback areas, excluding approved driveway entrances, maneuvering areas, and public sidewalks, shall be landscaped. Within this area, trees are required and shall be planted no farther than fifty (50) feet apart and no closer than five (5) feet from the back of the sidewalks. No plant material that will grow to a height of more than eighteen (18) inches shall be planted in the street right-of-way, except where authorized by the Kern County Roads Department.
- CD. Additional planters and landscaped areas shall be provided in off-street parking areas in accordance with the requirements of Subsection I of Section 19.82.090 of this title.
- DE. Within each planter or landscaped area, a water-efficient irrigation system with automatic timer and live landscaping shall be provided and maintained. The use of drip irrigation systems shall be strongly encouraged.
- EF. Landscaping materials and trees installed in planters or landscaped areas shall be selected based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Use and protection of native plants and natural areas is highly encouraged. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), plants or trees shall be selected from the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, except as otherwise provided by Section 19.86.030.B.

- 8) Section 19.86.040 is hereby amended to read as follows:

#### **19.86.040 LANDSCAPING STANDARDS — MOBILEHOME PARKS**

The following standards apply to landscaping plans for mobilehome parks:

- A. A minimum of five percent (5%) of the total developed lot area shall be landscaped. A maximum of one-half (1/2) of the five percent (5%) may be turf or an alternative ground cover.
- B. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), turf and/or plants not on the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, shall be limited to no more than one-half (1/2) of the required landscape area.
- C. Setback areas between streets and the perimeter fence of the mobilehome park, excluding approved driveway entrances and public sidewalks, shall be landscaped. Within this area, trees are required and shall be planted no closer than five (5) feet from the back of the sidewalks. No plant material that will grow to a height of more than eighteen (18) inches shall be planted in the street right-of-way, except where authorized by the Kern County Roads Department.
- D. Within the interior of the mobilehome park, at least one (1) tree per mobilehome space shall be planted at the time of or prior to development of each individual space.
- E. Within each planter or landscaped area, a water-efficient irrigation system with automatic timer and live landscaping shall be provided and maintained. The use of drip irrigation systems shall be strongly encouraged.
- F. Landscaped materials and trees installed in planters or landscaped areas shall be selected based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Use and protection of native plants and natural areas is highly encouraged. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), plants and trees shall be selected from the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, except as otherwise provided by Section 19.86.040.B.
- G. If more than 2,500 square feet of landscaping area will be required, landscaping and irrigation for the project shall comply with the Water Efficient Landscape requirements set forth in Sections 19.86.065, 19.86.070 and 19.86.080 of this chapter.

- 9) Section 19.86.050 is hereby amended to read as follows:

#### **19.86.050 LANDSCAPING STANDARDS — COMMERCIAL, INSTITUTIONAL USES, PARKS AND RECREATION**

The following standards apply to landscaping plans for commercial developments; parks and recreation, entertainment, and tourist facilities; and institutional uses:

- A. A minimum of five percent (5%) of the total developed lot area shall be landscaped. A maximum of one-half (1/2) of the five percent (5%) may be turf or an alternative ground cover.
- B. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), turf and/or plants not on the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, shall be limited to no more than one-half (1/2) of the required landscape area.
- BC. Along any interior property line abutting residentially zoned lots, trees shall be planted. The planters shall be sufficiently large and protected so that a parked car does not extend into the minimum four- (4-) foot by four- (4-) foot tree planting area which shall be landscaped with ground cover, shrubs, or climbing plants.
- CD. Planters or landscaped areas shall be provided in off-street parking areas in accordance with the requirements of Subsection I of Section 19.82.090 of this title. No plant material that will grow to a height of more than eighteen (18) inches shall be planted in the street right-of-way, except where authorized by the Kern County Roads Department.
- DE. Within each planter or landscaped area, a water-efficient irrigation system with automatic timer and live landscaping shall be provided and maintained, except that an irrigation system is not required to serve planters or landscaped areas devoted exclusively to native indigenous plants. The use of drip irrigation systems shall be strongly encouraged.
- EF. Landscaping materials and trees installed in planters or landscaped areas shall be selected based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Use and protection of native plants and natural areas is highly encouraged. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), plants or trees shall be selected from the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, except as otherwise provided by Section 19.86.050.B.
- FG. If more than 2,500 square feet of landscaping area will be required, or proposed, landscaping and irrigation for the project shall comply with the Water Efficient Landscape requirements set forth in Sections 19.86.065, 19.86.070 and 19.86.080 of this chapter.

10) Section 19.86.060 is hereby amended to read as follows:

#### **19.86.060 LANDSCAPING STANDARDS — INDUSTRIAL USES**

The following standards apply to landscaping plans for industrial uses:

- A. A minimum of five percent (5%) of the developed area shall be landscaped. A maximum of one-half (1/2) of the five percent (5%) may be turf or an alternative ground cover.
- B. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), turf and/or plants not on the current Approved Plant List, on file

and maintained by the Indian Wells Valley Water District, shall be limited to no more than one-half (1/2) of the required landscape area.

- BC. Along any interior property line abutting residentially zoned lots, trees shall be planted. The planters shall be sufficiently large and protected so that a parked car does not extend into the minimum four- (4-) foot by four- (4-) foot tree planting area which shall be landscaped with ground cover, shrubs, and climbing plants.
- CD. Planters or landscaped areas shall be provided in off-street parking areas in accordance with the requirements of Subsection I of Section 19.82.090 of this title. No plant material that will grow to a height of more than eighteen (18) inches shall be planted in the street right-of-way, except where authorized by the Kern County Roads Department.
- DE. Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained, except that an irrigation system is not required to serve planters or landscaped areas devoted exclusively to native indigenous plants. Automatic timers shall be utilized and the use of drip irrigation systems shall be strongly encouraged.
- EF. Landscaping materials and trees installed in planters or landscaped areas shall be selected based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Use and protection of native plants and natural areas is highly encouraged. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), plants or trees shall be selected from the current Approved Plant List, on file and maintained by the Indian Wells Valley Water District, except as otherwise provided by Section 19.86.060.B.
- FG. If more than 2,500 square feet of landscaping area will be required, landscaping and irrigation for the project shall comply with the Water Efficient Landscape requirements set forth in Sections 19.86.065, 19.86.070 and 19.86.080 of this chapter.

11) Section 19.86.070.A.3 is hereby amended to read as follows:

- 3. Within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title), all new developer-installed landscaping for single-family dwellings or secondary residential dwelling units with a cumulative landscape area of 2,500 square feet or more located in the front-yard.

12) Section 19.86.070.B is hereby amended to read as follows:

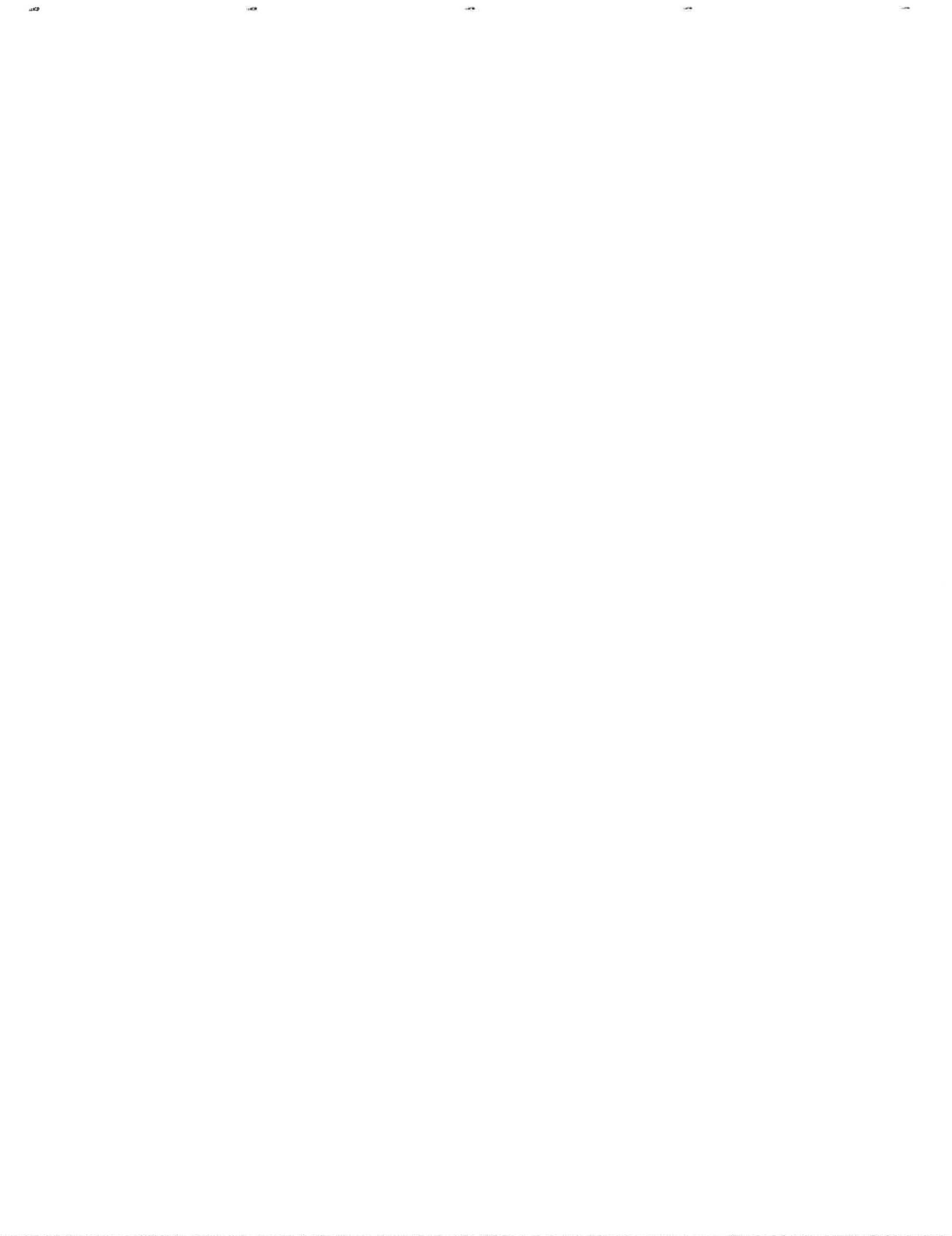
B. Section 19.86.065 of this title shall not apply to any of the following:

- 1. Homeowner provided landscaping for primary dwellings and secondary residential dwelling units, except for those with a cumulative landscape area of 2,500 square feet or more in the front yard, located within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title).
- 2. Multifamily dwelling development projects consisting of three (3) or fewer dwelling units, except for those with a cumulative landscape area of 2,500

square feet or more located within the Indian Wells Valley Land Use Management Plan area (as defined by Section 19.08.015 of this Title).

3. Historical sites listed on any official local, State, or national register.
4. Ecological restoration projects that do not require a permanent irrigation system.
5. Mined land reclamation projects that do not require a permanent irrigation system.
6. Agricultural uses or community gardens.
7. Botanical gardens or arboretums which are open to the public.
8. Any project for which the Planning Director determines that special circumstances unrelated to the cost of compliance are present and requiring strict adherence to the requirements of Section 19.86.065 of this title would not further the objectives of water conservation.

# **ATTACHMENT “C”**



## **4.18 Naval Air Weapons Station (NAWS) China Lake**

### **4.18.1 Mission**

The NAWS China Lake installation is located in eastern Kern next to the City of Ridgecrest and near the community of Inyokern in the western Mojave Desert. The installation covers more than ~~600,000~~ 1.1 million acres in Kern, Inyo, and San Bernardino Counties, making it the Navy's largest land activity. The flight activities of the China Lake installation operate from three runways which are encompassed by a vast array of ranges, laboratories, test facilities, and restricted air space. The main facilities and runways are within the Kern County section of the military installation. NAWS China Lake is host to the Naval Air Warfare Center Weapons Division (NAWCWD) and other Department of Defense activities. NAWCWD is the Navy's full spectrum Research, Development, Acquisition, Test and Evaluation (RDAT&E) center of excellence for weapons systems associated with air warfare, aircraft weapons integration, missiles and missile subsystems, and airborne electronic warfare systems. Two squadrons consisting mostly of F-18 Hornets and Super Hornets are permanently based at NAWS China Lake. Air Test & Evaluation Squadron Nine (VX-9) and Three One (VX-31), respectively. The primary mission of the installation is to perform research and development, test and evaluation, logistics, and in-service support for guided missiles, free fall weapons, targets, support equipment, crew systems, and electronic warfare. Various aircraft are utilized for weapons testing but fighter aircraft generate the majority flight operations. These flight operations test an aircraft's ability to deliver weapons and the capabilities of weapon systems.

### **4.18.2 Air Installation Compatible Use Zones Study**

The Department of Defense requires military aviation facilities to complete an Air Installation Compatible Use Zones (AICUZ) study. A copy of the April 2011 *Final Air Installation Compatibility Use Zones Study for the Naval Air Weapons Station at China Lake* is located within the *References* section of this title, as Appendix G. The primary purpose of the AICUZ study is to protect public safety and health, encourage appropriate development in the vicinity of military airfields, and to protect taxpayer's investment in national defense. The NAWS China Lake AICUZ (2011) has been updated to reflect changes at the facility and includes modification and upgrade of aircraft and alterations to the flying mission. The revised AICUZ identifies the location of the safety zones mostly within the base boundaries and noise impacts to land uses outside the base boundaries. Mapping has been incorporated into the Kern County GIS system.

The AICUZ study will be used to evaluate development, as appropriate within the Kern County portion of the study area, to determine compatibility with finding required in Policy 1.7.1(c). Noise contour information and recommendations shall be used in reviewing proposals for land use and appropriate actions and mitigation considered to reduce impacts. Chapter 6 (Land Use Compatibility Analysis) of the document is a recommendation from the United States Department of the Navy, no Military Influence Areas (MIA) have been adopted by the Board of Supervisors in the unincorporated area, and safety issues raised by the Department of Defense on land-use proposals are required to include additional site specific information and substantial evidence beyond that references on safety in the AICUZ. Further direction on the AICUZ document for use in land use reviews, including issues raised by Kern County on changes to installation operations that could reduce impacts on unincorporated areas that have not been completely addressed, will be developed as an implementation agreement with NAWS China Lake and Kern County to be in place by the end of 2013.

#### **4.18.3 Air Installations Compatible Use Zone Study (AICUZ) Maps**

Although not officially adopted by the Kern County Board of Supervisors, Final AICUZ noise contour map overlays as approved by the federal government are being incorporated into this Airport Land Use Compatibility Plan to further inform existing and future residents of annoyances and inconveniences associated with proximity to Special Use Airspace and routine installation operations (for example: noise, vibration, low-level over flight or odors). The following implementation actions steps are also being taken.

##### **Implementation Actions**

1. The Kern County Geographic Information System (GIS) will be updated to include the AICUZ maps as overlays for land use as adopted by the federal government on May 17, 2011.
2. The following notification will be linked to all parcels in the Indian Wells Valley on the Kern County GIS:

This property is located in the Joint Service Restricted R-2508 Complex military Special Use Airspace. It is also located in the vicinity of Naval Air Weapons Station (NAWS) China Lake with flight activities in the area. Your property may be subject to some of the annoyances and inconveniences associated with proximity to Special Use Airspace and routine installation operations (for example: noise, vibration, low-level over flight or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what annoyances, if any, are associates with the property before you complete your purchase and determine whether they are acceptable to you.

3. All telecommunication towers commercial and industrial project site plans shall be sent to Naval Air Weapons Station China Lake for a 45 day comment and review before approval.
4. All development shall conform to Title 19 Kern County Zoning Ordinance Section 19.08.160 Height of Structures and Figure known as the Red-Yellow- Green Map for Military Review Requirements.
5. When evaluating any proposal to change and/or implement discretionary land use designations within the AICUZ 65 CNEL or greater contour areas, the County shall consider in its decision making process whether findings can be made that such development is compatible with the training and operations of the base and implementation of the proposed project has mitigated any significant impacts to the military in accordance with Section 1.7 (c) of this document. Incompatible land uses that result in significant impacts to the military mission of the Naval Air Weapons Station (NAWS) China Lake that cannot be mitigated, shall not be considered consistent with this plan.

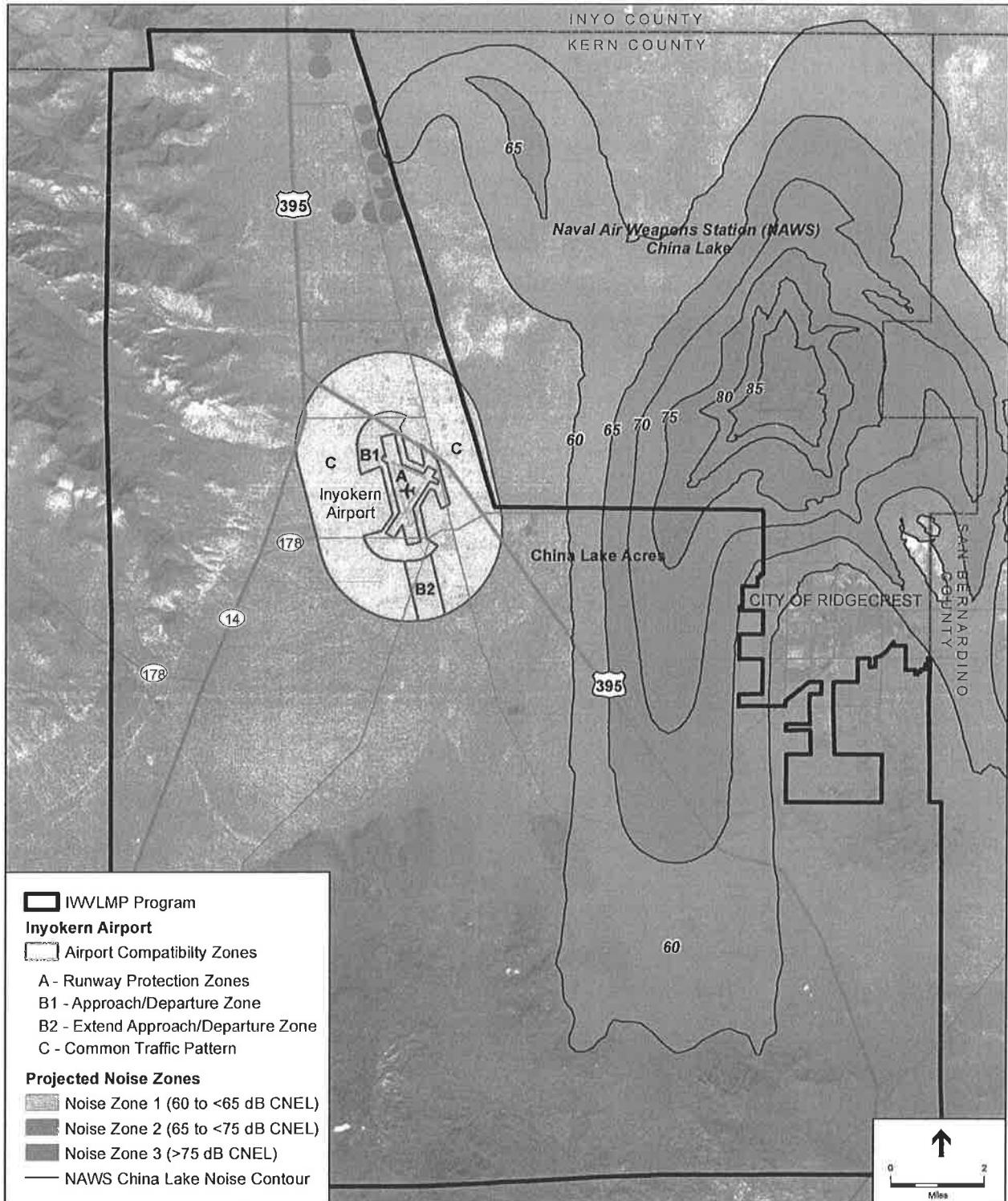
#### **4.18.4 Conditions of Approval for all site plan reviews and discretionary permits as follows:**

1. The following notice shall be placed on the Site Plan, Tract or Parcel Map:

This property is located in the Joint Service Restricted R-2508 Complex military Special Use Airspace. It is also located in the vicinity of Naval Air Weapons Station (NAWS) China Lake with flight activities in the area. Your property may be subject to some of the annoyances and inconveniences associated with proximity to Special Use Airspace and routine installation operations (for example: noise, vibration, low-level over flight or

odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what annoyances, if any, are associates with the property before you complete your purchase and determine whether they are acceptable to you.

2. For any project using telemetry or any other equipment utilizing radio frequencies, the applicant shall consult with Naval Air Weapons Station China Lake to coordinate for frequency de-confliction to avoid frequency conflicts with military operations.
3. All development on this project shall conform to Title 19 Kern County Zoning Ordinance Section 19.08.160 Height of Structures and Figure known as the Red-Yellow- Green Map for Military Review Requirements.



Indian Wells Valley Airport Compatibility Zones

# **ATTACHMENT “D”**



CASGEM Groundwater Basin Prioritization Results											
Sorted by Basin Name											
Data Component Ranking Value											
Groundwater Reliance						Impact Comments					
Basin count	Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Region Office	Basin Area Acres	2010 Population	SG, Miles	Overall Basin Priority Score ***	Other Information Comments	
1	4-5	ACTION VALLEY		South Lahontan	SRO	8,300	13.0	2,280	1	4	Very Low
2	6-10	ADDOE LAKE VALLEY		Colorado River	SRO	39,978	62.5	4	0	0	Very Low
3	7-16	AMES VALLEY		Colorado River*	SRO	109,340	170.8	4,540	1	0	Very Low
4	7-24	AMOS VALLEY		Colorado River*	SRO	131,584	205.6	3	0	0	Very Low
5	6-24	ANTELOPE VALLEY		South Lahontan	SRO	1034,596	1,565.3	398,864	2	4	Very Low
6	3-4	ARROYO LA CALA VALLEY		Central Coast	SRO	1,028	1.6	0	0	0	Very Low
7	4-7	ARROYO SANTA ANA VALLEY		South Coast	SRO	3,937	5.9	2,711	2	0	Very Low
8	7-37	ARROYO SECO VALLEY		Colorado River*	SRO	259,866	405.9	6	0	0	Very Low
9	6-26	AVAWATZ VALLEY		South Lahontan	SRO	27,826	43.5	0	0	0	Very Low
10	9-22	BATIQUITOS LAGOON VALLEY		South Coast	SRO	745	1.2	2,169	3	5	Very Low
11	8-9	BEAR VALLEY		South Coast	SRO	19,657	30.7	16,886	2	0	Very Low
12	7-15	BESSEMER VALLEY		Colorado River*	SRO	39,379	61.5	0	0	0	Medium
13	6-25	BICYCLE VALLEY		South Lahontan	SRO	90,100	140.8	0	0	0	Medium
14	8-7	BIG MEADOWS VALLEY		Central Coast	SRO	14,213	22.3	91	0	0	Medium
15	16	BIG SPRINGS AREA		South Lahontan	SRO	30,931	48.3	0	0	0	Medium
16	6-13	BLACK SPRINGS VALLEY		Colorado River	SRO	153,978	240.6	3,853	1	0	Medium
17	7-24	BORREGO VALLEY		Colorado River*	SRO	501,834	784.1	27	0	1	Medium
18	7-8	BRISTOL VALLEY		South Lahontan	SRO	92,688	144.8	4	0	0	Medium
19	6-32	BROADWELL VALLEY		South Lahontan	SRO	21,862	34.2	0	0	0	Medium
20	6-76	BROWN MOUNTAIN VALLEY		Colorado River	SRO	6,974	10.9	0	0	0	Medium
21	7-54	BUCK RIDGE FAULT VALLEY		South Lahontan	SRO	8,833	13.8	0	0	0	Medium
22	6-81	BUTTE VALLEY		South Lahontan	SRO	16,342	28.7	1,931	1	3	Medium
23	6-70	CACTUS FLAT		South Lahontan	SRO	7,056	11.0	0	0	0	Medium
24	7-7	CAGIZ VALLEY		Colorado River	SRO	272,931	426.5	10	0	0	Medium
25	6-90	CADY FAULT AREA		South Lahontan	SRO	8,015	12.5	6	0	0	Medium
26	9-6	CAMIULLA VALLEY		South Coast	SRO	16,342	28.7	3	2	5	Medium
27	6-79	CALIFORNIA VALLEY		South Lahontan	SRO	58,639	91.6	0	0	0	Medium
28	7-41	CALIZONA VALLEY		Colorado River	SRO	81,708	127.7	1,601	1	0	Medium
29	6-61	CANEY AREA		South Lahontan	SRO	9,349	14.6	0	0	0	Medium
30	9-28	CAMPITO VALLEY		South Coast	SRO	3,569	5.6	905	1	0	Medium
31	7-46	CANGERBARK VALLEY		Colorado River*	SRO	5,460	8.5	2	0	0	Medium
32	3-18	CARPINTERIA		Central Coast	SRO	1,140	12.2	14,511	3	0	Very Low
33	6-19	CARRICO PLAIN		Colorado River	SRO	210,896	370.5	440	0	1	Very Low
34	6-38	CHOCOLATE VALLEY		South Lahontan	SRO	73,542	114.9	68	0	1	Very Low
35	3-47	CHOCOZO VALLEY		Central Coast	SRO	3,36	0.5	3	0	0	Very Low
36	7-43	CHERMEHIE VALLEY		Colorado River	SRO	275,713	430.8	365	0	0	Very Low
37	7-32	CHOCOLATE VALLEY		Colorado River*	SRO	130,507	203.9	68	0	0	Very Low
38	7-5	CHUCKWALLA VALLEY		Central Coast	SRO	1,527	2.4	347	1	0	Very Low
39	7-5	CHUCKWALLA VALLEY	Sequoia	Colorado River	SRO	60,955	921.6	7,839	1	0	Very Low
40	72-103	COACHELLA VALLEY	Sequoia	Colorado River	SRO	101,852	159.2	22,558	1	5	Very Low

CA DWR

Run Version 05/26/2014

CASGEM Groundwater Basin Prioritization Results Sorted by Basin Name																					
Basin count	Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Basin Offsets	Basin Area Acres	2010 Population Sq. Mile	Data Component Ranking Value			Overall Ranking	Impact Comments	Other Information Comments								
								Population	Total Water Well Supply	Groundwater Reliance											
41	7-21-01	COACHELLA VALLEY	INDIO	Colorado River	SRO	299,784	468,4	368,857 <sup>15</sup>	2	5	0.75	4	3	3.5	2	0	19.3	Medium	Nitrates and additions of salts due to Colorado River imported water.		
42	7-21-02	COACHELLA VALLEY	MISSION CREEK	Coyote River	SRO	48,966	76.5	18,974 <sup>14</sup>	1	5	2	0.75	0	3	5	4	2	1	15.8	Medium	Mission Creek GW also supplies drinking water to Desert Hot Springs area. Some parts of basin are underlined.
43	7-21-04	COACHELLA VALLEY	SAN GORGONIO PLATEAU	Cajon River	SRO	36,423	60.7	25,540 <sup>12</sup>	2	5	3	0.75	1	3	5	4	2	1	16.8	High	Mission Creek GW also supplies drinking water to Desert Hot Springs area. Some parts of basin are underlined.
44	4-11-04	COASTAL PLAIN OF LOS ANGELES	CENTRAL	South Coast	SRO	180,357	281.8	3,052,303 <sup>13</sup>	5	2	5	3.75	0	5	3	4	5	0	24.8	Medium	Basin is adjudicated. Basin is over draft.
45	4-11-02	COASTAL PLAIN OF LOS ANGELES	HOLLYWOOD	South Coast	SRO	10,108	15.8	250,649 <sup>15</sup>	5	0	3	3.75	0	2	3	0	1	0	0.0	Very Low	MWD has some TDS and VOC water quality issues.
46	4-11-01	COASTAL PLAIN OF LOS ANGELES	SANTA MONICA COAST	Search Coast	SRO	31,446	49.8	465,509 <sup>15</sup>	5	3	2	3.75	0	2	3	2.5	3	0	19.3	Medium	MTBE contamination has led to significant reduction in groundwater basin over draft since 1980's. Artificial basin. Saline intrusion problem and a seawater barrier project is in effect to reduce seawater intrusion. Saline intrusion issues.
47	4-11-03	COASTAL PLAIN OF LOS ANGELES	WEST COAST	South Coast	SRO	93,795	146.6	1,495,195 <sup>15</sup>	5	1	3	3.75	0	3	3	5	0	0	20.8	Medium	Basin is over draft since 1980's. Artificial basin. Saline intrusion problem and a seawater barrier project is in effect to reduce seawater intrusion.
48	8-1	COASTAL PLAIN OF ORANGE COUNTY	COLES FLAT	South Llanquihue	SRO	2,961	4.6	0	0	0	0	0	0	0	0	0	0	0	0.0	Very Low	
49	5-72	COLLINS VALLEY	Colorado River	SRO	7,121	11.1	11	0	0	0	0	1	\$	0	0	0	0	0	0.0	Very Low	
50	7-55	CONEJO	South Coast	SRO	18,848	29.4	96,704 <sup>14</sup>	4	2	1	1.5	1	2	3	2.5	1	0	13.0	Low	Locally high TDS in basin and one well nitrate levels above MCL (B-118)	
51	4-10	COPPER MOUNTAIN VALLEY	Colorado River	SRO	30,540	47.7	6,085 <sup>15</sup>	1	5	1	0.75	1	1	3	0	1	0	0.0	Very Low	Locally high TDS and septic tank problems.	
52	7-11	COSO VALLEY	South Llanquihue	SRO	25,684	40.1	0	0	0	0	0	0	0	0	0	0	0	0.0	Very Low		
53	6-55	COTTONWOOD SPRING AREA	South Llanquihue	SRO	3,918	6.1	0	0	0	0	0	0	0	0	0	0	0	0.0	Very Low		
54	6-45	COTTONWOOD VALLEY	South Coast	SRO	3,471	6.0	44	1	0	4	1.5	1	0	0	0	0	1	0.0	Very Low	Basin area is listed by EPA as a "Soil Source Area" in EPA's Tier II	
55	9-27	COTYOTE LAKE VALLEY	South Llanquihue	SRO	88,735	138.6	98	0	0	0	0.75	0	0	5	0	4	0	0.0	Very Low	Groundwater quality is rated as inferior to marginal for both domestic and irrigation purposes because of elevated levels of fluoride, boron, sulfates, and TDS (B-118). There are local fluoride issues and elevated TDS in some of the shallower wells in the basin.	
56	6-27	COTYOTE WELLS VALLEY	Colorado River	SRO	147,088	229.8	374	0	1	0.75	0	0	5	0	4	0	0	0.0	Very Low		
57	7-29	CRONSE VALLEY	South Llanquihue	SRO	127,313	198.9	3	0	0	0	0.75	0	0	0	0	0	1	0.0	Very Low		
58	6-35	CUDDEBACK VALLEY	South Llanquihue	SRO	95,418	149.1	97	0	0	0	0	0	0	5	0	4	0	0.0	Very Low	Groundwater quality is ranked marginal to inferior for most beneficial uses due to elevated concentrations of chloride and TDS.	
59	6-50	CUYAMA VALLEY	Central Cuyama	SRO	242,114	378.3	1,236 <sup>16</sup>	0	1	0.75	2	3	5	4	3	3	13.8	Medium	Local salinity and TDS impairment in basin (B-118)		
60	3-13	DALE VALLEY	Colorado River	SRO	214,650	335.4	1,197	C	0	1	0.75	1	0	\$	0	5	0	0.0	Very Low	Groundwater quality in basin is generally unsuitable for domestic and agricultural uses. (DWR 1979) TDS and its concentrations impair agricultural use in basin (DWR 1979). USGS data show declining water quality in basin.	
61	7-9	DARWIN VALLEY	South Llanquihue	SRO	44,386	69.4	39	C	0	0	0.75	0	0	5	0	0	0	0.0	Very Low		
62	6-57	DAVIES VALLEY	Colorado River	SRO	3,600	5.6	0	0	0	0	0	0	0	0	0	0	0	0.0	Very Low		
63	7-61	DEADMAN VALLEY	Colorado River	SRO	89,793	140.3	22	C	0	0	0.75	0	0	5	0	0	0	0.0	Very Low		
64	7-13-01	DEADMAN VALLEY	SURPRISE SPRING	Cajon River	SRO	29,507	46.1	179	C	0	2	0	0	0	5	0	0	0.0	Very Low		
65	7-13-02	DEATH VALLEY	South Llanquihue	SRO	926,496	1,447.7	190	C	0	1	0.75	1	0	5	0	0	0	0.0	Very Low		
66	6-18	DEEP SPRINGS VALLEY	South Llanquihue	SRO	30,048	47.0	5	0	0	1	0.75	1	1	5	0	0	0	0.0	Very Low		
67	6-15	DENNING SPRING VALLEY	South Llanquihue	SRO	7,289	11.4	0	0	0	0	0	0	0	0	0	0	0	0.0	Very Low		
68	6-78	EAST SALTON SEA	Colorado River	SRO	197,043	307.9	1,093 <sup>15</sup>	0	0	0	0.75	2	0	0	0	0	0	0.0	Very Low		
69	7-33	EL CAJON VALLEY	South Coast	SRO	7,203	11.3	92,314 <sup>15</sup>	5	1	0	3.75	1	2	1	0	5	0	0.0	Very Low	High nitrates and TDS have impaired the basin for domestic use and high chlorides make the water marginal to inferior for irrigation uses (B-118).	
70	9-16	EL MIRAGE VALLEY	South Llanquihue	SRO	76,292	119.2	10,933 <sup>15</sup>	1	4	2	0.75	1	1	5	0	0	0	0.0	Medium	Groundwater levels have declined significantly in parts of the basin, some have recovered. Water is rated marginal to inferior for domestic and irrigation purposes. (B-118). Some documented VOC sources.	
71	6-43	EL MIRAMORE VALLEY	South Coast	SRO	25,873	40.4	60,946 <sup>15</sup>	3	4	4	2.25	1	2	4	3	3	1	23.3	High	High TDS due to Nitrate and Sulfate in some portions of the basin (El Mirage GW Advisory Comm.). Some fluoride impacts to groundwater (B-118).	
72	8-4	EL SINORE	South Llanquihue	SRO	2,906	4.5	36,533 <sup>15</sup>	5	1	0	3.75	1	0	1	0	2	0	0.0	Very Low	Local sources of groundwater in this basin are categorized as suitable for domestic use. The water categorized as inferior typically contains high nitrates, TDS, or sulfate content (DWR 1967).	
73	9-9	ESCONDIDO VALLEY	South Llanquihue	SRO	129,329	202.1	10	0	0	0	0	0	0	0	0	0	0	0.0	Very Low		
74	6-16	EUREKA VALLEY	South Llanquihue	SRO	129,329	202.1	10	0	0	0	0	0	0	0	0	0	0	0.0	Very Low		

ASGEM Groundwater Basin Prioritization Results  
Sorted by Basin Name

CASGEM Groundwater Basin Prioritization Results												Other Information Comments					
												Impact Comments					
												Overall Ranking					
Data Component Ranking Value						Groundwater Reliance						Overall Basin Priority					
Basin Count	Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Region Office	Basin Area Acres	Sq. Mile	2010 Population	Total GW Use	Percent of Total GW Use	Percent of Average GW Use	Overall Basin Ranking Score ***	Overall Basin Priority	Comments	Basin Description		
75	7-2	FENNER VALLEY		Colorado River	SRO	457,633	715.1	31,000	0.1	0.75	0	0	0	0.0	Very Low		
76	6-14	FISH LAKE VALLEY		South Lahontan	SRO	48,333	75.5	36,000	0.0	0.75	2	3,5	4	0	6.6	Low	
77	3-53	FOOTHILL		Central Coast	SRO	3,123	4.9	17,543	4	2	5	3,75	1	0	0	Very Low	
78	6-46	FREMONT VALLEY		South Lahontan	SRO	395,682	526.1	16,853	1	0	1	0.75	0	5	0	Very Low	
79	6-45	GOLD VALLEY		South Lahontan	SRO	3,234	5.1	0	0	0	0	0	0	0.0	Very Low	USGS documented nitrate exceeding MCL and high sulfates in the basin. TDS documented to be high in the basin and potential for saline intrusion.	
80	6-48	GOLDSTONE VALLEY		South Lahontan	SRO	28,287	44.2	0	0	0.75	0	0	0	0.0	Very Low	Groundwater levels have shown significant decline throughout the basin.	
81	3-16	GOLETA		Central Coast	SRO	9,229	14.4	47,251	4	1	5	3.75	2	3	0	Very Low	
82	6-77	GRASS VALLEY		South Lahontan	SRO	10,034	15.7	0	0	0	0	0	0	0.0	Medium	Groundwater quality in the basin is rated as inferior for irrigation purposes and marginal for domestic use because of elevated concentrations of boron, fluoride, and sulfate.	
83	6-84	GREENWATER VALLEY		South Lahontan	SRO	60,260	94.2	0	0	0	0	0	0	0.0	Very Low	Estimated over draft for the north-central portion of the basin is estimated at 1,300 acre-ft/year (Santa Barbara Water Conservation Element, 2003).	
84	6-47	HARPER VALLEY		South Lahontan	SRO	411,827	643.5	1,634	0	1	0.75	1	1	1	9.8	Low	
85	6-74	HARRISBURG FLATS		South Lahontan	SRO	25,071	39.2	1	0	0	0	0	0	0.0	Very Low	Adjudicated Basin	
86	7-48	HELDENALE FAULT VALLEY		Colorado River	SRO	2,637	4.1	9,000	0	0.75	0	0	5	0	0.0	Very Low	
87	6-56	HEMET LAKES VALLEY		South Coast	SRO	16,811	26.3	474	1	0	0.75	1	0	0	0.0	Very Low	
88	6-53	HEYKE MOUNTAIN AREA		Caledonia River	SRO	11,236	17.6	0	0	0	0	0	0	0	0.0	Very Low	
89	6-16	HIDDEN VALLEY		South Coast	SRO	2,212	3.5	503	1	0	0.5	1.5	0	1	0.0	Very Low	
90	6-63	HIDDEN VALLEY		South Lahontan	SRO	16,037	28.2	0	0	0	0	0	0	0	0.0	Very Low	
91	6-35	HUASNA VALLEY		Central Coast	SRO	4,206	7.4	55	1	0	0	0.75	2	0	0.0	Very Low	
92	6-48	HUNGRY VALLEY		South Coast	SRO	5,374	8.3	2,037	1	0	0.75	0	0	0	0.0	Very Low	
93	7-30	IMPERIAL VALLEY		Colorado River	SRO	599,017	1,514.1	164,017	1	4	1	0.75	5	0	0.0	Very Low	
94	6-54	INDIAN WELLS VALLEY		South Lahontan	SRO	383,492	599.2	34,637	1	4	1	0.75	0	1	14.8	Medium	
95	7-50	IRON RIDGE AREA		Colorado River	SRO	5,284	8.3	0	0	0	0	0	0	0.0	Very Low	Overdraft has been documented since the 1960's. Water quality issues with respect to overdraft and mining of aquifers.	
96	6-30	MANPAH VALLEY		South Lahontan	SRO	200,155	312.7	40,000	0	1	0.75	0	0	5	0	Very Low	
97	7-47	JACUMBA VALLEY		Coldwater River	SRO	2,472	3.9	547	1	0	4	1.5	0	2	5	0	Very Low
98	7-18,01	JOHNSON VALLEY	SOOGY LAKE	Colorado River	SRO	77,865	121.7	354	0	1	0.75	0	0	5	0	Very Low	
99	7-18,02	JOHNSON VALLEY	UPPER JOHNSON VALLEY	Colorado River	SRO	35,050	54.8	0	0	0	0	0	0	0.0	Very Low		
100	6-7-62	JOSHUA TREE		Colorado River	SRO	27,472	42.8	4,951	1	5	3	0.75	0	0	1	0.0	Very Low
101	6-59	KANE WASH AREA		South Lahontan	SRO	5,987	9.4	6	0	0	0	0	0	0	0.0	Very Low	
102	6-69	KELSO LANDER VALLEY		South Lahontan	SRO	11,208	17.5	0	0	0	0.75	0	0	0	0.0	Very Low	
103	6-51	KELVO VALLEY		South Lahontan	SRO	257,279	402.0	20	0	0	0.75	0	0	0	0.0	Very Low	
104	7-1	JANFAIR VALLEY		Colorado River	SRO	1,550,360	247.4	19	0	0	0.75	0	0	5	0	Very Low	
105	6-36,02	JANGFORD VALLEY	IRWIN	South Lahontan	SRO	10,557	16.5	8,845	2	5	1	1.5	0	0	0	Very Low	
106	6-56,01	JANGFORD VALLEY	LAKE	South Lahontan	SRO	19,457	30.4	0	0	1	0	0	0	0.0	Very Low		
107	6-48	JAPOSAS VALLEY		South Coast	SRO	42,353	66.2	39,835	2	2	3	2.25	5	5	0	High	
108	7-14	JAVIC VALLEY		Colorado River	SRO	1,031,132	161.1	0	0	0	0.75	0	0	0	0.0	Subsidence, overdraft and saline intrusion (chloride from salt water intrusion).	
109	6-27	JEACH VALLEY		South Lahontan	SRO	20,390	31.8	0	0	0	0.75	0	0	0	0.0	Very Low	
110	6-66	LEE FLAT		South Lahontan	SRO	21,841	34.1	243	1	0	1	0.75	0	2	3.5	0	Very Low
111	6-47	LOCKWOOD VALLEY		South Coast	SRO	1,031,132	161.1	0	0	0	0.75	0	0	0	0.0	Boron, arsenic, and radioactive uranium in some wells (B-118).	

CASGEM Groundwater Basin Prioritization Results											
Sorted by Basin Name											
Data Component Ranking Value											
Groundwater Reliance						Impact Comments					
Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Office	Basin Area Acres	2010 Population	Total Surface Water Use	Percent of Total TDS	GW Reliability Score	Overall Basin Priority	Other Information Comments
112	6-11 LONG VALLEY	South Lahontan	SRO	72,028	112.5	80,0	1	0.75	2	1	0.0
113	7-51 LOST HORSE VALLEY	Colorado River	SRO	17,455	27.3	0	0	0.75	0	0	Very Low
114	6-71 LOST LAKE VALLEY	South Lahontan	SRO	23,414	36.6	0	0	0	0	0	Very Low
115	6-21 LOWER KINGSTON VALLEY	South Lahontan	SRO	241,892	370.0	0	0	0	0	0.0	Very Low
116	6-40 LOWER MOJAVE RIVER VALLEY	South Lahontan	SRO	287,563	449.3	32,534	1	1	0.75	1	15.3
117	7-19 LUCERNE VALLEY	Colorado River	SRO	148,457	232.0	3,311	1	0.1	0.75	1	9.8
118	4-22 MALIBU VALLEY	South Coast	SRO	615	1.0	563	2	0	0	0	0.0
119	6-64 MARBLE CANYON AREA	South Lahontan	SRO	10,422	16.3	0	0	0	0	0	Very Low
120	7-59 MASON VALLEY	Cajon Pass River	SRO	5,567	8.7	23	0	0.2	0.75	0	0.0
121	7-17 MEANS VALLEY	Colorado River	SRO	15,061	23.5	46	0	0	0	0	0.0
122	6-29 MESQUITE VALLEY	South Lahontan	SRO	89,012	139.1	64	0	0	0.75	1	0.0
123	6-20 MIDDLE AMARGOSA VALLEY	South Lahontan	SRO	392,852	613.8	23	0	0	0.75	0	0.0
124	6-41 MIDDLE MOJAVE RIVER VALLEY	South Lahontan	SRO	212,595	332.2	6,654	1	0	0.75	1	2
125	6-40 MIDDLE PARK CANYON	South Lahontan	SRO	1,752	2.7	0	0	0	0	0	Very Low
126	7-14 MUSSEN VALLEY	South Lahontan	SRO	7,387	11.5	37,656	4	3	0.75	0	0.0
127	6-9 MONO VALLEY	South Lahontan	SRO	173,299	270.8	38,5	0	0.75	0	0	Very Low
128	3-49 MONTECITO	Central Coast	SRO	6,286	9.8	9,885	3	0	4	0.0	Very Low
129	7-20 MORONGO VALLEY	Cajon Pass River	SRO	7,286	13.4	2,913	2	5	5	0	0.0
130	7-41 MOICHE VALLEY	Central Coast	SRO	646	1.0	209	2	0	0.5	0	Very Low
131	7-44 NEEDLES VALLEY	Colorado River	SRO	89,101	139.2	4,902	1	0	0.75	1	0.0
132	7-25 OCOTILLO-CLARK VALLEY	Colorado River	SRO	224,416	350.6	27	0	0.1	0.75	2	0.0
133	7-35 OGLALA VALLEY	Colorado River	SRO	135,017	211.0	36	0	0.1	0.75	1	0.0
134	4-2 OJAI VALLEY	South Coast	SRO	6,851	10.7	8,268	2	0	4	1.5	0.0
135	3-39 OLD VALLEY	Central Coast	SRO	1,173	1.8	213	1	0	0	0	Very Low
136	7-31 OROOCOPAH VALLEY	Colorado River	SRO	97,214	151.9	2,243	1	0	0.75	0	0.0
137	9-18 OTAY VALLEY	South Coast	SRO	6,469	10.7	39,191	4	1	0	3	1
138	6-12 OWENS VALLEY	South Lahontan	SRO	663,454	1,026.7	17,664	—	0	1	0.75	1
139	6-88 OWL LAKE VALLEY	South Lahontan	SRO	22,402	35.0	0	0	0	0	0	Very Low
140	7-38 PALO VERDE VALLEY	South Lahontan	SRO	93,747	146.5	55	0	0	0.75	0	0.0
141	7-39 PALO VERDE MESA	Colorado River	SRO	228,070	356.3	9,231	—	0	1	0.75	1
142	7-38 PALO VERDE VALLEY	South Lahontan	SRO	74,004	115.6	7,459	—	4	2	0.75	1
143	6-34 PAMPAINT VALLEY	South Coast	SRO	1,514	2.4	0	0	0	0	0	Very Low
144	6-58 PIARRUM VALLEY	South Lahontan	SRO	260,754	407.4	7	0	0	0.75	0	0.0
145	6-51 PILOT KNOB VALLEY	South Lahontan	SRO	139,460	217.9	0	0	1	0.75	0	0.0
146	7-6 PINTO VALLEY	Cajon Pass River	SRO	184,371	268.1	7	0	0	1	0.75	0
147	7-49 RIFES CANYON FAULT VALLEY	Colorado River	SRO	3,406	5.3	5	0	0	1.5	0	0.0

CASGEM Groundwater Basin Prioritization Results												Other Information Comments
Sorted by Basin Name												
Data Component Ranking Value												Overall Ranking
Basin Count	Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Office	Basin Area Acres	Sc. Miles	2010 Population	Population Growth	Public Supply Wells	Groundwater Reliance	Impact Comments
Basin Count	Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Office	Basin Area Acres	Sc. Miles	2010 Population	Total Population	Percent of Total Supply	Percent of Total Accurate GW Use	Overall Basin Priority Score ***
148	745	FLUTE VALLEY		Colorado River	SRO	17,731	277.1	7	0	0	0.75	0
149	4-6	PLEASANT VALLEY		South Coast	SRO	2,1654	33.8	69,393	3	4	1.5	5
150	732	PLEASANT VALLEY		Colorado River	SRO	9,733	15.2	0	0	0	0	0
151	5-7	POTTERED VALLEY		South Coast	SRO	2,035	3.2	475	1	0	4	3
152	5-3	POWAY VALLEY		South Coast	SRO	16,450	3.9	165	5	2	0.75	1
153	5-4	POWY VALLEY		Central Coast	SRO	6,572	0.5	52	0	0	4	3
154	740	QUEEN SABIE POINT VALLEY		Colorado River	SRO	2,489	39.8	112	0	0	1	0
155	6-2	RACE TRACK VALLEY		South Laraman	SRO	14,384	22.2	0	0	0	0	0
156	4-6	RACETRACK VALLEY		Central Coast	SRO	2,056	4.7	0	0	0	0	0
157	125	RANCHITA TOWN DRAEA		South Coast	SRO	3,446	4.9	168	1	0	3	1
158	4-3	RAMMONT		South Laraman	SRO	26,110	41.1	23,100	5	2	0.75	0
159	6-24	RED PASS VALLEY		South Laraman	SRO	97,884	151.7	0	0	0	0	0
160	6-6	RHODES HILL AREA		South Laraman	SRO	15,697	24.5	0	0	0	0	0
161	7-4	RICE VALLEY		Colorado River	SRO	190,622	297.8	23	0	0	0.75	0
162	6-23	RIGGES VALLEY		South Laraman	SRO	88,746	137.9	0	0	0	0	0
163	5-48	RINCONADA VALLEY		Central Coast	SRO	3,719	4.0	11	0	0	4	3
164	6-56	ROSE VALLEY		South Laraman	SRO	42,709	66.7	10	0	1	0.75	0
165	4-20	RUSSELL VALLEY		South Coast	SRO	3,087	4.8	18,160	4	0	15	0
166	6-17	SALINE VALLEY		South Laraman	SRO	146,650	229.5	0	0	0	0	0
167	6-53	SALT WELLS VALLEY		South Laraman	SRO	29,628	45.3	0	0	0	0.75	0
168	3-14	SAN ANTONIO CREEK VALLEY		Central Coast	SRO	81,942	128.0	2,279	1	0	1	15
169	1-10	SAN CARDOZO VALLEY		Central Coast	SRO	1,054	3.6	42	0	0	0	0
170	9-15	SAN DIEGO RIVER VALLEY		South Coast	SRO	9,944	15.5	45,800	1	3	3.75	1
171	9-12	SAN DIEGITO CREEK		South Coast	SRO	3,778	5.6	3,119	2	0	3	1
172	9-23	SAN EULIO VALLEY		South Coast	SRO	8,850	3.4	1,125	2	4	1	0
173	7-27	SAN FELIPE VALLEY		Colorado River	SRO	23,573	36.8	188	0	1	15	1
174	4-12	SAN FERNANDO VALLEY		South Coast	SRO	165,354	227.1	1,745,338	5	3	2.25	0
175	4-13	SAN GABRIEL VALLEY		South Coast	SRO	127,278	198.9	1,725,187	5	1	5	3
176	8-5	SAN JACINTO		South Coast	SRO	188,623	294.7	474,317	3	4	2.25	3
177	9-1	SAN JUAN VALLEY		South Coast	SRO	16,797	26.2	61,131	3	1	2.25	0
178	9-7	SAN LUIS REY VALLEY		South Coast	SRO	29,465	46.7	43,942	2	1	5	3
179	9-22	SAN MARCOS AREA		South Coast	SRO	2,144	3.1	1,079	5	3	0	0
180	1-2	SAN MATEO VALLEY		South Coast	SRO	3,093	4.7	554	1	0	4	1.5
181	4-11	SAN MATEO VALLEY		South Coast	SRO	1,261	0.5	5	5	0	0.75	0
182	9-10	SAN PASQUAL VALLEY		South Coast	SRO	4,563	7.1	968	1	2	3	4
183	3-55	SAN SIMON VALLEY		Central Coast	SRO	560	0.9	1	0	0	0.75	1
184	3-17	SANTA BARBARA		Central Coast	SRO	6,173	9.6	63,966	5	0	4	3.75
185	4-05	SANTA CLARA RIVER VALLEY	FILMORE	South Coast	SRO	20,842	32.6	16,417	2	2	4	0.75
186	4-13	SANTA CLARA RIVER VALLEY	MOUND	South Coast	SRO	14,846	23.2	77,486	4	2	2.25	3
187	4-12	SANTA CLARA RIVER VALLEY	DXNARD	South Coast	SRO	58,200	90.9	235,973	4	4	0.75	5
188	4-106	SANTA CLARA RIVER VALLEY	PIRU	South Coast	SRO	8,915	13.9	2,666	1	4	0.75	5
189	4-107	SANTA CLARA RIVER VALLEY	SANTA CLARA RIVER VALLEY EAST	South Coast	SRO	66,417	103.6	221,204	3	5	4	2.25
190	4-04	SANTA CLARA RIVER VALLEY	SANTA PAULA	South Coast	SRO	22,899	35.8	46,836	3	1	15	4

CASGEM Groundwater Basin Prioritization Results Sorted by Basin Name																						
Basin Number count	Basin Number	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Office	Basin Area Acres	2010 Population Ages 5q-Mile	Data Component Ranking Value				Overall Ranking	Impact Comments									
								Groundwater Reliance		Population Growth Rate	Public Supply Wells*	Total Water Use*	Treated Water Use*									
								Projected Population Growth Rate	GW Relia- bility**													
151	9-4	SANTA MARGARITA VALLEY		South Coast	SRO	7,958	12.5	4,121	2	1	2.25	1	4	5	4.5	2	1	17.8	Medium	Groundwater in SW part of basin is marginal to inferior for domestic and agricultural uses (DWR 1567). Mg, SCN, Cl, S, and TDS concentrations are locally high for domestic use; Cl, S, and TDS are locally high for agricultural use. Basin is federally adjudicated.		
152	3-12	SANTA MARIA		Central Coast	SRO	184,248	287.5	201,759	2	3	4	1.5	5	5	4	4.5	4	0	24.0	High	Groundwater in SW part of basin is marginal to inferior for domestic and agricultural uses (DWR 1567). Mg, SCN, Cl, S, and TDS are locally high for agricultural use. Basin is federally adjudicated.	
153	9-11	SANTA MARINA VALLEY		South Coast	SRO	12,725	19.1	16,695	2	2	0	3.75	2	0	1	0	0	0	0.0	Very Low	Groundwater in SW part of basin is marginal to inferior for domestic and agricultural uses (DWR 1567).	
154	6-68	SANTA ROSA FLAT		South Lahontan	SRO	16,461	26.2	0	0	0	0	0	0	0	0	0	0	0.0	Very Low	Groundwater in SW part of basin is marginal to inferior for domestic and agricultural uses (DWR 1567).		
155	3-16	SANTA SOLEDAD VALLEY		Central Coast	SRO	3,575	5.5	920	1	0	2	0	4	0	0	0	0	0.0	Very Low	Groundwater has been documented by the county in the past. Also known as water quality impairment.		
156	6-15	SANTA THREE RIVER VALLEY		Central Coast	SRO	204,642	75,460	1	1	3	2.25	3	3	5	4	3	0	17.3	Medium	Groundwater has been documented by the county in the past. Also known as water quality impairment.		
157	6-52	SEARLES VALLEY		South Lahontan	SRO	198,115	1,651	0	0	0	0.75	0	0	0	0	0	0	0.0	Very Low	Water is locally beneficial in the north, but generally unsuitable for domestic use due to high concentrations of fluoride, boron, lithium, strontium, sulfate, and TDS. Water levels have declined due to mining activities for asbestos.		
158	6-34	SEVEN LIMES VALLEY / SILVER LAKE VALLEY		South Coast	SRO	35,519	55.5	0	0	0	0.75	0	0	0	0	0	0	0.0	Very Low	Groundwater in this basin is rated marginal to inferior for both domestic and irrigation uses because of elevated concentrations of fluoride, boron, and nitrate (DWR 1567).		
159	6-59	SODA LAKE VALLEY		South Lahontan	SRO	363,590	593.3	98,675	5	1	2	0.75	1	2	3	3.5	1	0	1.3	Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
160	4-9	SIMI VALLEY		South Coast	SRO	11,197	18.6	73,750	4	1	4	3.75	0	2	1	0	5	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
201	6-33	SODA LAKE VALLEY		South Lahontan	SRO	480	1	0	2	2.25	1	0	3	0	0	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
202	6-62	SPRING CANYON VALLEY		South Lahontan	SRO	4,832	7.5	0	0	0	0	0	0	0	0	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
203	6-49	SUPERIOR VALLEY		South Lahontan	SRO	121,084	189.2	0	0	1	0.75	0	0	0	0	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
204	9-17	SWEETWATER VALLEY		South Coast	SRO	5,949	9.3	35,277	4	1	4	3.75	0	2	1	0	5	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
205	6-45	TEHACHAPI VALLEY EAST		South Lahontan	SRO	24,055	37.6	480	1	0	2	2.25	1	0	3	0	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
206	9-5	TEMECULA VALLEY		South Coast	SRO	88,338	138.0	219,451	3	5	3	2	1	1	1	5	1	23.0	High	Groundwater source is impaired in various parts of the basin due to elevated nitrates, fluoride, sulfates, TDS, and NOx (B-18).		
207	7-26	TERWILLIGER VALLEY		Colorado River	SRO	8,081	12.6	1,065	1	5	1	3	1	2	1	0	1	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
208	4-19	THIRTY-NINE MILE RIVER		South Coast	SRO	3,115	4.9	17,652	4	1	0	2.25	0	1	0	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
209	9-19	TIA JUANA		South Coast	SRO	7,448	11.6	50,634	5	1	0	2.25	2	0	1	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
210	4-15	TEJERA BLANCA		South Coast	SRO	4,611	7.7	3,672	2	3	0	0.75	4	1	1	0	1	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
211	3-40	THE OAKS		Central Coast	SRO	62,829	98.2	22,113	1	2	0	0.75	1	1	0	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
212	7-10	TWENTYNINE PALMS VALLEY		Colorado River	SRO	30,214	11.6	50,634	5	1	0	2.25	2	0	1	0	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
213	6-22	UPPER KINGSTON VALLEY		South Lahontan	SRO	178,533	279.0	37	0	1	0.75	0	0	5	0	4	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
214	6-62	UPPER MIRACLE RIVER VALLEY		South Lahontan	SRO	415,295	648.5	355,334	2	5	3	0.75	1	2	4	3	5	2	23.8	High	Groundwater quality impacts in basin including nitrates, inorganics, and radionuclides, etc. Superfund site within basin.	
215	4-1	UPPER SANTA ANA VALLEY		South Coast	SRO	3,815	6.0	616	1	0	2	0.75	1	1	0	0	5	0	0.0	Very Low	Groundwater has been documented to contain high levels of boron, sodium chloride, high TDS, sulfates, nitrates, iron, and chlorides (B-18).	
216	8-26	UPPER SANTA ANA VALLEY		South Coast	SRO	80,971	126.5	363,364	4	1	5	2.25	2	3	3	3	3	1	23.3	High	The Bunker Hill Subbasin is impacted with PCB and TCE from the Newmark Superfund site and with perchlorate from the Crafton Hills Superfund site.	
217	8-20	UPPER SANTA ANA VALLEY		South Coast	SRO	23,306	36.4	530	1	0	1	0.75	1	5	1	0.5	3	0	0.0	Very Low	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
218	6-01	UPPER SANTA ANA VALLEY	CHINO	South Coast	SRO	154,653	261.7	859,651	4	2	4	2.25	3	5	3	4	3	1	23.3	High	Historic over draft ground water problems initiated with DBMP, 400,000 AF on the Chino Basin though 2030 to control the outflow into the San Joaquin River.	
219	8-20	UPPER SANTA ANA VALLEY	GLENDALE	South Coast	SRO	9,574	15.0	51,001	4	1	5	0.75	1	5	3	3.5	1	0	18.3	Medium	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
220	8-15	UPPER SANTA ANA VALLEY	GLENDALE	South Coast	SRO	30,214	47.2	345,811	4	1	4	3.75	1	3	3	4	4.5	2	0	18.3	Medium	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.
221	6-2-03	UPPER SANTA ANA VALLEY	IRVINE	South Coast	SRO	56,943	92.0	359,864	4	2	4	3	2	3	4	4.5	5	0	24.5	High	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
222	8-2-08	UPPER SANTA ANA VALLEY	SAN JUANITO	South Coast	SRO	73,541	114.9	54,159	2	5	3	1.5	1	1	4	2.5	3	1	19.0	Medium	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
223	8-2-05	UPPER SANTA ANA VALLEY	TEMECULA	South Coast	SRO	23,654	37.0	141,451	4	2	3	1	5	4	4.5	2	0	23.5	Medium	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.		
224	8-2-07	UPPER SANTA ANA VALLEY	YUCAIPA	South Coast	SRO	25,410	59.7	65,190	3	1	4	2.25	2	3	4	3.5	5	0	20.8	Medium	Groundwater quality is rated marginal to inferior for both domestic and irrigation purposes. This assessment is based on 66 analyses showing elevated concentrations of fluorides, boron, and TDS.	
225	7-28	VALENTIN-CARRILLO VALLEY	COLORADO RIVER	South Coast	SRO	122,943	192.1	77	0	1	0.75	0	0	5	0	3	0	0.0	Very Low	Groundwater quality is marginal for domestic use because of elevated nitrates and sulfates, etc.		
226	7-63	VANDENBURGER FLAT	COLORADO RIVER	South Coast	SRO	6,787	10.6	56	0	0	0.75	0	0	5	0	0	0	0.0	Very Low	Oil high sulfates, sulfurates, and hydrogen sulfide are documented to be present in the basin.		
227	4-3-02	VENTURA RIVER VALLEY	LOWER VENTURA RIVER	South Coast	SRO	5,312	8.3	15,930	3	1	0	2.25	2	1	0	3	0	0.0	Very Low	Oil high sulfates, sulfurates, and hydrogen sulfide are documented to be present in the basin.		
228	4-3-01	VENTURA RIVER VALLEY	UPPER VENTURA RIVER	South Coast	SRO	7,430	11.6	15,951	3	0	0.75	2	4	5	4.5	3	0	18.3	Medium	TDS is known to be high in some parts of the basin (B-18).		

CASGEM Groundwater Basin Prioritization Results Sorted by Basin Name										
Basin Number count	Basin Name	Sub-Basin Name	Hydrologic Region	DWR Office	Basin Area		Population		Data Component Ranking Value	
					Acres	Sq. Mile	2010 Population	Projected Population Growth	Total Wells	Public Supply Wells
229	7-42 VIDAL VALLEY		Colorado River	SRO	139,577	218.1	140	0	1	0.75
230	5-57 WILLO VALLEY		Colorado River	SRO	1,355	2.1	21	1	0	0
231	7-3 WARD VALLEY		Colorado River	SRO	564,598	882.1	212	0	0	0.75
232	9-8 WARNER VALLEY		South Coast	SRO	24,150	37.7	185	0	4	0.75
233	7-12 WARREN VALLEY		Colorado River	SRO	23,952	37.4	22,860	2	5	4
234	7-22 WEST SALTON SEA		Colorado River	SRO	106,408	166.3	5,352	1	0	0.75
235	6-73 WILD HORSE MESA AREA		South Lahontan	SRO	3,337	5.2	0	0	0	0
236	6-75 WILDROSE CANYON		South Lahontan	SRO	5,182	8.1	1	0	2	0
237	6-19 WINGATE VALLEY		South Lahontan	SRO	71,755	112.1	0	0	0	0
238	7-56 YAQUI WELL AREA		Colorado River	SRO	15,098	23.6	4	0	1	0.75
239	7-36 YUMA VALLEY		Colorado River	SRO	125,741	196.5	3,146	1	0	1
NOTE: * Data component values were reduced by 25% due to data confidence prior to calculating the GW basin ranking value. ** Sub-fields that are used to determine the overall GW Reliance Total [(GW Use + GW %)/2] *** Overall Basin Ranking Score = Population + Population Growth + PSW + (Total Wells x .75) + Irr. Acres + (GW Use + GW %)/2 + Impacts + Other										

Population Growth  
Population  
Projected Population  
Public Supply Wells  
Total Wells  
Total Supply  
Percent of Irrigated  
GW Reliance  
Total  
GW Reliance  
Score \*\*\*

Overall  
Basin  
Priority  
Score \*\*\*

Impact  
Comments

Other Information Comments



# **ATTACHMENT “E”**



The Department of Water Resources has determined that the following basins do not meet the criteria of Water Code § 10933 for providing sufficient information to demonstrate seasonal and long-term trends in groundwater elevations. Pursuant to California Water Code Section 10933.7(a), counties and groundwater management agencies in unmonitored basins may be ineligible for water grants and loans administered by the State.

#### Unmonitored High and Medium Priority Groundwater Basins

Basin Number	Basin Name	Subbasin Name	Priority	Status (as of 03/04/2015)
2-1	PETALUMA VALLEY		Medium	Fully Unmonitored
2-9.04	SANTA CLARA VALLEY	EAST BAY PLAIN	Medium	Partially Unmonitored
3-13	CUYAMA VALLEY		Medium	Partially Unmonitored
5-21.59	SACRAMENTO VALLEY	EAST BUTTE	Medium	Partially Unmonitored
5-21.62	SACRAMENTO VALLEY	SUTTER	Medium	Partially Unmonitored
5-21.64	SACRAMENTO VALLEY	NORTH AMERICAN	High	Partially Unmonitored
5-21.65	SACRAMENTO VALLEY	SOUTH AMERICAN	High	Partially Unmonitored
5-21.66	SACRAMENTO VALLEY	SOLANO	Medium	Partially Unmonitored
5-22.01	SAN JOAQUIN VALLEY	EASTERN SAN JOAQUIN	High	Partially Unmonitored
5-22.05	SAN JOAQUIN VALLEY	CHOWCHILLA	High	Partially Unmonitored
5-22.06	SAN JOAQUIN VALLEY	MADERA	High	Fully Unmonitored
5-22.07	SAN JOAQUIN VALLEY	DELTA-MENDOTA	High	Partially Unmonitored
5-22.13	SAN JOAQUIN VALLEY	TULE	High	Partially Unmonitored
5-22.14	SAN JOAQUIN VALLEY	KERN COUNTY	High	Partially Unmonitored
5-22.15	SAN JOAQUIN VALLEY	TRACY	Medium	Partially Unmonitored
5-22.16	SAN JOAQUIN VALLEY	COSUMNES	Medium	Partially Unmonitored
5-27	CUMMINGS VALLEY		High	Fully Unmonitored
5-28	TEHACHAPI VALLEY WEST		Medium	Fully Unmonitored
5-4	BIG VALLEY		Medium	Fully Unmonitored
7-21.01	COACHELLA VALLEY	INDIO	Medium	Partially Unmonitored
7-24	BORREGO VALLEY		Medium	Partially Unmonitored
9-15	SAN DIEGO RIVER VALLEY		Medium	Fully Unmonitored
9-4	SANTA MARGARITA VALLEY		Medium	Fully Unmonitored
9-6	CAHUILLA VALLEY		Medium	Fully Unmonitored
9-7	SAN LUIS REY VALLEY		Medium	Fully Unmonitored

#### Notes:

"Partially Unmonitored" indicates a portion of a basin has a designated monitoring entity and is actively monitored in the CASGEM Program, but the remainder of the basin is unmonitored.

#### References:

CASGEM Online System - <http://www.water.ca.gov/groundwater/casgem/>  
 CASGEM Basin Prioritization - [http://www.water.ca.gov/groundwater/casgem/basin\\_prioritization.cfm](http://www.water.ca.gov/groundwater/casgem/basin_prioritization.cfm)

Data current as of March 4, 2015, and subject to change without notice.



# **ATTACHMENT “F”**





# Fact Sheet

## **GENERAL INFORMATION**

### **MANDATORY RESTRICTIONS TO ACHIEVE A 25% STATEWIDE REDUCTION IN POTABLE URBAN WATER USE**

With California facing one of the most severe droughts on record, Governor Brown declared a drought State of Emergency in January 2014 and issued a series of Executive Orders in April and September 2014 and January 2015, that streamline the State's drought response and makes California more drought resilient for the future.

The April 2014 Executive Order asked the State Water Board to assess voluntary conservation levels for urban water agencies and granted authority to adopt emergency conservation regulations, which the Board did in July of 2014 and updated in March of 2015. With the lowest snowpack on record and a lack of sufficient conservation to deal with the continuing drought emergency, the Governor, on April 1, 2015, directed the State Water Board to implement mandatory water reductions in urban areas to reduce potable urban water usage by 25 percent statewide. He also directed that this regulation take into account the different levels of conservation already achieved by communities based upon their relative per capita water usage.

This savings amounts to approximately 1.3 million acre-feet of water over the next nine months, or nearly as much water as is currently in Lake Oroville. To achieve these savings, the State Water Board is expediting an emergency regulation to set usage targets for communities around the State.

The Board's task is to implement a regulation which is equitable, achievable, and enforceable for every urban water supplier in the state, and which can be implemented quickly given the state of the drought and the uncertainty of when it will end. To maximize input in a short amount of time, the Board began discussions with water suppliers, stakeholder groups, and others to solicit feedback on approach on the day that the Executive Order was issued.

On April 7, 2015, the Board released a draft framework and received more than 250 comments. Suggestions from the comments were incorporated into the draft regulation issued on April 17, 2015. The Board is soliciting additional comment on the draft regulation by April 22. The draft regulation will be further refined based on comments received and the Notice of Proposed Emergency Rulemaking and accompanying documents will be released on April 28<sup>th</sup> for public comment and consideration by the Board at its May 5-6, 2015 meeting.





## Fact Sheet

### Content of Emergency Regulation

This emergency regulation will address the following provisions of the April 1, 2015 [Executive Order](#):

Ordering Provision 2: Mandatory 25% reduction in potable urban water use with recognition of past conservation achievements;

Ordering Provision 5: Reductions in potable water use at commercial, industrial and institutional properties;

Ordering Provision 6: Prohibition on using potable water for irrigation of ornamental turf in street medians; and

Ordering Provision 7: Prohibition on using potable water for irrigation outside of new home construction without drip or microspray systems.

This emergency regulation does not address rate structures and other pricing mechanisms required by Ordering Provision 8, which will be developed separately.

### Schedule for Adoption and Implementation of the Emergency Regulation

Stakeholder comments on the proposed emergency regulation must be submitted by **Wednesday April 22, 2015**. Staff will use those comments to finalize the draft emergency regulation, which will be published on April 28, 2015, along with supporting documents. Final public comment on the emergency regulation can be made at the Board meeting on May 5, 2015. The specific prohibitions in the emergency regulation will take effect immediately upon approval by the Office of Administrative Law. Urban water suppliers will be expected to begin implementing measures to meet their mandatory reduction targets by June 1, 2015 to ensure maximum conservation during the summer months. The schedule is listed below.

- |   |                |
|---|----------------|
| • Notice announcing release of draft regulation for informal public comment   | April 17, 2015 |
| • Deadline for comment on draft regulation                                    | April 22, 2015 |
| • Formal Notice of Proposed Rulemaking and written comment period             | April 28, 2015 |
| • Board hearing and adoption  | May 5-6, 2015  |
| • Office of Administrative Law approval                                       | May 15, 2015   |
| • Specific prohibitions become effective                                      | May 15, 2015   |
| • First (June) report on water production and other conservation measures due | July 15, 2015  |

### How to Provide Input

Information including discussion drafts, draft regulations and related materials is available on the State Water Board's website at:

[http://www.waterboards.ca.gov/waterrights/water\\_issues/programs/drought/emergency\\_mandatory\\_regulations.shtml](http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/emergency_mandatory_regulations.shtml).

Written comment and questions can be sent to Jessica Bean at [jessica.bean@waterboards.ca.gov](mailto:jessica.bean@waterboards.ca.gov).



# Fact Sheet

## 2015 Emergency Water Conservation Regulation Frequently Asked Questions

On March 17, the State Water Resources Control Board (State Water Board or Board) adopted an expanded emergency conservation regulation to safeguard the state's remaining water supplies as California enters a fourth consecutive dry year. While there are many ways to boost local water supplies, conservation is the easiest, most efficient, and most cost effective way to quickly reduce water demand and extend supplies into the next year, providing flexibility for all California communities. With our inability to predict the remainder of this rainy season or the next, water saved today can improve a region's water security and add flexibility to systems that may need to withstand another year or more of warm temperatures and low precipitation.

The enhanced emergency conservation regulation targets both individual water use, by identifying the practices from which every Californian should abstain during this drought emergency, as well as the steps that local water suppliers should be taking to reduce water demand in their service areas. These updated restrictions set a minimum level of effort in this continuing drought emergency. Everyone should take additional steps to conserve water. As the drought wears on, the State Water Board will closely watch local implementation of the regulation, and will take further action as needed.

### 1. What types of water use are prohibited for all Californians?

The 2015 emergency conservation regulation prohibits:

- Using potable water to wash sidewalks and driveways;
- Allowing runoff when irrigating with potable water;
- Using hoses with no shutoff nozzles to wash cars;
- Using potable water in decorative water features that do not recirculate the water; and
- **New** Irrigating outdoors during and within 48 hours following measurable rainfall

### 2. Are businesses required to conserve water as well?

Yes, the prohibitions above apply to businesses and residents. In addition, the 2015 emergency regulation also focuses on the restaurant and hospitality sector:

- **New** Restaurants are prohibited from serving water to their customers unless the customer requests it; and
- **New** Hotels and motels must offer their guests the option to not have their linens and towels laundered daily, and prominently display this option in each guest room.





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- Restaurants are also encouraged to use table cards to help convey the conservation message. Table card templates are available for download at the Save Our Water website at: <http://saveourwater.com/for-water-agencies/toolkit/>. Local water suppliers may also be able to provide similar materials.

### 3. Do water suppliers have to implement conservation measures?

Yes, there are requirements for both large urban water suppliers serving more than 3,000 customers, as well as small water suppliers serving fewer than 3,000 customers.

Large urban water suppliers (serving >3000 connections) must:

- Impose restrictions on outdoor irrigation;
- Notify customers about leaks that are within the customer's control;
- Report on water use monthly; and
- Report on compliance and enforcement

Small water suppliers (serving <3000 connections) must:

- Limit outdoor irrigation to two days per week **or** comparable measures to achieve a 20 percent reduction in water use.

### 4. Are there limitations on outdoor watering?

Yes, the regulations limit the number of days per week that outdoor irrigation is allowed. Urban water suppliers with water shortage contingency plans can rely on limitations in their plans if they exist. Plans with no limitations must restrict outdoor watering to two days per week.

### 5. Can water shortage contingency plans be amended to impose day-per-week restrictions in lieu of implementing the two-day-per-week backstop?

Yes, the regulations allow for the local amendment of the plans.

### 6. Is everyone required to limit outdoor watering to two days per week?

No, the regulations rely on the days-per-week limitations contained on local water shortage contingency plans. If these plans do not contain limitations, then a two-day-per-week restriction must be implemented. Smaller water suppliers that are not required to have water shortage contingency plans have the option of implementing the two-day-per-week restriction or comparable conservation measures designed to achieve a 20 percent reduction in water use.

### 7. How do I report water waste?

Water waste should be reported to the water supplier for the service area. The State Water Board's conservation website contains a simple tool to find the contact information for the water supplier based on the location of the alleged wasteful activity. The tool is located at: [http://www.waterboards.ca.gov/waterrights/water\\_issues/programs/drought/water\\_supplier.shtml](http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/water_supplier.shtml).



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### **8. Who can enforce the prohibitions?**

Violations of prohibited activities are considered infractions and are punishable by fines of up to \$500 for each day in which the violation occurs. Any peace officer or employee of a public agency charged with enforcing laws and authorized to do so by ordinance may issue a citation to the violator. The State Water Board can issue cease and desist orders against water agencies that don't impose mandatory outdoor irrigation restrictions upon their retail customers. Water suppliers that violate cease and desist orders are subject to civil liability of up to \$10,000 a day.

### **9. Who makes sure that the water suppliers are doing their part?**

The State Water Board has been tracking the implementation of conservation measures by large urban water suppliers. Information on their progress along with the status of their enforcement efforts is available on the website at:

[http://www.waterboards.ca.gov/waterrights/water\\_issues/programs/drought/conservation\\_reporting\\_info.shtml](http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/conservation_reporting_info.shtml). With more than 2,500 smaller water agencies not subject to reporting requirements, compliance checking is more challenging but is a priority for 2015.

### **10. Where can I find the monthly reports and conservation results submitted by the urban water suppliers?**

The reports can be found on the State Water Board's website at:

[http://www.waterboards.ca.gov/waterrights/water\\_issues/programs/drought/conservation\\_reporting\\_info.shtml](http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/conservation_reporting_info.shtml). Information on the regulation can be found at:

[http://www.waterboards.ca.gov/waterrights/water\\_issues/programs/drought/emergency\\_regulations\\_waterconservation.shtml](http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/emergency_regulations_waterconservation.shtml).

### **11. When does the regulation go into effect?**

The regulation goes into effect immediately upon approval by the Office of Administrative Law and filing with the Secretary of State. The effective date of the regulation is March 27, 2015.

### **12. How long is the regulation in effect for?**

The regulation will be in effect for 270 days unless extended by the State Water Board.

For more information, visit the [Emergency Water Conservation Portal](#).

Please visit [SaveOurWater.com](#) today!

**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)		(Jun-14 - Feb-15)	(Jun-14 - Feb-15, compared to 2013)	Total Water Saved (Jun-14 - Feb-15, compared to 2013)	Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R-GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)							
Arcata City of	499,104,000	495,047,000		4,057,000	1%		43.5	2	8%
San Francisco Public Utilities Commission	20,365,410,000	18,717,900,000		1,647,510,000	8%		45.4	2	8%
Santa Cruz City of	2,527,700,000	1,933,400,000		594,300,000	24%		47.3	2	8%
California Water Service Company South San Francisco	2,075,673,590	1,907,534,254		168,139,336	8%		48.8	2	8%
California-American Water Company Monterey District	2,903,844,543	2,590,336,368		313,508,175	11%		51.3	2	8%
California Water Service Company East Los Angeles	3,998,522,851	3,819,956,279		178,566,582	4%		51.4	2	8%
Vernon City of	1,907,061,769	1,788,380,162		118,681,607	6%		51.6	2	8%
California-American Water Company San Diego District	2,795,094,888	2,578,195,144		216,839,744	8%		51.9	2	8%
Cambria Community Services District	166,216,813	95,513,570		70,703,243	43%		54.4	2	8%
East Palo Alto, City of	409,886,088	454,911,335		-45,025,247	-11%		55.6	2	8%
Park Water Company	2,833,164,110	2,598,821,539		234,342,571	8%		55.6	2	8%
San Bruno City of	979,865,974	849,620,197		80,245,777	9%		55.7	2	8%
Golden State Water Company Bell Bell Gardens	1,279,423,043	1,208,354,847		71,068,196	6%		58.4	2	8%
Daly City City of	1,888,066,301	1,622,632,784		265,433,517	14%		58.8	2	8%
North Coast County Water District	809,332,364	713,333,361		95,999,003	12%		59.5	2	8%
Westborough Water District	257,568,499	213,776,790		43,791,709	17%		59.5	2	8%
Coastside County Water District	565,550,000	524,430,000		41,120,000	7%		61.9	2	8%
Grover Beach City of	352,828,667	208,202,769		144,625,897	41%		62.1	2	8%
Haward City of	4,474,967,937	3,557,222,483		517,745,455	12%		62.1	2	8%
Redwood City City of	2,525,846,774	2,179,170,327		346,676,447	14%		63.4	2	8%
Compton City of	1,838,895,919	1,837,323,747		21,572,172	1%		63.6	2	8%
Soquel Creek Water District	1,046,626,000	826,889,000		219,737,000	21%		64.3	2	8%
Sea Beach City of	905,215,264	856,337,550		48,877,714	5%		64.7	2	8%
Inglewood City of	2,457,964,645	2,284,776,001		173,188,643	7%		65.1	3	12%
Golera Water District	3,523,431,480	3,053,227,871		470,203,609	13%		65.5	3	12%
Golden State Water Company Florence Graham	1,246,577,219	1,227,482,326		19,094,894	2%		66.5	3	12%
Oxnard City of	5,742,131,037	5,086,123,656		656,007,351	11%		66.6	3	12%
Paramount City of	1,628,999,712	1,623,382,034		5,617,679	0%		67.0	3	12%
Port Hueneme City of	500,546,894	456,100,759		44,446,135	9%		67.2	3	12%
California Water Service Company King City	428,820,478	403,729,918		25,090,560	6%		67.7	3	12%
Morro Bay City of	316,836,255	281,236,756		35,599,499	11%		70.0	3	12%
South Gate City of	2,056,696,383	2,017,629,675		49,066,708	2%		70.1	3	12%
Huntington Park City of	1,171,761,731	1,128,423,492		43,338,240	4%		71.3	3	12%
Esterio Municipal Improvement District	1,137,677,797	1,077,438,670		60,239,127	5%		72.8	3	12%
Golden State Water Company Norwalk	1,214,317,928	1,131,519,080		82,798,848	7%		73.5	3	12%
Golden State Water Company Bay Point	512,238,443	452,672,802		59,565,641	12%		75.5	3	12%
Sweetwater Authority	5,185,495,337	4,886,767,783		298,727,554	6%		75.6	3	12%
City of Big Bear Lake, Dept of Water & Power	610,520,000	590,469,860		20,050,140	3%		75.8	3	12%
Marina Coast Water District	1,063,425,908	946,396,368		117,029,540	11%		75.9	3	12%

**Page 1 Note:** all information is provisional-a number of suppliers have filed revised reports that are not reflected in this table, these reports once validated may result in changes.

**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)		Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R- GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)				
Lompoc City of	1,253,200,000	1,106,800,000	146,400,000	12%	76.6	3
San Lorenzo Valley Water District	416,952,583	335,050,267	81,902,316	20%	77.9	3
Golden State Water Company S San Gabriel	664,867,252	637,528,317	27,338,935	4%	77.9	3
Santa Ana City of	9,729,076,397	9,323,684,636	405,391,760	4%	78.3	3
McKinleyville Community Service District	344,448,000	300,859,000	43,579,000	13%	79.8	3
Santa Fe Springs City of	1,526,056,730	1,408,567,739	117,488,991	8%	80.1	4
Crestline Village Water District	185,010,871	167,499,027	17,511,844	9%	80.3	4
Monterey Park City of	649,960,000	594,880,000	55,080,000	8%	80.4	4
Montebello Land and Water Company	859,407,071	791,398,619	68,008,451	8%	80.5	4
Santa Barbara City of	3,348,530,727	2,632,951,217	715,579,509	21%	80.9	4
Rohert Park City of	1,267,000,000	1,124,000,000	143,000,000	11%	81.0	4
Valley County Water District	2,033,127,821	1,853,913,772	179,214,049	9%	81.6	4
Golden State Water Company Southwest	7,303,405,789	6,894,299,322	409,106,467	6%	81.7	4
San Diego City of	47,355,303,598	46,452,597,390	902,706,208	2%	82.0	4
Mountain View City of	2,967,854,797	2,531,213,885	436,640,912	15%	82.5	4
California Water Service Company Dominguez	8,444,765,582	8,077,205,172	367,560,410	4%	83.7	4
Long Beach City of	14,658,100,592	13,842,168,619	815,931,973	6%	83.8	4
Greenfield City of	573,049,890	501,684,126	71,355,764	12%	83.8	4
Dublin San Ramon Services District	2,779,417,000	1,959,505,000	819,912,000	29%	84.7	4
San Luis Obispo City of	1,387,716,506	1,278,706,170	109,010,336	8%	85.0	4
Sunnyvale City of	4,612,426,949	3,920,970,221	691,456,728	15%	85.2	4
California Water Service Company Salinas District	4,612,101,098	4,065,974,106	546,126,992	12%	86.0	4
Lynwood City of	1,264,349,156	1,237,371,916	26,977,240	2%	86.3	4
Santa Rosa City of	5,454,466,874	4,447,473,373	1,006,993,501	18%	86.7	4
Hawthorne City of	1,070,747,789	1,135,592,223	-64,844,434	-6%	86.7	4
California Water Service Company Mid Peninsula	3,986,792,209	3,551,780,554	435,011,655	11%	87.4	4
San Gabriel Valley Water Company	9,747,519,587	9,124,165,807	623,353,780	6%	88.3	4
Alameda County Water District	10,539,100,000	8,458,900,000	2,080,200,000	20%	88.3	4
Santa Clara City of	5,238,900,000	4,749,500,000	589,400,000	11%	88.3	4
Menlo Park City of	1,058,240,665	769,095,397	289,145,268	27%	88.6	4
Sweetwater Springs Water District	208,544,913	177,491,272	31,053,641	15%	88.7	4
Millbrae City of	668,885,610	603,267,242	65,618,359	10%	89.2	4
Golden State Water Company Artesia	1,402,138,690	1,348,796,812	53,341,879	4%	90.0	4
Hi-Desert Water District	744,117,577	733,074,472	11,043,105	1%	90.3	4
Burlingame City of	1,288,363,748	1,075,113,151	213,250,598	17%	90.4	4
Los Angeles Department of Water and Power	139,452,680,105	130,343,503,463	9,109,176,642	7%	90.9	4
Vallejo City of	4,410,308,000	4,020,375,000	389,933,000	9%	91.3	4
San Buenaventura City of	4,446,346,994	3,813,888,925	632,458,069	14%	91.3	4
Scotts Valley Water District	311,979,632	253,857,835	58,121,797	19%	91.6	4

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)		(Jun-14 - Feb-15) compared to 2013)	Total Water Saved (Jun-14 - Feb-15, compared to 2013)	Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R-GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)						
Irvine Ranch Water District	15,406,744,246	15,015,266,341	391,477,904	3%		91.7	4	16%
Otay Water District	8,209,272,756	7,888,634,952	320,637,804	4%		93.0	4	16%
Windsor, Town of	963,136,985	817,896,531	145,240,453	15%		93.0	4	16%
California Water Service Company Redwood Valley	108,182,674	82,440,411	25,742,263	24%		93.3	4	16%
American Canyon, City of	915,968,361	777,155,653	138,812,708	15%		93.5	4	16%
Lakewood City of	2,086,631,973	1,856,580,866	230,051,107	11%		93.9	4	16%
East Bay Municipal Utilities District	52,390,500,000	46,127,500,000	6,263,000,000	12%		94.2	4	16%
Crescent City, City of	583,110,000	710,650,000	-127,540,000	-22%		94.5	4	16%
San Jose, City of	5,294,000,000	4,707,000,000	587,000,000	11%		96.0	5	20%
Pomona City of	5,817,361,333	5,468,536,077	348,825,256	6%		96.1	5	20%
Bellflower-Somerset Mutual Water Company	1,350,031,789	1,268,477,694	81,554,095	6%		96.1	5	20%
California Water Service Company Hermosa/Redondo	2,984,799,071	2,983,495,666	1,303,406	0%		96.4	5	20%
Azusa City of	5,165,530,597	4,670,753,054	494,767,543	10%		97.3	5	20%
California Water Service Company Stockton	6,808,665,567	6,318,910,872	489,754,695	7%		97.6	5	20%
El Segundo, City of	1,692,179,532	1,788,496,457	-96,316,925	-6%		97.9	5	20%
Carpinteria Valley Water District	1,160,826,158	1,028,941,051	131,885,107	11%		98.2	5	20%
Lomita, City of	591,013,026	547,632,425	43,380,600	7%		98.3	5	20%
Norwalk City of	559,456,000	511,830,000	47,626,000	9%		98.7	5	20%
Moulton Niguel Water District	7,135,207,799	6,864,125,480	271,082,319	4%		99.1	5	20%
Rowland Water District	2,857,000,142	2,756,214,295	100,795,846	4%		99.3	5	20%
Livermore City of Division of Water Resources	1,642,615,000	1,199,514,000	443,101,000	27%		100.0	5	20%
Fountain Valley, City of	2,438,968,604	2,305,516,153	133,452,452	5%		100.2	5	20%
Pittsburg, City of	2,481,549,000	2,226,323,000	255,226,000	10%		100.3	5	20%
Watsonville, City of	2,045,660,752	1,803,744,576	241,916,176	12%		100.3	5	20%
Lathrop, City of	1,149,290,000	990,960,000	158,330,000	14%		100.5	5	20%
El Monte, City of	328,279,000	312,936,000	15,343,000	5%		100.6	5	20%
MidPeninsula Water District	823,925,361	712,822,442	111,102,919	13%		101.4	5	20%
San Gabriel County Water District	1,612,133,643	1,485,957,453	126,176,190	8%		102.9	5	20%
Helix Water District	8,454,736,636	8,067,103,778	387,632,858	5%		103.6	5	20%
Whittier, City of	2,041,957,743	2,084,064,264	-42,106,321	-2%		104.2	5	20%
Great Oaks Water Company Incorporated	2,641,791,567	2,210,783,322	431,008,244	16%		104.2	5	20%
Hollister, City of	832,612,930	742,476,980	90,135,950	11%		104.4	5	20%
Calixto, City of	1,524,360,000	1,440,570,000	83,790,000	5%		104.6	5	20%
Oceanside, City of	6,988,111,948	6,765,555,423	222,556,525	3%		105.3	5	20%
San Jose Water Company	36,046,000,000	31,608,300,000	4,437,700,000	12%		105.7	5	20%
Westminster, City of	3,064,371,990	2,956,971,359	107,400,630	4%		105.9	5	20%
Escondido, City of	4,625,134,351	4,059,907,513	565,226,838	12%		106.7	5	20%
Fairfield, City of	5,435,000,000	4,853,000,000	582,000,000	11%		106.7	5	20%
Downey, City of	4,090,256,554	3,834,059,128	256,197,426	6%		106.9	5	20%

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)		Total Water Saved (Jun-14 - Feb-15, compared to 2013)	Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R- GPD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)					
Glendale City of	6,839,188,070	6,346,086,881	493,101,189	7%		107.1	5
Marin Municipal Water District	7,006,662,670	5,966,662,221	1,040,000,448	15%		107.4	5
Camarillo City of	2,747,943,839	2,399,416,293	348,527,546	13%		107.5	5
California-American Water Company Sacramento District	8,801,191,549	7,285,555,423	1,515,626,225	17%		107.8	5
Adelanto city of	1,091,834,544	993,603,394	98,231,150	9%		108.5	5
Anaheim City of	16,337,538,847	15,992,788,037	344,750,810	2%		108.6	5
Ukiah City of	678,601,000	551,722,000	126,879,000	19%		108.6	5
Pico Rivera City of	1,267,056,381	1,099,162,034	167,894,948	13%		108.8	5
Huntington Beach City of	7,506,541,568	7,116,888,432	389,531,136	5%		109.0	5
Crescenta Valley Water District	1,200,433,997	1,043,760,838	156,673,159	13%		109.4	5
Milpitas City of	2,719,687,979	2,424,775,231	294,912,748	11%		110.2	6
Torrance City of	3,906,665,343	3,703,464,394	203,200,950	5%		111.0	6
Vista Irrigation District†	4,896,569,394	4,632,303,886	264,265,507	5%		111.1	6
Martinez City of	1,027,679,751	871,695,210	155,384,540	15%		111.7	6
Santa Monica City of	3,462,200,000	3,321,100,000	141,100,000	4%		111.7	6
Perris, City of	437,809,090	430,597,020	7,212,070	2%		111.9	6
Golden State Water Company Culver City	1,415,824,450	1,344,756,254	71,068,196	5%		113.1	6
Lakeside Water District	1,064,566,388	977,942,044	86,624,343	8%		114.6	6
Golden State Water Company S Arcadia	908,701,874	851,189,098	57,512,777	6%		116.0	6
Vallecitos Water District	4,390,033,350	4,037,168,840	352,864,510	8%		116.1	6
Soledad, City of	581,571,300	531,785,500	49,785,800	9%		116.7	6
Manhattan Beach City of	1,219,661,891	1,153,188,200	66,473,691	5%		116.7	6
Mesa Water District	4,434,609,825	4,283,056,327	151,553,499	3%		116.8	6
Palo Alto City of	3,180,440,852	2,685,999,460	494,441,392	16%		116.8	6
Gilroy City of	2,328,666,000	1,995,678,000	332,988,000	14%		117.6	6
Humboldt Community Service District	610,120,000	573,669,000	36,451,000	6%		117.9	6
Alhambra City of	2,575,148,433	2,329,573,763	245,574,669	10%		118.3	6
Orchard Dale Water District	589,289,272	550,757,340	38,531,931	7%		118.7	6
Buena Park City of	3,777,921,445	3,441,805,698	336,115,747	9%		118.9	6
Pleasanton City of	1,029,001,320	960,057,631	68,943,690	7%		119.0	6
Delano City of	2,386,120,000	2,229,650,000	156,470,000	7%		119.4	6
El Centro City of	1,978,323,000	1,910,544,000	67,779,000	3%		119.5	6
Woodland City of	2,938,159,020	2,454,292,204	483,866,816	16%		119.8	6
Pleasanton City of	4,439,552,000	3,099,891,000	1,339,661,000	30%		119.8	6
El Toro Water District	2,331,141,109	2,239,576,838	91,564,251	4%		119.9	6
San Fernando City of	839,719,127	786,931,196	52,787,931	6%		120.3	6
Suburban Water Systems San Jose Hills	7,160,122,399	6,833,016,444	327,105,955	5%		120.3	6
Sunny Slope Water Company	1,052,785,122	950,022,234	102,762,888	10%		120.5	6
California Water Service Company Livermore	2,781,467,781	1,909,163,511	872,304,270	31%		120.5	6

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons) 2013 (Jun - Feb)	Total Water Production (gallons) 2014/15 (Jun-14 - Feb-15)	Total Water Saved (Jun-14 - Feb-15, compared to 2013)	Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R- GPCD	Tier	Conservation Standard
Laguna Beach County Water District	872,082,691	867,064,579	5,018,112	1%		121.0	6
Fortuna City of	303,008,000	276,986,000	26,022,000	9%		121.2	6
Golden State Water Company West Orange	4,000,477,969	3,830,090,258	170,387,711	4%		121.4	6
Amador Water Agency	899,761,000	773,623,400	126,137,600	14%		121.6	6
South Coast Water District	1,639,847,306	1,549,814,557	90,032,749	5%		121.7	6
Napa City of	3,605,871,891	3,247,435,321	358,436,570	10%		124.1	6
Alco Water Service	1,156,954,000	1,028,617,000	128,337,000	11%		124.2	6
Coachella City of	1,395,900,000	1,294,010,000	101,890,000	7%		125.5	6
California Water Service Company Marysville	575,127,759	496,597,575	78,530,194	14%		125.5	6
Valley of the Moon Water District	800,300,880	646,691,259	153,609,621	19%		125.8	6
Brea City of	2,826,761,129	2,727,376,444	99,338,685	4%		125.9	6
Chino City of	3,332,449,959	3,123,999,342	208,450,416	6%		126.7	6
Santa Margarita Water District	7,205,190,366	6,932,489,109	172,701,256	2%		126.8	6
Reddley City of	1,302,000,000	1,109,000,000	193,000,000	15%		126.9	6
Ontario City of	8,782,999,363	8,499,508,622	283,490,741	3%		126.9	6
Valencia Water Company	7,817,224,611	6,780,899,767	1,036,324,844	13%		127.0	6
Groveland Community Services District	127,297,632	96,625,396	30,672,236	24%		127.5	6
Eureka City of	860,874,000	799,778,000	61,095,000	7%		128.0	6
Petaluma City of	2,407,770,000	2,071,485,000	336,285,000	14%		129.0	6
North Marin Water District	2,457,000,000	1,986,810,000	470,190,000	19%		129.1	6
City of Newman Water Department	559,946,000	448,854,000	111,092,000	20%		129.2	6
Tuolumne Utilities District	1,441,240,862	992,152,425	449,088,437	31%		129.3	6
Monte Vista Water District	2,603,464,922	2,359,464,115	244,000,807	9%		130.3	7
Twenty-nine Palms Water District	666,765,336	641,552,256	25,213,080	4%		130.6	7
Eastern Municipal Water District	22,059,817,756	21,154,600,492	905,215,264	4%		130.7	7
California Water Service Company Oroville	830,595,287	682,007,037	148,588,251	18%		131.6	7
Heldsburg City of	540,150,000	446,810,000	93,340,000	17%		131.7	7
Humboldt Bay Municipal Water District	146,056,000	148,820,000	-2,764,000	-2%		132.1	7
Burbank City of	4,712,137,486	4,362,205,638	349,931,847	7%		132.2	7
Arroyo Grande City of	776,210,684	654,635,517	121,575,167	16%		132.2	7
Padre Dam Municipal Water District	2,952,148,758	2,752,858,026	199,290,733	7%		132.6	7
San Juan Capistrano City of	2,040,416,466	1,962,283,810	78,132,655	4%		133.3	7
Garden Grove City of	6,584,316,860	6,185,605,054	398,711,806	6%		133.6	7
Del Oro Water Company	369,631,917	306,051,990	63,579,927	17%		134.3	7
Tracy City of	4,529,625,694	3,497,663,768	1,031,961,925	23%		134.6	7
Riverside City of	17,427,511,870	15,956,944,380	1,470,567,490	8%		135.3	7
La Palma City of	545,401,972	497,342,471	48,059,501	9%		136.3	7
Santa Maria City of	3,370,607,161	3,257,210,864	113,396,297	3%		136.6	7
Lincoln Avenue Water Company	613,030,807	557,668,649	55,362,157	9%		137.2	7

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	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)					
La Habra City of Public Works	2,397,728,848	2,535,032,864	-137,304,016	-6%	137.5	7	28%
Golden State Water Company Placentia	1,868,334,327	1,778,757,770	89,576,557	5%	137.8	7	28%
Pasadena City of	8,349,297,531	7,614,975,148	734,322,483	9%	139.0	7	28%
Contra Costa Water District	8,855,338,380	7,547,370,752	1,307,967,628	15%	139.9	7	28%
Suburban Water Systems Whittier/La Mirada	5,584,910,982	5,234,793,399	350,117,583	6%	141.1	7	28%
Golden State Water Company Simi Valley	1,830,698,387	1,657,215,187	173,483,300	9%	141.5	7	28%
Lake Arrowhead Community Services District	440,648,385	386,238,213	54,410,671	12%	141.6	7	28%
Antioch City of	4,642,068,000	4,042,923,000	599,145,000	13%	141.9	7	28%
Big Bear City Community Services District	266,135,894	256,898,007	9,237,888	3%	142.4	7	28%
Sonoma City of	583,798,675	494,362,234	89,436,441	15%	142.5	7	28%
San Gabriel Valley Fontana Water Company	10,907,224,816	10,188,722,419	718,502,397	7%	142.9	7	28%
Tehachapi, City of	582,624,632	536,291,818	46,332,814	8%	143.8	7	28%
Davis City of	3,023,400,000	2,527,400,000	496,000,000	16%	143.9	7	28%
Benicia City of	1,543,102,018	1,217,315,761	325,786,257	21%	143.9	7	28%
California Water Service Company Dixon, City of	382,549,575	346,705,918	35,843,657	9%	144.3	7	28%
Suisun-Solano Water Authority	1,038,300,000	918,300,000	120,000,000	12%	144.5	7	28%
Sunnylope County Water District	694,319,032	596,249,460	98,069,572	14%	144.6	7	28%
Rossville City of	8,448,024,096	6,930,859,852	1,517,164,244	18%	145.1	7	28%
Paso Robles City of	1,705,474,000	1,511,094,000	194,380,000	11%	146.0	7	28%
Sacramento City of	28,979,000,000	23,440,000,000	5,539,000,000	19%	146.4	7	28%
Walnut Valley Water District	5,119,451,770	4,877,344,159	242,107,610	5%	146.4	7	28%
Rialto City of	2,544,482,555	2,596,683,954	-52,201,399	-2%	146.9	7	28%
Diablo Water District	1,487,225,000	1,338,770,000	148,455,000	10%	147.7	7	28%
Patterson City of	1,040,156,104	948,595,320	91,560,784	9%	148.3	7	28%
San Dieguito Water District	1,583,703,106	1,621,176,020	-37,472,914	-2%	148.3	7	28%
Orange City of	7,732,617,288	7,437,395,896	295,221,393	4%	148.7	7	28%
California Water Service Company Kern River Valley	222,882,376	201,376,182	21,506,194	10%	148.9	7	28%
Fresno City of	36,503,191,424	30,513,707,650	6,089,483,774	17%	150.7	7	28%
Cerritos City of	2,219,233,953	1,991,297,621	227,936,332	10%	153.6	7	28%
Sanger City of	1,552,776,000	1,422,246,000	130,530,000	8%	153.6	7	28%
Monrovia City of	1,885,000,000	1,673,000,000	212,000,000	11%	154.6	7	28%
Covina City of	1,500,350,310	1,393,914,200	106,436,110	7%	154.7	7	28%
Lake Hemet Municipal Water District	2,880,852,466	2,579,961,258	300,891,208	10%	154.9	7	28%
Stockton City of	8,304,530,000	7,263,300,000	1,041,239,000	13%	155.0	7	28%
Ventura County Waterworks District No. 8	5,424,122,854	4,896,895,245	527,227,609	10%	156.1	7	28%
Tustin City of	2,984,049,613	2,895,189,929	88,859,684	3%	156.5	7	28%
California American Water Company Los Angeles District	5,579,752,754	5,179,473,602	400,279,151	7%	156.8	7	28%
Fullerton City of	7,215,373,767	6,969,105,034	246,268,733	3%	157.4	7	28%
San Clemente City of	2,270,663,084	2,331,434,375	-60,771,291	-3%	157.7	7	28%

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)		(Jun-14 - Feb-15)	(Jun-14 - Feb-15, compared to 2013)	Total Water Saved	Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R-GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)							
Chino Hills City of	3,952,965,804	3,587,674,904	365,290,900	9%		157.8	7	28%	
Rubidoux Community Service District	1,400,190,000	1,335,510,000	64,680,000	5%		158.0	7	28%	
Rosamond Community Service District	719,200,000	712,000,000	7,200,000	1%		158.3	7	28%	
Santa Paula City of	1,218,270,506	1,081,725,724	136,544,782	11%		160.2	7	28%	
North Tahoe Public Utility District	350,120,000	332,141,000	17,979,000	5%		161.3	7	28%	
Atascadero Mutual Water Company	1,291,000,000	1,056,900,000	234,100,000	18%		163.0	7	28%	
Thousand Oaks City of	3,106,634,920	2,792,709,655	313,925,265	10%		163.7	7	28%	
Victorville Water District	4,985,852,685	4,486,322,447	499,520,238	10%		164.4	7	28%	
Nipomo Community Services District	665,258,273	527,032,098	138,226,175	21%		165.4	7	28%	
Fillmore City of	482,079,202	446,216,000	35,863,202	7%		165.6	7	28%	
Ramona Municipal Water District	1,087,105,531	1,049,746,665	37,358,866	3%		165.9	7	28%	
Golden State Water Company Barstow	1,595,531,512	1,445,509,515	150,021,997	9%		166.2	7	28%	
El Dorado Irrigation District	10,044,044,385	7,600,810,386	2,443,234,000	24%		166.2	7	28%	
Ceres City of	1,985,969,000	1,848,958,000	137,001,000	7%		166.3	7	28%	
California Water Service Company Willows	364,301,885	318,682,696	45,619,200	13%		168.6	7	28%	
East Valley Water District	5,405,695,956	4,782,879,831	622,816,125	12%		169.4	7	28%	
Joshua Basin Water District	409,078,118	382,604,644	26,473,473	6%		169.6	7	28%	
Newport Beach City of	4,220,349,478	3,924,557,845	295,791,633	7%		170.3	8	32%	
South Pasadena City of	1,045,005,526	935,193,595	109,811,931	11%		171.1	8	32%	
Imperial City of	687,420,000	671,127,000	16,293,000	2%		171.9	8	32%	
Ventura County Waterworks District No 1	2,658,665,294	2,241,890,403	446,774,892	17%		172.0	8	32%	
Dinuba City of	1,126,830,000	977,550,000	149,280,000	13%		172.3	8	32%	
Madera City of	2,268,235,000	2,115,715,000	152,520,000	7%		173.5	8	32%	
California Water Service Company Los Altos/Suburban	3,714,706,268	3,136,645,836	578,060,431	16%		173.8	8	32%	
Hesperia Water District City of	3,676,581,651	3,538,094,794	138,486,256	4%		174.6	8	32%	
Castaic Lake Water Agency Santa Clarita Water Division	7,358,051,073	6,493,567,237	864,483,336	12%		174.8	8	32%	
Brentwood City of	3,038,220,000	2,663,210,000	375,010,000	12%		174.8	8	32%	
Arvin Community Services District	740,072,884	667,768,501	72,304,383	10%		175.3	8	32%	
Palmdale Water District	5,291,175,472	5,010,063,446	281,112,026	5%		175.9	8	32%	
San Jacinto City of	756,372,530	651,046,816	105,325,714	14%		176.1	8	32%	
La Verne City of	2,094,159,141	1,955,656,970	138,502,171	7%		176.5	8	32%	
Newhall County Water District	2,611,216,927	2,326,139,289	285,077,638	11%		178.3	8	32%	
Rincon Del Diablo Municipal Water District	1,766,766,437	1,514,883,284	251,883,153	14%		179.2	8	32%	
Mission Springs Water District	2,072,832,166	1,979,439,888	93,392,277	5%		179.4	8	32%	
Brawley City of	1,842,390,000	1,088,690,000	753,700,000	41%		179.6	8	32%	
Calaveras County Water District	1,468,843,000	1,200,100,000	268,743,000	18%		180.4	8	32%	
Banning City of	2,219,758,574	2,058,002,667	161,755,907	7%		181.2	8	32%	
Phelan Pinon Hills Community Services District	635,139,826	675,206,517	-40,066,691	-6%		181.6	8	32%	
Porterville City of	3,123,277,400	2,849,237,200	274,040,200	9%		182.0	8	32%	

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)			Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R- GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)	Total Water Production (gallons) (Jun-14 - Feb-15, compared to 2013)				
Sacramento County Water Agency	9,991,675,171	8,451,666,395	1,540,008,776	15%		184.3	8
California-American Water Ventura District	4,397,006,571	3,988,454,052	408,552,519	9%		184.6	8
Blythe City of	806,370,000	811,680,000	-5,310,000	-1%		185.8	8
Yreka, City of	593,290,000	519,800,000	73,490,000	12%		186.6	8
Yuba City, City of	4,215,490,000	3,629,080,000	586,410,000	14%		188.2	8
Carlsbad Municipal Water District	4,342,002,850	4,259,269,173	82,733,677	2%		188.5	8
California Water Service Company Selma	1,492,399,536	1,239,212,977	253,186,559	17%		189.2	8
Western Municipal Water District of Riverside	5,887,379,311	5,683,989,367	203,289,944	3%		189.2	8
West Kern Water District	4,045,106,581	3,679,048,346	366,058,235	9%		191.3	8
Riverbank City of	860,785,846	737,503,990	123,282,856	14%		191.4	8
Pismo Beach City of	434,216,578	359,495,587	74,720,991	17%		191.7	8
California Water Service Company Visalia	8,033,215,230	7,144,292,537	888,922,693	11%		191.7	8
Hermit City of	1,116,063,947	1,045,970,047	70,093,900	6%		192.6	8
Hanford City of	3,229,776,700	2,793,029,816	436,746,884	14%		193.7	8
Turlock City of	5,571,505,100	4,909,059,441	662,445,659	12%		194.0	8
Corona City of	8,699,410,000	8,297,070,000	402,340,000	5%		194.3	8
Trabuco Canyon Water District	764,121,596	767,705,962	-3,584,366	0%		194.9	8
Triunfo Sanitation District / Oak Park Water Service	687,285,830	597,937,369	89,348,461	13%		195.7	8
Lamont Public Utility District	993,121,000	914,688,000	78,433,000	8%		197.5	8
California Water Service Company Bakersfield	18,863,864,960	16,841,305,153	2,022,559,807	11%		197.6	8
Morgan Hill City of	2,262,311,000	1,786,089,000	476,222,000	21%		198.5	8
Jurupa Community Service District	6,546,170,411	6,107,698,865	438,471,545	7%		198.6	8
Lemoore City of	1,967,044,000	1,783,354,000	183,650,000	9%		198.9	8
Cucamonga Valley Water District	12,916,078,335	12,778,430,872	137,647,463	1%		199.2	8
Vacaville City of	4,536,829,418	3,868,833,993	667,995,425	15%		199.9	8
Citrus Heights Water District	3,773,178,405	3,023,575,391	699,603,014	19%		201.4	8
Poway City of	2,984,245,124	2,893,299,991	90,945,133	3%		201.7	8
Livingston City of	1,870,481,000	1,810,513,000	59,968,000	3%		204.2	8
Shasta Lake City of	309,004,338	258,461,000	50,543,338	16%		205.5	8
Elsinore Valley Municipal Water District	6,567,437,756	6,285,445,931	281,991,825	4%		205.8	8
Galt City of	1,302,667,000	1,052,546,000	250,121,000	19%		207.2	8
Lee Lake Water District	760,491,304	738,717,756	21,773,548	3%		208.1	8
Castitas Municipal Water District	777,155,653	678,096,820	99,058,834	13%		209.1	8
Golden State Water Company Ojai	564,830,864	487,636,661	77,194,203	14%		209.2	8
San Bernardino County Service Area 70	457,322,702	431,251,330	26,071,373	6%		209.8	8
Golden State Water Company San Dimas	3,063,589,946	2,950,649,842	112,940,105	4%		209.9	8
California Water Service Company Chico District	6,759,462,002	5,680,893,778	1,078,568,223	16%		210.4	8
San Bernardino City of	11,535,034,614	10,722,937,586	812,097,028	7%		212.1	8
West Valley Water District	5,029,549,361	4,747,557,536	281,991,825	6%		212.3	8

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)			Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R- GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)	Total Water Production (gallons) (Jun-14 - Feb-15)				
Colton, City of	2,519,711,330	2,487,349,794	32,161,536	1%	213.1	8	32%
Manteca City of	3,844,380,000	3,212,645,000	631,935,000	16%	213.3	8	32%
Folsom City of	5,476,678,514	4,592,545,306	884,133,208	16%	213.7	8	32%
Sierra Madre City of	616,142,059	546,575,118	69,566,941	11%	214.2	8	32%
Tulare, City of	4,805,328,900	4,324,313,800	481,015,100	10%	214.8	8	32%
Indio City of	5,340,000,000	5,006,100,000	333,900,000	6%	215.6	9	36%
Apple Valley Ranchos Water Company	4,101,713,205	3,942,264,436	159,448,769	4%	215.7	9	36%
Oakdale City of	1,417,000,000	1,139,000,000	278,000,000	20%	215.9	9	36%
Fallbrook Public Utility District	3,340,661,415	3,012,268,347	328,393,068	10%	217.3	9	36%
Kerman, City of	880,465,000	769,624,000	110,841,000	13%	217.9	9	36%
Exeter, City of	600,332,681	535,287,408	65,045,273	11%	218.8	9	36%
Georgetown Divide Public Utilities District	512,901,000	410,416,000	102,485,000	20%	219.4	9	36%
Yorba Linda Water District	5,380,523,933	5,128,021,662	252,502,271	5%	220.2	9	36%
Rubio Canyon Land and Water Association	561,116,157	508,602,375	53,113,783	9%	220.8	9	36%
Elk Grove Water Service	1,982,552,982	1,615,618,816	366,934,166	19%	221.6	9	36%
Sacramento Suburban Water District	9,630,759,000	8,318,514,000	1,312,245,000	14%	222.5	9	36%
Los Angeles County Public Works Waterworks District 40	12,870,711,018	11,980,791,220	889,919,798	7%	223.1	9	36%
Corcoran City of	1,162,447,000	950,206,000	212,241,000	18%	223.7	9	36%
Narco City of	2,009,949,357	1,856,691,556	153,257,702	8%	224.3	9	36%
Winton Water & Sanitary District	432,243,000	400,904,000	31,339,000	7%	228.9	9	36%
Montecito Water District	1,577,349,003	836,688,709	740,660,294	47%	228.9	9	36%
Carrosa Water District	2,469,015,365	2,141,221,863	327,793,502	13%	229.4	9	36%
Wasco City of	1,096,680,000	952,170,000	144,510,000	13%	231.1	9	36%
South Tahoe Public Utilities District	1,641,227,000	1,550,474,000	90,753,000	6%	231.5	9	36%
Upland City of	5,523,683,657	5,024,215,355	499,468,301	9%	234.9	9	36%
Clovis City of	6,737,008,000	6,080,852,000	656,156,000	10%	235.2	9	36%
Beverly Hills City of	2,984,049,613	2,900,957,499	83,092,114	3%	235.8	9	36%
Loma Linda City of *	1,379,990,569	1,323,839,125	56,151,044	4%	236.1	9	36%
Shafter City of	1,350,000,000	1,154,000,000	196,000,000	15%	236.5	9	36%
Fruitridge Vista Water Company	1,000,084,300	823,053,400	177,030,900	18%	238.3	9	36%
Glendora City of	3,108,798,089	3,089,127,284	19,670,805	1%	242.0	9	36%
Carmichael Water District	2,598,570,000	2,107,250,000	491,320,000	19%	242.5	9	36%
Placer County Water Agency	7,686,123,771	6,395,079,193	1,291,044,578	17%	242.5	9	36%
Golden State Water Company Orcutt	1,941,781,239	1,705,636,709	236,144,529	12%	242.8	9	36%
Rainbow Municipal Water District	3,976,593,060	3,760,749,074	215,843,985	5%	243.0	9	36%
Modesto City of	15,589,770,183	13,698,086,925	1,891,683,258	12%	245.9	9	36%
Pinedale County Water District	267,792,348	224,289,932	43,502,416	16%	247.0	9	36%
Los Angeles County Public Works Waterworks District 29	2,383,427,229	2,356,081,777	27,345,452	1%	248.9	9	36%
Lincoln City of	2,592,190,000	2,158,050,000	434,140,000	17%	251.0	9	36%

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**Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction (Provisional)**

Supplier Name	Total Water Production (gallons)		Total Water Saved (Jun-14 - Feb-15, compared to 2013)	Percent Saved (Jun-14 - Feb-15, compared to 2013)	Jul-Sep 2014 R- GPCD	Tier	Conservation Standard
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)					
California Water Service Company Bear Gulch	3,623,142,017	3,228,861,790	394,280,227	11%		252.5	9
Los Banos, City of	2,053,870,000	1,905,101,000	148,769,000	7%		253.0	9
Redding City of	7,109,010,000	5,934,100,000	1,174,910,000	17%		253.7	9
Riverside Highland Water Company	971,591,200	889,248,544	82,342,656	8%		253.9	9
California Water Service Company Palos Verdes	5,184,622,055	4,979,661,507	204,560,548	4%		255.4	9
Olivelhurst Public Utility District	1,161,641,529	959,245,393	202,396,137	17%		256.0	9
San Bernardino County Service Area 64	758,722,238	679,807,540	78,914,699	10%		257.5	9
Mammoth Community Water District	499,483,000	447,407,000	52,076,000	10%		259.3	9
Anderson, City of	572,342,000	498,676,000	73,666,000	13%		260.8	9
Rio Vista, City of	641,312,000	606,333,000	34,979,000	5%		260.9	9
Indian Wells Valley Water District	1,861,884,000	1,789,365,000	72,519,000	4%		263.5	9
West Sacramento City of	3,567,747,274	2,941,460,832	626,286,443	18%		264.3	9
Yucca Valley Water District	2,981,840,000	2,837,629,000	144,211,000	5%		265.0	9
Paradise Irrigation District	1,721,400,000	1,355,900,000	365,500,000	21%		266.0	9
Nevada Irrigation District	2,750,729,000	2,339,997,000	410,732,000	15%		267.7	9
Beaumont-Cherry Valley Water District	3,172,199,486	3,139,232,648	32,946,838	1%		269.7	9
Olivehain Municipal Water District	5,326,497,766	5,149,755,952	176,741,814	3%		271.7	9
East Niles Community Service District	2,504,168,216	2,213,508,744	290,559,473	12%		271.8	9
Fair Oaks Water District	3,068,959,978	2,450,034,519	618,925,459	20%		274.1	9
Discovery Bay Community Services District	986,000,000	808,000,000	178,000,000	18%		276.3	9
East Orange County Water District	247,060,552	225,554,358	21,506,194	9%		277.6	9
Rio Linda - Elverta Community Water District	770,017,391	629,595,315	140,422,076	18%		278.1	9
Bakersfield City of	11,705,594,680	10,744,390,565	961,204,114	8%		279.9	9
Truckee-Donner Public Utilities District	1,264,764,466	1,144,274,188	120,490,278	10%		282.0	9
Lodi City of Public Works Department	3,904,230,000	3,932,720,000	-28,490,000	-1%		287.7	9
Valley Center Municipal Water District	6,829,813,325	6,798,466,417	31,346,907	0%		291.2	9
Tahoe City Public Utilities District	372,523,331	326,265,848	46,257,483	12%		292.6	9
Red Bluff City of	904,393,249	764,891,212	139,502,037	15%		294.5	9
California Water Service Company Antelope Valley	186,061,165	216,691,199	-30,630,034	-16%		296.6	9
Golden State Water Company Claremont	2,873,781,490	2,604,204,605	269,576,886	9%		297.6	9
Merced City of	6,872,130,000	6,271,910,000	600,220,000	9%		298.8	9
Bakman Water Company	1,032,655,497	893,235,946	139,419,551	14%		302.2	9
Las Virgenes Municipal Water District	5,714,163,209	5,470,784,778	243,378,331	4%		304.8	9
Oildale Mutual Water Company	2,485,920,537	2,317,129,497	168,791,039	7%		306.4	9
California City City of	1,192,746,563	1,254,824,899	-72,078,336	-6%		307.0	9
Atwater City City of	2,358,960,000	1,821,770,000	537,190,000	23%		308.0	9
Golden State Water Company Cordova	4,051,962,495	3,483,514,680	568,447,814	14%		312.4	9
Redlands City of	7,033,861,488	6,969,114,810	64,746,679	1%		313.2	9
Ripon City of	1,431,002,833	1,223,409,134	207,593,699	15%		316.1	9

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	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)					
Arcadia City of	4,352,404,027	4,033,916,843	318,487,185	7%	318.5	9	36%
Hillsborough Town of	877,331,034	658,647,771	218,683,262	25%	324.5	9	36%
Madera County	891,468,716	660,496,910	230,971,806	26%	328.1	9	36%
Kingsburg City of	1,009,319,000	825,793,000	183,526,000	18%	332.7	9	36%
California Water Service Company Westlake	2,085,449,133	1,928,388,745	157,060,388	8%	336.7	9	36%
Rancho California Water District	16,377,618,572	16,074,902,597	302,715,976	2%	349.1	9	36%
Linda County Water District	971,706,000	880,037,000	91,669,000	9%	349.1	9	36%
Orange Vale Water Company	1,274,470,101	1,008,190,832	266,279,269	21%	354.3	9	36%
Quartz Hill Water District	1,430,054,382	1,276,190,597	153,863,785	11%	364.9	9	36%
Sussexville City of	560,250,000	602,070,000	-41,820,000	-7%	383.0	9	36%
Bella Vista Water District	3,596,422,200	1,864,847,717	1,731,574,483	48%	386.3	9	36%
Valley Water Company	999,093,060	898,861,161	100,231,899	10%	400.8	9	36%
Desert Water Agency	8,823,730,792	8,310,188,943	513,541,849	6%	416.0	9	36%
South Feather Water and Power Agency	1,435,400,000	1,292,100,000	143,300,000	10%	465.9	9	36%
Coachella Valley Water District	28,323,853,249	27,188,261,025	1,135,592,223	4%	475.1	9	36%
San Juan Water District	3,594,268,324	2,773,624,539	820,643,785	23%	484.3	9	36%
Vaughn Water Company	3,206,837,858	2,989,389,519	217,448,339	7%	507.0	9	36%
Serrano Water District	829,682,903	749,230,186	80,452,717	10%	539.0	9	36%
Golden State Water Company Cowan Heights	703,676,157	691,163,462	12,512,695	2%	572.4	9	36%
Santa Fe Irrigation District	2,820,156,141	2,869,480,251	-49,324,131	-2%	604.6	9	36%
Myoma Dunes Mutual Water Company	757,700,108	707,153,944	50,546,164	7%	612.5	9	36%

**Page 11 Note:** all information is provisional-a number of suppliers have filed revised reports that are not reflected in this table, these reports once validated may result in changes.

## Indian Wells Valley Groundwater Basin

- Groundwater Basin Number: 6-54
- County: Inyo, Kern, and San Bernardino
- Surface Area: 382,000 acres (597 square miles)

### Basin Boundaries and Hydrology

Indian Wells Valley Groundwater Basin is located east of the southern Sierra Nevada Range. Average annual precipitation in the valley is about 4 to 6 inches. Surface elevation in the central Indian Wells Valley ranges from 2,150 to 2,400 feet above sea level. The basin is a closed, internally drained basin bounded by outcrop of igneous and metamorphic basement rock complexes. The Sierra Nevada Range bounds the basin on the west, the Coso Range on the north, the Argus Range on the east, and the El Paso Mountains on the south. China Lake, a perennial lake, is situated in the central northeastern valley and is the primary natural groundwater discharge point.

### Hydrogeologic Information

#### ***Water Bearing Formations***

Pleistocene to Holocene age lakebed, stream and alluvial fan deposits comprise the primary water-bearing formations. These unconsolidated deposits make up an upper aquifer and a lower aquifer. The lower aquifer is the primary producer for this basin (Berenbrock and Martin, 1991).

The upper aquifer underlies a portion west of China Lake towards the center of the Valley and an area southward into the community of China Lake (Kunkel and Chase 1969). The base of this aquifer is not well defined, the aquifer does not yield water freely to wells, and consists of poor quality water (Berenbrock and Martin, 1991).

The lower aquifer is much larger, with a saturated thickness of up to 1000 feet in the central part of the valley (Kunkel and Chase, 1969). The lower aquifer is considered unconfined except in the eastern part of the valley where the aquifer is confined by silt and clay lenses, lake deposits, and playa deposits. Specific yields used for calculating storage capacity have ranged from 10 to 20 percent but may be somewhat lower (Bean 1989). Well yields in the lower aquifer are more than 1,000 gallons per minute (gpm) and some wells consistently yield more than 2,000 gpm. The lower aquifer is the primary basin aquifer because it has much better water quality than the upper aquifer (Berenbrock, 1987).

#### ***Restrictive Structures***

Indian Wells Valley is a structural depression and the sedimentary deposits within the basin have been deformed due to regional faulting. Northwest-trending faults border the Sierra Nevada Range to the west. Northwest-trending faults are also present in the central valley while smaller northeast trending faults are noted in the eastern part of the valley. Geologic, geophysical, and hydrologic data indicate the existence of several more faults within the valley but these faults have been obscured or concealed by alluvial

deposition. All these faults could act as barriers to groundwater flow (Warner, 1975).

### ***Groundwater Level Trends***

Groundwater levels in the basin have been declining since 1945 (Mallory 1979). Mallory (1979) used a groundwater model to estimate future water levels and noted that projected increased groundwater use will continue to cause water levels to decline in the basin.

Groundwater flow under natural conditions was from the lower aquifer to the upper aquifer and flowed through the lower aquifer from the areas of recharge along the southwest, west, north, and northeast edges of the valley toward China Lake playa. However, human activities in the valley including pumping and sewage effluent recharge have altered natural flow (Warner 1975).

### ***Groundwater Storage***

**Groundwater Storage Capacity.** DWR (1975) reports storage capacity for the basin to be 5,120,000 af. Dutcher and Moyle (1973) calculated storage capacity for the basin to be 2,200,000 af using the 1921 water levels as a steady state limit and 200 feet below this level as the economically feasible limit to extract groundwater.

**Groundwater in Storage.** Bean (1989) reported storage has declined by about 150,000 af between the years 1921 and 1985 based on water level studies by the USGS. Then in 1985 groundwater in storage would be about 2,050,000 af. This shows the basin was in overdraft at this time and that the amount of current storage is probably less than the 1985 amount.

### ***Groundwater Budget (Type A)***

Bean (1989) using multiple data sources and 1985 hydrologic data estimated the basic hydrologic balance as 15,100 af of recharge minus 31,000 af of groundwater discharge. This budget shows that in 1985 the basin lost 15,900 af of groundwater.

### ***Groundwater Quality***

**Characterization.** There are many types of groundwater quality in Indian Wells Valley and vicinity. TDS for these waters range from less than 600 mg/L to more than 1,000 mg/L (Bean 1989). Thirty three Title 22 wells sampled by DHS have TDS concentrations ranging from 192 to 950 mg/L with an average concentration of 390 mg/L.

Whelan and Baskin (1987) describe eight major types that occur in the area. These major types are as follows:

- 1) alpine waters, characteristically calcium-sodium-magnesium-bicarbonate. These are characteristic of the Sierra Nevada.
- 2) sodium-chloride waters, characteristic of China Lake, southeastern parts of the City of Ridgecrest, and the Coso Geothermal Area.
- 3) sodium-carbonate waters, principally occurring in the southwestern part of Indian Wells Valley.

- 4) sodium-bicarbonate waters, occurs in an extensive horseshoe-shaped area in the north and southwestern parts of the basin.
- 5) sodium-bicarbonate-chloride waters, east of the horseshoe area and may represent mixing of easterly moving groundwater with the groundwater of the China Lake Playa.
- 6) sulfate waters from geothermal areas, mineralized areas, and sewage pond seepage.
- 7) calcium-(sodium-magnesium)-bicarbonate-chloride-sulfate waters, these water probably represent a mixture of Alpine and Coso geothermal waters.
- 8) "waters of the well fields. Usually sodium-calcium, but sometimes calcium-sodium-bicarbonate-chloride waters. These water could represent Alpine waters concentrated by evapotranspiration mixed with sodium chloride geothermal leakage" (Bean 1989).

**Impairments.** As a result of pumping, a regional cone of depression has formed approximately three miles northwest of the City of Ridgecrest (Berenbrock 1987). Hydraulic heads have changed in the shallow aquifer, due to effluent recharge, causing it to leak into the deep aquifer and migrate towards the cone of depression (Bean 1989). This leakage is of concern because of the shallow aquifer's historically poor water quality.

Water quality in areas of geothermal waters may be poor with high levels of chloride and in many cases, high boron and arsenic (Dutcher and Moyle 1973).

### Water Quality in Public Supply Wells

Constituent Group <sup>1</sup>	Number of wells sampled <sup>2</sup>	Number of wells with a concentration above an MCL <sup>3</sup>
Inorganics – Primary	47	3
Radiological	46	2
Nitrates	58	1
Pesticides	47	0
VOCs and SVOCs	49	0
Inorganics – Secondary	47	15

<sup>1</sup> A description of each member in the constituent groups and a generalized discussion of the relevance of these groups are included in *California's Groundwater – Bulletin 118* by DWR (2003).

<sup>2</sup> Represents distinct number of wells sampled as required under DHS Title 22 program from 1994 through 2000.

<sup>3</sup> Each well reported with a concentration above an MCL was confirmed with a second detection above an MCL. This information is intended as an indicator of the types of activities that cause contamination in a given basin. It represents the water quality at the sample location. It does not indicate the water quality delivered to the consumer. More detailed drinking water quality information can be obtained from the local water purveyor and its annual Consumer Confidence Report.

## Well Production characteristics

Well yields (gal/min)		
Municipal/Irrigation	To 3,800 gal/min	Average: 815 gal/Min (DWR 1975)
Total depths (ft)		
Domestic		
Municipal/Irrigation		

## Active Monitoring Data

Agency	Parameter	Number of wells /measurement frequency
Department of Health Services	Title 22	63

## Basin Management

Groundwater management:	Indian Wells Valley Cooperative Groundwater Management Group
Water agencies	
Public	Indian Wells Water District, Inyokern Community Services District, Inyokern Airport District, Kern County Water Agency, City of Ridgecrest.
Private	

## Selected Bibliography

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- Berenbrock, Charles. 1987. *Ground-water data for Indian Wells Valley, Kern, Inyo, and San Bernardino Counties, California, 1977-1984*. U. S. Geological Survey Open-File Report 86-315.
- Berenbrock, Charles, and Martin, Peter. 1991. *The ground-water flow system in Indian Wells Valley, Kern, Inyo, and San Bernardino Counties, California*. U. S. Geological Survey Water-Resources Investigations Report 89-4191.
- California Department of Water Resources (DWR). 1975. *California's Ground Water*. Bulletin 118. 135p.
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- Kunkel, Fred, and Chase, G.H. 1969. *Geology and ground water in Indian Wells Valley, California*. U.S. Geological Survey Open-File Report. 84 p.
- Mallory, M.J. 1979. *Water-Level Prediction for Indian Wells Valley Groundwater Basin, California, 1978*. U.S. Geological Survey Open-File Report 79-254. 28 p.
- Warner, J. W. 1975. *Ground-water quality in Indian Wells Valley, California*. U. S. Geological Survey Water-Resources Investigations Report 8-75. 59 p.
- Whelan, J.A., and Baskin, R. 1987. *A Water Geochemistry Study of Indian Wells Valley, Inyo and Kern Counties, California*.

## **Additional References**

- Austin, W. H. 1987. Preliminary report on suggested seismic studies and deep water well tests.  
Duplicated report.
- Bloyd, R.M., Jr., and Robson, S.G. 1971. Mathematical ground-water model of Indian Wells Valley, California. U.S. Geological Survey Open-File Report. 36 p.
- California Department of Water Resources (DWR). 1964. Ground Water Occurrence and Quality Lahontan Region. p.135-138.
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- Young, A.A., and Blaney, H.F. 1942. Use of water by native vegetation. California Division of Water Resources Bulletin 50. 160 p.

## **Errata**

Substantive changes made to the basin description will be noted here.



# Maps



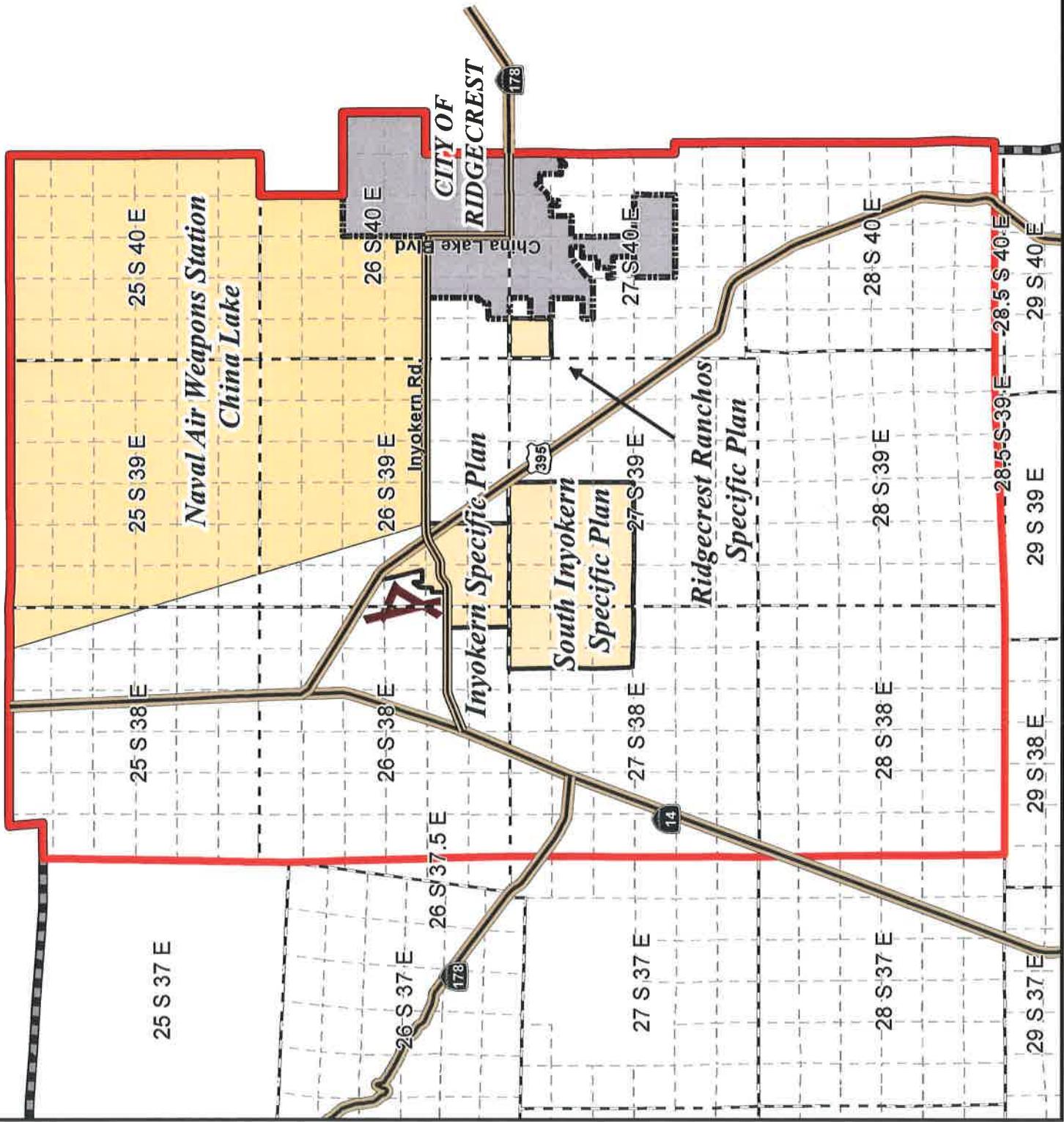
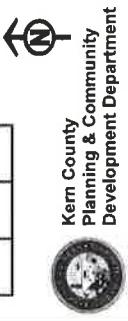
Indian Wells Valley  
Land Use  
Management Plan  
(IWVLMP)  
by  
Kern County  
Planning and  
Community  
Development

Figure 1 -  
Vicinity Map

Legend

- IWVLMP
- Specific Plans
- Inyokern Airport
- Township/Range Sections

0 1 2 3 Miles

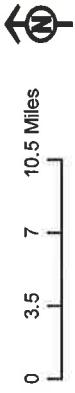
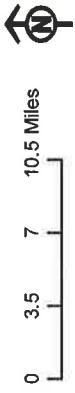


# Indian Wells Valley Land Use Management Plan (IWVLMP)

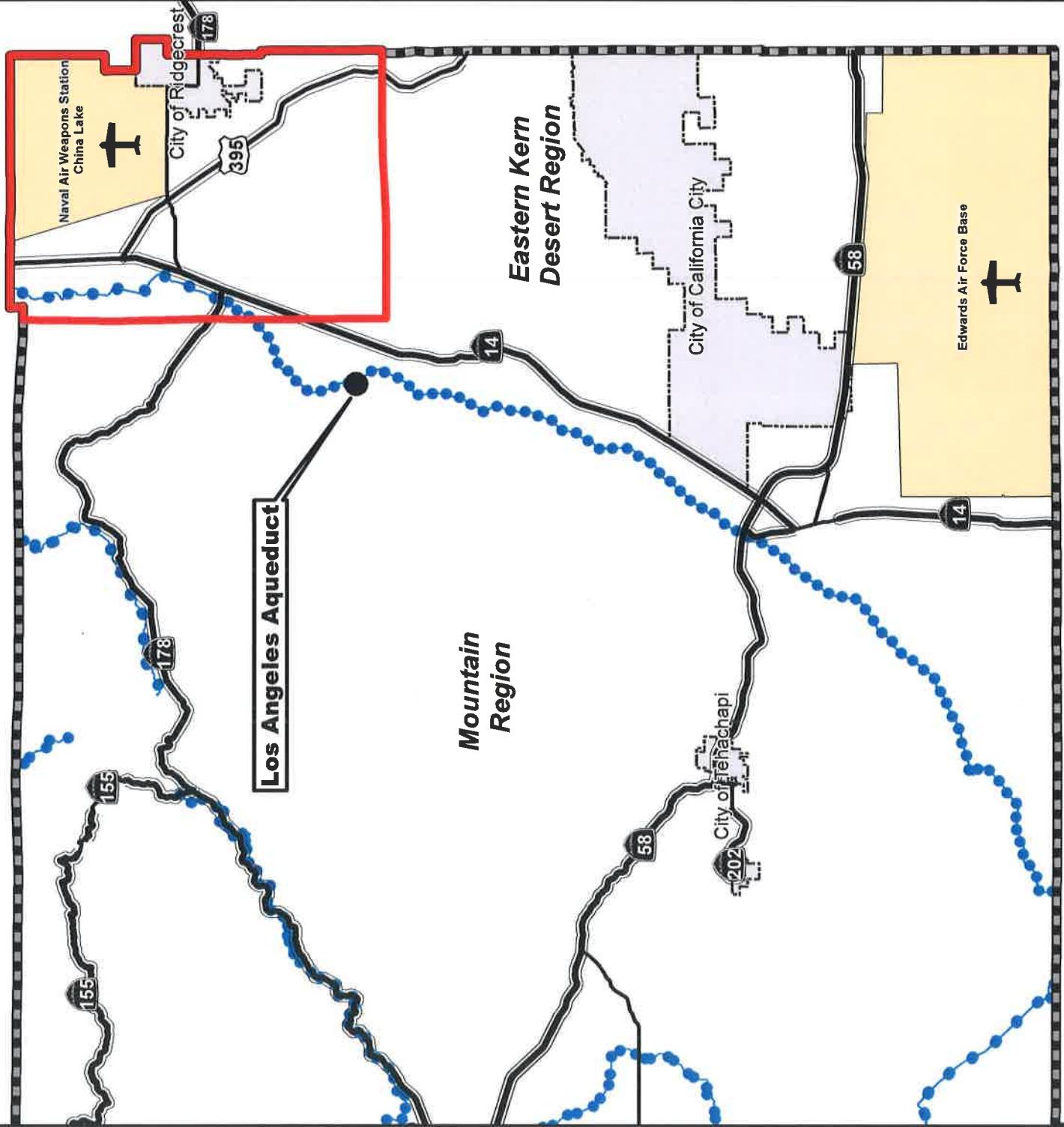
by  
Kern County  
Planning and Community  
Development Department

Figure 2 -  
Vicinity Map  
Eastern Kern  
Desert Region

Legend  
 IWVLMP Area



Kern County  
Planning & Community  
Development Department



## **Public Comments**



# **Public Comments- Agencies**



**COUNTY OF KERN  
DEVELOPMENT SERVICES AGENCY  
ROADS DEPARTMENT**

*Office Memorandum*

To: Lorelei H. Oviatt, AICP, Director  
Planning and Community Development Department  
Attn: Ross Fehrman, Planner II March 9, 2015

From: Warren D. Maxwell, Transportation Development Engineer  
Roads Department b.m.

Subject: 7-5.3 Draft Program Environmental Impact Report for the Indian Wells Valley Land Use Management Plan (IWVLMP) by Kern County Planning Department (PP14010)

This Department has reviewed Section 4.15 Traffic and Transportation of the subject project and concurs with the findings and mitigation measure MM 4.15-1.

Thank you for the opportunity to comment on this project. If you have any questions or comment, please contact Paul Candelaria of this Department.



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT**  
**1325 J STREET**  
**SACRAMENTO CA 95814-2922**

March 13, 2015

Regulatory Division SPK-2015-00221

Kern County Planning & Community Development Department

Attn: Mr. Ross Fehrman

Advanced Planning Division

2700 M Street, Suite 100

Bakersfield, California 93301-2323

Dear Mr. Fehrman:

We are responding to your January 30, 2015 request for comments on the Indian Wells Valley Land Use Management Plan. The Kern County Planning & Community Development Department project identification number is IWVLMP. The project is located in Section 1, Township 27 S, Range 38 E, Mount Diablo Meridian, Latitude 35.6192548836072°, Longitude -117.846877722277°, Kern County, California.

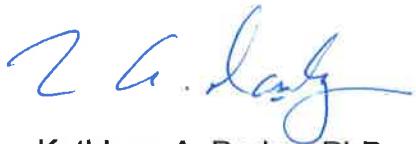
The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

Please refer to identification number SPK-2015-00221 in any correspondence concerning this project. If you have any questions, please contact Lee Ann Bowers by email at *Lee.A.Bowers@usace.army.mil*, or telephone at 916-557-5254. For more information regarding our program, please visit our website at [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kathleen A. Dadey".

Kathleen A. Dadey, PhD  
Chief, California South Branch  
Regulatory Division



**JOIN THE FUN!**

March 31, 2015

Mr. Ross Fehrman, Planner 2  
Kern County Planning and Community  
Development Department  
2700 "M" Street, Suite 100  
Bakersfield, California 93301

SUBJECT: IWVLMP

Dear Mr. Fehrman:

The referenced Indian Wells Valley Land Use Management Plan project is located outside the North of the River Recreation and Park District jurisdictional boundary and, therefore, will not impact its services or facilities.

Sincerely,



Steph Sanders, PLA, ASLA  
Landscape Architect & Park Planner

SMS:bc



24 March 2015

Mr. Ross Fehrman, Planner II  
Advanced Planning Division  
Kern County Planning and Community Development Department  
2700 M Street, Suite 100  
Bakersfield, California 93301-2323

**RE: SB18 Tribal Consultation for the Draft Program EIR for the Indian Wells Valley Land Use Management Plan**

Dear Mr. Fehrman,

My name is Colin Rambo, and I was hired by the Tejon Indian Tribe ("Tejon") for the purpose of establishing their Tribal Historic Preservation Office ("THPO"). Further, Tejon's Chairperson, Kathryn Montes Morgan, has delegated to me the authority to participate in any tribal consultation regarding cultural resources on behalf of Tejon.

Thank you for the SB18 tribal consultation letter, dated 14 January 2015, informing Tejon of Kern County's preparation of a Draft Program Environmental Impact Report ("EIR") for the Indian Wells Valley Land Use Management Plan ("Project"). Currently, Tejon is not aware of any undocumented Tribal Cultural Resources ("TCRs") within or near the Project's planning area. California State Assembly Bill 52 defines TCRs as: "Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe".

Subsequently, as the Project involves the preparation of a planning document and does not include any ground disturbances, Tejon has no further comments at this time. Furthermore, Tejon does not have any comments on the Project's Draft Program EIR.

Thank you for including Tejon in the consultation process. I look forward to working with your office in the future.

Respectfully,

Colin Rambo, B.A.  
Tribal Historic Preservation Technician  
Tejon Indian Tribe  
[colin.rambo@tejontribe.net](mailto:colin.rambo@tejontribe.net)



# **Public Comments- Support**





ARIZONA  
CALIFORNIA  
NEVADA  
NEW MEXICO  
TEXAS  
UTAH

## SOUTHWEST DEFENSE ALLIANCE

4918 North Harbor Drive, Suite 210

San Diego, California 92106

Tel: 619-400-1047

<http://www.swda.us/>

**Supporting Defense, Energy and Industry for National Security and America's Warfighters**

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**Legal Counsel**  
Paul J. Dostart  
Dostart Clapp & Coveney, LLP

9 April 2015  
Board of Supervisors  
Kern County

Dear Board of Supervisors,

On behalf of the board of directors of the Southwest Defense Alliance I am writing you in support of Supervisor Mick Gleason's initiative regarding the zoning for land use designations compatible with a singular water source.

The Southwest Defense Alliance is a nonprofit, non-partisan community based organization dedicated to maintaining a strong national defense and industrial base with a specific focus on the Southwest Range Complex, an irreplaceable national asset. The board of directors is composed of elected officials, business, and community leaders and retired senior military officers from the states of Arizona, California, Nevada, New Mexico, Texas and Utah.

The ever increasing problem of an adequate water supply is a critical concern to maintaining many of our vital military facilities in the southwest region. The Naval Air Weapons Station China Lake is a critical component in the Navy's ability to train, conduct research and test systems necessary to maintain readiness.

The Navy understands its responsibility in managing limited water supplies and under command direction has reduced water consumption by 50% since 2007. The Navy is committed to being a faithful steward of the area's natural resources. However, China Lake needs an adequate and reliable water supply to continue its mission. Thus, a solution to the area's decreasing water table needs to be addressed comprehensively.

While the Navy has decreased its water use and the local water district has reduced consumption by almost 20%, it is our understanding there has been an exponential increase in agriculture usage. Clearly, crop sustainability is important to the region, the state and our country. Thus, achieving a balance to sustain Bakersfield, its residents, the Navy and the commercial base for the area is a multi-faceted challenge.

After review, we believe the initiative offered by Supervisor Mick Gleason best serves the interests of Kern County and all affected parties.

Respectfully,

S - S

**Dennis M. Kenneally**  
Executive Director  
Major General (ret) USA



**CHINA LAKE ALLIANCE**  
P.O. Box 2000 Ridgecrest, CA 93556 (760) 375-8331

April 9, 2015

Kern County Planning and Community Development Department  
2700 "M" Street  
Bakersfield, CA 93301

Re: IWVLMP

The China Lake Alliance appreciates the opportunity to comment on the subject plan and EIR.

We are a community-based organization whose mission is to support the Navy at China Lake, and have been doing so for the past 22 years including support for China Lake during Base Realignment and Closure in 1995 and 2005 (BRAC 95 and 05). Our motivation is two-fold. China Lake is an isolated naval installation in the northern Mojave Desert, and the economy of the relatively small surrounding community in the Indian Wells Valley is 86% derived from the Navy. Equally, and even more important to many, the Naval Air Warfare Center and the Naval Air Weapons Station at China Lake have a storied history of immense accomplishment and contribution to our national defense from 1943 to the present, and which is still required today and will be in the future. These two factors have cemented an exceptionally strong bond between the Navy and the community.

We are greatly concerned about the water situation in the Indian Wells Valley, its negative impact on the Navy at China Lake, and the potential for a negative impact should another round of BRAC be legislated in the future. During both BRAC 95 and BRAC 05, China Lake's water situation was a consideration by the Commission's staff. At that time the issue was defused as there were multiple studies that had radically different assessments of the water situation. Today, with what we know from the Todd Engineers Report, the ambiguity about the true nature of the water situation which carried us through BRAC 95 and 05 has disappeared.

Kern County is to be commended for finally definitizing this problem and initiating action to remediate it. The rezoning proposed by the IWVLMP is a significant and necessary first step to preclude the problem from becoming any worse, and the China Lake Alliance fully supports the plan's objectives.

---

*"OUR MISSION IS TO SUPPORT THE NAVY AT CHINA LAKE"*

**Board of Directors**

Chairman: Matt Anderson	Dale Gates	Kathy Vejtasa
Larry Luxton	Paul Homer	Gordon Turner
Denny Kline	Jill Board	Bill Porter (Emeritus)
Executive Director: Jack Connell		

We also urge the County to begin as soon as practicable all necessary measures to establish a Groundwater Sustainability Agency in the Indian Wells Valley, as required by recent legislation in Sacramento, which could take the necessary actions to eventually bring the basin into balance.

Sincerely,



Jack Connell  
Executive Director  
[jpconnell@hughes.net](mailto:jpconnell@hughes.net)  
760-378-2142

Cc:

Mick Gleason, Kern County Supervisor 1<sup>st</sup> District  
Peggy Breeden, Mayor, City of Ridgecrest  
RDML Mike Moran, Commander, Naval Air Warfare Center Weapons Division China Lake  
CAPT Rich Wiley, Commanding Officer, Naval Air Weapons Station China Lake

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*"OUR MISSION IS TO SUPPORT THE NAVY AT CHINA LAKE"*

Board of Directors

Chairman: Matt Anderson	Dale Gates	Kathy Vejtas
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Executive Director: Jack Connell		

**From:** "Elaine Wiley" <wileyshome@verizon.net>  
**To:** "Board of Supervisors" <board@co.kern.ca.us>  
**Date:** 04/12/2015 1:52 PM  
**Subject:** Kern County Web Site Feedback - Indian Wells Valley Land Use Management Plan

Page sent from: <http://www.co.kern.ca.us/bos/contact.aspx>

**Sender:**  
Elaine Wiley  
wileyshome@verizon.net  
Phone: 760-375-3353

**Subject:** Indian Wells Valley Land Use Management Plan

**Message:**

I urge you to vote in favor of the IWVLMP. It's a good first step to controlling any increase in water usage in the Indian Wells Valley. Thank you very much!

Elaine

## iwvlmp - Follow up comments re IWVLMP

---

**From:** William Ferguson <wwferguson@hughes.net>  
**To:** iwvlmp <iwvlmp@co.kern.ca.us>, <GleasonM@co.kern.ca.us>, <district2@co.k...  
**Date:** 04/09/2015 3:28 PM  
**Subject:** Follow up comments re IWVLMP

---

From: William and Katherine Ferguson

To: Mick Gleason and Zack Scrivner, Kern County Supervisors  
And Kern County Planning and Community Development Department  
2700 M Street, Suite 100, Bakersfield CA 93301-2370

Re: Comments concerning the IWVLMP for public hearing April 9, 2015

Sirs:

We were going to attend the hearing, but will email instead. We are both retired physicians who have lived in this valley for 26 years. We were in medical practice in this valley for 24 years.

The issues sent in our email February 13, 2015 were addressed and resolved by the staff report dated April 9, 2015. We support adoption of the staff's recommendations.

We also support the comments submitted by Tom Mulvihill, dated February 25, 2015. The valley population's health and safety needs for water should be the overwhelming priority.

As the mega-drought continues and the Central Valley loses its agriculture, the same thing will be happening here. It would not make sense to import water to the Indian Wells Valley from other parts of California to support growth industries. The rest of California will also be suffering a severe drought. We will be fortunate to be able to supply enough water for the health and safety of our own people.

The Final EIR is a good beginning and we support it. The supervisors should certify the EIR and the staff recommendations. If the drought continues, the people of this valley will insist that their health and safety take priority.

William and Katherine Ferguson

## Lorelei H. Oviatt - Water in the Indian Wells Valley

---

**From:** "William Turnbull" <turnbul1@iwvisp.com>  
**To:** <klined@co.kern.ca.us>  
**Date:** 03/25/2015 2:32 PM  
**Subject:** Water in the Indian Wells Valley

---

Denny,

A friend told me that many of us in the valley with concerns about the future of our community in regards to water availability have not been voicing their opinions to Supervisor Gleason's office.

The analysis of the aquifer recently commissioned by the county leaves little doubt as to the characteristics of the IWV aquifer and of its recharge rates (essentially nil). This analysis in addition to a very good record of declining static water level, indicates that if there is not found a source to recharge the aquifer, this area will be untenable for any sizable population (even at current light loading). If large-scale agriculture is allowed, it will certainly occur before a long-term solution will be found, using common sense guesses on how fast this issue will be pursued.

I have seen things suggested, such as turning off the water when I brush my teeth. Actually do and have done this for a long time, and, in addition, I take "Navy" showers. But let's be realistic, when orchards are pumping as much in an hour, each, as our household does in a year, do you believe that the solution is for me to turn off the water when I brush my teeth?

It was a serious strategic error by the county to zone this land agriculture. Well, it was , and now we have to pay the costs. There will be much larger losses to the economy of Kern County if the orchards and alfalfa fields are allowed to continue pumping the community's water for their own benefit.

With utmost respect,  
William Turnbull  
5942 Bull Run Street  
Unincorporated area of Kern County, 6 miles north of the Inyokern Post Office

**From:** EricB <bozclan@verizon.net>  
**To:** <klined@co.kern.ca.us>  
**Date:** 03/24/2015 11:17 PM  
**Subject:** We Support Supervisor Gleason

Denny,

We're the couple from Black Mountain Estates that dropped by Supervisor Gleason's office and talked to you today.

We wanted to make sure Supervisor Gleason knows that we support his efforts with the land use plan and conserving water in this valley.

It is evident from what we see in the local newspapers that a few vocal short-sighted fools would sell out everyone's futures in the Indian Wells Valley for their greed. These people mustn't be allowed to stop the County from doing what needs to be done.

Keep up the good fight!

Eric and Sandy Bosley

Receive and File  
PLANNING COMMISSION

Date: 4/9/15  
Item No.:  
From: Thomas L. Boggs  
MTN: 2nd  
Clerk: Jamie Chaver

7578 Casper Avenue

Inyokern, CA 93527

9 April 2015

Kern County Planning and Community Development Department

2700 "M" Street, Suite 100

Bakersfield, CA 93301

Attn: Ross Fehrman

The purpose of this letter is to present data concerning the Indian Wells Valley Land Use Management Plan project, specifically addressing recent discussions about Property Rights and water usage.

Lately there have been several presentations in the newspapers and in meetings about property rights especially those in the agricultural and real estate communities. I would like to present data from a slightly different perspective; that of a home-owner who has lived in the Casper Avenue area of Brown Rd. north of Inyokern for 25+ years. I own 5 adjacent parcels of land comprising 20 acres.

For many years the surrounding areas had minimum growth or development, and I had little concern regarding water. I have a private well and irrigation was accomplished by drip irrigation. The few neighbors were all on private or small community wells. There were very few water problems. While the water level in wells was dropping it was doing it slowly with about 1 foot or less per year, and there was little problem with water quality. Within the last years or so there has been significant change caused by agricultural development: a large planting of alfalfa to the north and planting of pistachios immediately adjacent to my land on the west. Since this agriculture came in my water level has dropped 2 feet in the past year, but more importantly the water quality has dropped significantly. In previous years there was a small amount of sand in the water, but it was easily controlled with small y-filters on the drip irrigation lines, and it was not a problem in the house. Since the pumping by the two large agricultural plantings I have had to do the following to mitigate the quality of water.

- Install a large centrifugal filter at the well to filter out sand before the water entered the storage tank. In less than a year I have filtered out more than 4 gallons of sand. Now 4 gallons of sand may not sound like much, but it is when you consider that it only takes a small amount of sand to clog filters to the extent that appliances are affected. I had to call out a service technician because my washing machine no longer worked. He found the problem was sand clogging the water filters in the machine. After that, I had to clean the filters in my washing machine every 2 or 3 loads of clothes. I had a Keurig coffee maker get plugged to the extent that I had to throw it away. Installing the large centrifugal filter at the well helped.

- I also had to install a whole house water filtration system with 4 filtration stages. This was a relatively expensive solution to get clean water in the house. The first disposable filter was supposed to last 3 to 6 months on average. However, I was having to change the filter every week because of fine particle sand plugging up the disposable filter.
- I then installed a large commercial 85 micron Y-filter in the water line before the whole house filtration unit. That has helped significantly, but I have to clean the filter daily to insure decent pressure in the house. When I went on vacation for a week, the filter was clogged with sediment and sand about 1/8 to ¼ inch thick on the filter screen and I had almost no water pressure in the house. After cleaning the filter, the pressure was back to normal.

All of this was necessary after agriculture, with their large diameter wells, moved into the areas close to my house and started pumping. So while others can talk about property rights, I believe that my rights to clean and safe drinking water have directly been impacted. I didn't have much problem in the first 25 years. And I can see that it will become more severe as the pistachio trees mature and require more water.

Lest anyone consider me anti-ag, I was raised in a farm near Stockton, and as a kid in high school I helped plant many, many acres in almonds. My brother is still involved in growing and harvesting almonds. All that I ask is that we remember that we live in a desert, that we are in overdraft, and we must share our water resources wisely.

Thomas L. Boggs

CC Supervisor Gleason



# **Public Comments- Opposition**



**From:** "Kathryn and Anthony Killinger" <ktop@iwvisp.com>  
**To:** "District 4" <district4@co.kern.ca.us>  
**Date:** 4/27/2015 11:33 PM  
**Subject:** Kern County Web Site Feedback - Indian Wells Valley Land Use Management Plan

Page sent from: <http://www.co.kern.ca.us/bos/dist4/contact.aspx>

**Sender:**  
Kathryn and Anthony Killinger  
ktop@iwvisp.com  
Phone: 760-377-5983

**Subject:** Indian Wells Valley Land Use Management Plan

**Message:**

Supervisor David Couch:

As a rural resident of the Indian Wells Valley Inyokern area I am asking you to vote NO on the Indian Wells Valley Land Use Management Plan. It is not the appropriate document to address the water sustainability situation for the Indian Wells Valley. Limited Agriculture A-1 parcel is what was purchased with the intent of retiring with hens/roosters, eggs, a pig/cow, horses and burros, goats, dogs, cats, gardening, etc. The proposed zoning of E(5) RS destroys the plans of many. Property value will decrease, making it difficult to sell. This proposed drastic change is not right, not fair. There are better solutions. Thank you.

<i>Received by Clerk of the Board</i>	
Additional Material for	
Board Agenda Date of:	Item No.
<u>4-28-15</u>	<u>pm 11</u>
SD 1 ➔	CAO ➔
SD 2 ➔	County Counsel ➔
SD 3 ➔	<u>Planning</u>
SD 4 ➔	_____
SD 5 ➔	_____



# **Public Comments- Property Owner Parcel Requests**



**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

**Lorelei H. Oviatt, AICP, Director**  
2700 "M" STREET, SUITE 100  
BAKERSFIELD, CA 93301-2323  
Phone: (661) 862-8600  
FAX: (661) 862-8601 TTY Relay 1-800-735-2929  
E-Mail: planning@co.kern.ca.us  
Web Address: www.co.kern.ca.us/planning

**DEVELOPMENT SERVICES AGENCY**

Planning and Community Development  
Engineering, Surveying and Permit Services  
Roads Department



April 16, 2015

**FILE: IWVLMP**

Brownstein Hyatt Farber Schreck  
Attn: Amy Steinfeld  
1020 State Street  
Santa Barbara, CA 93101

**FILE COPY**

Dear Ms. Steinfeld,

Subsequent to the consideration of the Indian Wells Valley Land Use Management Plan (IWVLMP) by the Kern County Planning Commission and in preparation of the Staff Report for the Board of Supervisors, Staff has performed a diligence review of property owned or leased by your client, Mojave Pistachio.

The purpose of this letter is to inform you that based on that review, twenty-nine (29) properties have been identified that Staff believes should not remain or be zoned for agricultural use, with the exception of a portion of APN 056-095-01 which is currently planted. Although these parcels were recommended by the Planning Commission, on April 9, 2015, to retain their existing zone classification, these properties are in fact vacant with no well permit issued or drilled on-site and no evidence of utilizing these lands for legal agricultural use. The properties identified by Staff are as follows:

- APN 064-133-05 (2.72 acres);
- APN 064-133-06 (71.85 acres);
- APN 064-133-13 (19.84 acres);
- APN 056-095-01 (277.61 acres);
- APN 056-095-05 (106.89 acres);
- APN 056-095-43 (77.31 acres);
- APN 097-100-03 (655.41 acres)
  
- APN 064-132-53 (137.25 acres) – West of Airport;
- APN 064-132-54 (5.03 acres) – West of Airport;
- APN 064-132-55 (5.02 acres) – West of Airport;
- APN 064-132-56 (5.02 acres) – West of Airport;
- APN 064-132-57 (5.57 acres) – West of Airport;
- APN 064-132-46 (20.63 acres) – West of Airport;
- APN 064-132-50 (39.40 acres) – West of Airport;
- APN 064-132-51 (20.60 acres) – West of Airport;
- APN 064-132-49 (20.81 acres) – West of Airport;
- APN 064-132-48 (20.78 acres) – West of Airport;
- APN 064-132-45 (20.63 acres) – West of Airport;
- APN 064-132-44 (20.59 acres) – West of Airport;
- APN 064-150-36 (10.66 acres) – West of Airport;

- APN 056-230-04 (95.51 acres) – Neal Ranch;
- APN 056-291-17 (39.85 acres) – Neal Ranch;
- APN 056-291-18 (46.53 acres) – Neal Ranch;
- APN 056-291-20 (39.57 acres) – Neal Ranch;
- APN 056-291-21 (42.01 acres) – Neal Ranch;
- APN 056-293-02 (13.07 acres) – Neal Ranch;
- APN 056-293-03 (11.89 acres) – Neal Ranch;
- APN 056-380-12 (40.73 acres) – Neal Ranch; and
- APN 056-380-13 (106.15 acres) – Neal Ranch

The determination by Staff at the time to recommend to the Planning Commission that these lands retain their existing agricultural zone classification were based on the understanding that these parcels were integral to your clients commercial operation.

A review of the records and site visit indicate that no improvements have been implemented that would qualify these parcels as active agriculture. Based on their size and overall potential for the expansion of new agricultural uses, Staff will be recommending that the Board of Supervisors amend the Planning Commission recommendation to rezone these properties as follows:

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
916	22	064-133-05	2.72	5.6	6.1	A-1 MH	C-2 PD
917	22	064-133-06	71.85	5.6	6.1	A-1 MH	C-2 PD
923	27	064-133-13	19.84	5.7/2.5	n/a	A-1 MH	E (5) MH RS
93	12	056-095-01 (East side of Hwy 395)	61.65	8.3/2.5	5.6/2.5	A-1	n/a
3608	11, 12	056-095-01 (West side of Hwy 395)	215.96	8.3/2.5	5.8/2.5	A-1	E (80) RS
96	12	056-095-05 (East side of Hwy 395)	26.63	8.3	5.75	A-1	E (10) RS
3609	11, 12	056-095-05 (West side of Hwy 395)	80.26	8.3	5.8	A-1	E (20) RS
107	11, 12	056-095-43	77.31	8.3/2.5	5.8/2.5	A FPS	E (20) RS FPS
2045	52, 57	097-100-03	655.41	8.5/2.4	7.1/2.4	A-1 MH	M-1 PD
907	27	064-132-53	137.25	8.5/2.1	5.8/2.1	A-1 MH H	E (40) RS MH H
908	27	064-132-54	5.03	5.7/2.5	n/a	E (5)	E (5) RS MH H
909	27	064-132-55	5.02	5.7/2.5	n/a	E (5)	E (5) RS MH H
910	27	064-132-56	5.02	5.7/2.5	n/a	E (5)	E (5) RS MH H
911	27	064-132-57	5.57	5.7/2.5	n/a	E (5)	E (5) RS MH H
902	27	064-132-46	20.63	5.7/2.1	n/a	A-1 MH H	E (5) RS MH H
905	27	064-132-50	39.40	8.5/2.1	5.75/2.1	A-1 MH H	E (10) RS MH H
906	27	064-132-51	20.60	5.7	n/a	A-1 MH H	E (5) RS MH H
904	27	064-132-49	20.81	5.7	n/a	A-1 MH H	E (5) RS MH H

903	27	064-132-48	20.78	5.7	n/a	A-1 MH H	E (5) RS MH H
901	27	064-132-45	20.63	5.7	n/a	A-1 MH H	E (5) RS MH H
900	27	064-132-44	20.59	8.5/2.1	5.7/2.1	A-1 MH H	E (5) RS MH H
965	27	064-150-36	10.66	5.7	5.6	A-1 MH H	E (2 ½) RS MH H
296	12, 17	056-230-04 (Neal Ranch)	95.51	8.1	5.6	A-1 MH*	E (2 ½) RS MH
576	17	056-291-17 (Neal Ranch)	39.85	5.6	5.75	A-1 MH	E (10) RS MH
577	17	056-291-18 (Neal Ranch)	46.53	5.6/2.5	5.75/2.5	A-1 MH	E (10) RS MH
579	17	056-291-20 (Neal Ranch)	39.57	5.6/2.5	5.75/2.5	A-1 MH	E (10) RS MH
580	17	056-291-21 (Neal Ranch)	42.01	5.6/2.5	5.75/2.5	A-1 MH	E (10) RS MH
619	17	056-293-02 (Neal Ranch)	13.07	5.6	n/a	A-1 MH*	E (2 ½) RS MH
620	17	056-293-03 (Neal Ranch)	11.89	5.6	n/a	A-1 MH	E (2 ½) RS MH
778	17	056-380-12 (Neal Ranch)	40.73	5.6	n/a	A-1 MH*	E (2 ½) RS MH
779	17	056-380-13 (Neal Ranch)	106.15	8.1	5.6	A-1 MH*	E (2 ½) RS MH

Given the seriousness of the water deficient in the Indian Wells Valley, allowing an additional 1,917.28 acres of land for potential expansion of commercial agriculture is not consistent with the Planning Commission Recommendation.

Finally, for purposes of clarification, please verify for Staff those the APN's owned by your client which previously planted the 917 acres of diseased pistachio trees that were to be replanted in the near future as it is the intent of Staff to keep those properties designated as active agricultural.

I am available at your convenience to discuss this recommendation. Please do not hesitate to contact me directly at (661) 862-8866.

Sincerely,



Lorelei H. Oviatt, AICP, Director  
Kern County Planning & Community Development Department



# Brownstein Hyatt Farber Schreck

April 27, 2015

Amy M. Steinfeld  
Attorney at Law  
805.882.1409 tel  
805.963.4333 fax  
[ASteinfeld@bhfs.com](mailto:ASteinfeld@bhfs.com)

## VIA FIRST CLASS AND ELECTRONIC MAIL

Lorelei H. Oviatt, AICP, Director  
Planning and Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301-2323

RE: Indian Wells Valley Land Use Management Plan (IWWLMP)

Dear Ms. Oviatt:

As you know, our office represents Rod Stiefvater, the owner of RTS Agribusiness and Mojave Pistachios, LLC (collectively, RTS). These comments respond to your April 16, 2015 letter, which informed us that County staff is recommending that 29 of RTS's properties do not remain zoned for agricultural use. We have reviewed Staff's recommended zoning for the 29 parcels (1,917.28 acres) and have no comments or changes to the proposed zoning for the majority of the parcels, including the parcels located "West of Airport."

However, we disagree that Neal Ranch should be zoned Estate (E). Neal Ranch consists of nine contiguous parcels, totaling approximately 434 acres: APN 056-291-17, 18, 20-21; 056-230-04; 056-380-12 and 13; 056-293-02 and 03. These parcels are currently zoned A-1 MH. This former alfalfa ranch qualifies as active agriculture because there are four existing production wells and three monitoring wells located on the Ranch. Therefore, we request that all of Neal Ranch remain A-1 MH.

Lastly, the April 16 letter included one parcel (APN 064-133-13) that is not owned by RTS. It is possible that this parcel is actually referring to APN 064-082-13, which is currently owned by RTS (Paul Nugent). We request that the County update their records to correct this error.

Please contact me with any questions.

Sincerely,



Amy M. Steinfeld

AMS:mae

017747\0002\12162797.1

1020 State Street  
Santa Barbara, CA 93101-2711  
tel 805.963.7000



**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

**Lorelei H. Oviatt, AICP, Director**

2700 "M" STREET, SUITE 100

BAKERSFIELD, CA 93301-2323

Phone: (661) 862-8600

FAX: (661) 862-8601 TTY Relay 1-800-735-2929

E-Mail: [planning@co.kern.ca.us](mailto:planning@co.kern.ca.us)

Web Address: [www.co.kern.ca.us/planning](http://www.co.kern.ca.us/planning)

**DEVELOPMENT SERVICES AGENCY**

Planning and Community Development  
Engineering, Surveying and Permit Services  
Roads Department



April 16, 2015

**FILE: IWVLMP**

Gresham Savage Nolan & Tilden  
Attn: Mark A. Ostoich  
Bakersfield 550 East Hospitality Lane, Suite 300  
San Bernardino, CA 92408

**FILE COPY**

Dear Mr. Ostoich,

Subsequent to the consideration of the Indian Wells Valley Land Use Management Plan (IWVLMP) by the Kern County Planning Commission and in preparation of the Staff Report for the Board of Supervisors, Staff has performed a diligence review of property owned by your client, Meadowbrook Dairy.

The purpose of this letter is to inform you that based on that review, three (3) properties have been identified that Staff believes should not remain zoned for agricultural use. Although these parcels were recommended by the Planning Commission, on April 9, 2015, to retain their existing A-1 zone classification, these properties are in fact vacant with no well permit issued or drilled on-site and no evidence of utilizing these lands for legal agricultural use. The properties identified by Staff are as follows:

- APN 056-094-05 (107.23 acres);
- APN 056-094-06 (31.97 acres); and
- APN 056-094-14 (140.04 acres)

The determination by Staff at the time to recommend to the Planning Commission that these lands retain their existing agricultural zone classification were based on the understanding that these parcels were integral to your clients commercial operation.

A review of the records and site visit indicate that no improvements have been implemented that would qualify these parcels as active agriculture. Based on their size and overall potential for the expansion of new agricultural uses, Staff will be recommending that the Board of Supervisors amend the Planning Commission recommendation to rezone these properties as follows:

ID	Figure Number	APN	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
84	6,7	056-094-05 (West side of Hwy 395)	71.53	8.3	5.8	A-1	E (20) RS
3606	7	056-094-05 (East side of Hwy 395)	35.70	8.3	7.2	A-1	M-2 PD
85	6	056-094-06	31.97	8.3	5.75	A-1	E (10) RS
88	6, 7, 11, 12	056-094-14 (West side of Hwy 395)	105.18	8.3	5.8	A-1	E (40) RS
3607	7, 12	056-094-14 (West side of Hwy 395)	34.86	8.3	7.2	A-1	M-2 PD

Given the seriousness of the water deficient in the Indian Wells Valley, allowing an additional 279 acres of land for potential expansion of commercial agriculture is not consistent with the Planning Commission Recommendation.

I am available at your convenience to discuss this recommendation. Please do not hesitate to contact me directly at (661) 862-8866.

Sincerely,



Lorelei H. Oviatt, AICP, Director  
Kern County Planning & Community Development Department

**iwvlmp - Fwd: APN: 056-071-04 ID#:19 35.69 acres m/l Zoning Change**

---

**From:** Ross Fehrman  
**To:** iwvlmp  
**Date:** 04/27/2015 1:50 PM  
**Subject:** Fwd: APN: 056-071-04 ID#:19 35.69 acres m/l Zoning Change

---

>>> Mark Seminaro <seminaro@gmail.com> 04/27/2015 1:49 PM >>>

Dear Ross:

Thank you for the return phone call and update info this morning regarding the above referenced parcel.

Per your suggestion to my request that this acreage which is split by Hwy 395 have commercial zoning, please accept this email as my formal request for same.

I understand the water issues and the need to move away from the ag uses, however it seems unreasonable to rezone the entire acreage with estate zoning allowing only one unit per 10 ares on the major Highway with commercial traffic and visibility.

A commercial zoning with a depth of 300+/- feet running parallel to Hwy 395 on either side of the roadway would be consistent with other cities' general plans and existing zoning allowing for roadside uses and potential.

This should still achieve your goals to reduce water use but still also allow for reasonable use of the land.

Please reconsider your proposed designation(s) and advise.

Thank you,

--  
Mark Seminaro

[seminaro@gmail.com](mailto:seminaro@gmail.com)

Real Estate Investment & Development

714.754.0344

[714-296-4700](tel:714-296-4700) cell

This transmission by email and any files transmitted with it or attached to it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error please notify Mark Seminaro immediately.

This email has been swept for the presence of computer viruses.

April 27, 2015

8150 Arsenault Rd.

Inyokern, CA 93527

Mr. Ross Fehrman

Planner II

Planning and Community Development Dept.

2700 "M" Street, Suite 100

Bakersfield, CA 93301-2323

IWVLMP@co.kern.ca.us

We are writing this letter because the parcels that we've listed in this letter are being affected by your proposed rezoning plan.

First, our ranch parcel **#056-095-08 (162.37 ac.)** is A-1 MH status, which is what we want, because we are still farming it!

Secondly, the remaining parcels are adjoined to the ranch and they have not been changed back to their A-1 MH status.

- **#056-360-20 (10.05 ac.)** this parcel was formerly A-1 MH status and the proposed zoning is for E(2 ½ ) MH RS. This parcel is very much a part of our ranch. This is where we keep our livestock (cows, horses, mules, and goats). Plus we are growing fruit trees on this parcel as well. We want this parcel to remain A-1 MH.

The rest of these parcels are also attached to the ranch and we want the A-1 MH status returned to these parcels as well!

- **#056-360-18 (20.29 ac.)** #056-270-07 (5.11 ac.)
- **#056-270-01 (5.03 ac.)** #056-270-08 (4.97 ac.)
- **#056-270-02 (5.14 ac.)**
- **#056-270-03 (4.99 ac.)**
- **#056-270-04 (4.94 ac.)**
- **#056-270-05 (5.00 ac.)**
- **#056-270-06 (5.01 ac.)**

We appreciate your prompt attention to this matter.

Sincerely,

*Albert B. Le Roy*  
*Linda M. Le Roy*

Al Leroy

Linda Leroy

[alov7@yahoo.com](mailto:alov7@yahoo.com)

760-382-3552

760-382-0822

24 April 2015

Mr. Mick Gleason  
First District Supervisor  
400 N. China Lake Blvd.  
Ridgecrest, CA 93555

RE: IWVLMP

\* PLEASE ENTER THIS LETTER INTO THE OFFICIAL PUBLIC RECORD.

Dear Mr. Gleason:

I am a long time resident (53 years) and property owner here in the Indian Wells Valley.

I am NOT PLEASED with the proposed arbitrary re-zoning of my property. I have written 3 letters to the Planning Department with copies to the Board of Supervisors.

I am enclosing copies of the last 2 letters personally to you. I think they are a valid representation of why my property should remain zoned as it is.

As my Supervisor and local representative, I'm expecting you to "go to bat" for me at your April 28th board meeting.

Thank you for your support in this matter.

Sincerely,

Nancy Karner-Lewis  
Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555  
(760) 377-4509

P.S. I'm requesting this letter reaches you "personally," & not just intercepted by a field representative.



14 April 2015

Mr. Ross Fehrman  
Kern County Planning Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

RE: IWVLMP & OUR PHONE CONVERSATION TUESDAY APRIL 14, 2015.

\* PLEASE ENTER THIS LETTER INTO THE OFFICIAL PUBLIC RECORD.

Dear Mr. Fehrman:

After attending the meeting in Ridgecrest last Thursday night, I felt I should write a letter & discuss my situation with you.

I have 80 acres on West Ridgecrest Blvd. 1 mile west of Jacks Ranch Road for the past 53 years. ATN# 341-071-11-00-6. E $\frac{1}{2}$ , NE $\frac{1}{4}$ , Sect. 2, T27S, R39E, MDB&M.

In 1975, my late husband and I applied for & received an A-1 Zoning with residence on site.

The 80 acres is fully fenced with 5 strands of barbed wire, steel posts, & cedar posts with an automatic gate.

The house is a custom-built home of 4600 sq. ft. which includes a shop, breezeway, & 3 car carport, all under one roof. Built in 1974.

We put in a 10" Ag Well with a 7 1/2 H.P. 3-phase pump & a 3000 gal. storage tank sits on the hill.

We bought 1500 cedar fence posts for perimeter & field fencing.

We bought 5000 ft. of 1 $\frac{1}{2}$  inch pipe purchased for paddocks & corrals.

We had chickens for the kids 4-H projects. We had 3 horses with shelters & pipe corrals. One shelter was later modified with a wood floor for hay storage. We had a small grass patch of hybrid burmuda grass for the horses. We've continued to have horses all this time, up until a few years ago.

According to the zone sheets, I'm listed as I.D.#2225 and as A FPS at present. I question this listing's accuracy since we originally had the A-1 zoning.

\* My interpretation of the report & in discussions with my neighbor Don Decker, it would seem my property is more compatible with, & falls under the guidelines of, A-1 rather than A, given the uses & improvements we have made over 53 years.

As I have stated in my 2 previous letters, my home & property are the MAJOR monetary investments in my life, & thus any arbitrary ruling that would NEGATIVELY affect that, DEEPLY concerns me. At almost 79 years of age, I can't afford to have a diminished value to my property.

Thank you for your consideration and attention in this matter that is so very important to me.

Sincerely,

Nancy C. Karner-Lewis

Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc: Board of Supervisors

8 April 2015

Kern County Planning & Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

RE: IWVLMP [Revision of my letter dated 7 April 2015]

\* I WISH MY LETTER TO BE ENTERED INTO THE PUBLIC RECORD.

To Whom It May Concern:

After more in-depth investigation & consultation with my family attorney, it appears it is in my best interest, lifestyle, and maintaining the value of my property, to INSIST THAT I REMAIN IN THE EXISTING ZONING OF A FPS.

Therefore, I am revising my letter of 4/7/2015 to the Planning Dept. & Board of Supervisors as such.

I will reiterate again, that my home & property are the MAJOR & SUBSTANTIAL INVESTMENTS in my life, & I can't afford to have an arbitrary ruling that so NEGATIVELY affects their value.

Again, I question the LEGALITY of the County to arbitrarily make changes, against my wishes, affecting the VALUE of my property that I have owned & paid taxes on for 53 years!

And another thing. Properties that have been or are being agriculturally developed, are being left alone! How fair & just is that?

Just because I have had no existing/on-going agricultural endeavors for the past 53 years, I feel I am now being discriminated against & penalized with a less desirable & LESS VALUABLE zoning of my property.

Property Rights are pretty sacred to the citizens of this country - one of the things our Country was founded on.



No one wants to get involved in litigation, however, when one is backed into a corner, & one's sole investment is threatened, sometimes one has no choice.

IN SUMMARY - LEAVE MY PROPERTY AS IS - A FPS. APN# 341-071-11

Thanks for your attention to this matter.

Sincerely,

Nancy C. Karner-Lewis  
Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc:

Kern County Board of Supervisors

14 April 2015

Code No. \_\_\_\_\_  
BY ORDER OF THE BD/SUPV  
Referred To \_\_\_\_\_

Mr. Ross Fehrman  
Kern County Planning Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

RE: IWVLMP & OUR PHONE CONVERSATION TUESDAY APRIL 14, 2015 Filed by BD Supv 4-17-15

PLEASE ENTER THIS LETTER INTO THE OFFICIAL PUBLIC RECORD.

Dear Mr. Fehrman:

After attending the meeting in Ridgecrest last Thursday night, I felt I should write a letter & discuss my situation with you.

I have 80 acres on West Ridgecrest Blvd. 1 mile west of Jacks Ranch Road for the past 53 years. ATN# 341-071-11-00-6. E $\frac{1}{2}$ , NE $\frac{1}{4}$ . Sect. 2, T27S, R39E, MDB&M.

In 1975, my late husband and I applied for & received an A-1 Zoning with residence on site.

The 80 acres is fully fenced with 5 strands of barbed wire, steel posts, & cedar posts with an automatic gate.

The house is a custom-built home of 4600 sq. ft. which includes a shop, breezeway, & 3 car carport, all under one roof. Built in 1974.

We put in a 10" Ag Well with a 7 1/2 H.P. 3-phase pump & a 3000 gal. storage tank sits on the hill.

We bought 1500 cedar fence posts for perimeter & field fencing.

We bought 5000 ft. of 1½ inch pipe purchased for paddocks & corrals.

We had chickens for the kids 4-H projects. We had 3 horses with shelters & pipe corrals. One shelter was later modified with a wood floor for hay storage. We had a small grass patch of hybrid burmuda grass for the horses. We've continued to have horses all this time, up until a few years ago.

According to the zone sheets, I'm listed as I.D.#2225 and as A FPS at present. I question this listings accuracy since we originally had the A-1 zoning.

My interpretation of the report & in discussions with my neighbor Don Decker, it would seem my property is more compatible with, & falls under the guidelines of, A-1 rather than A, given the uses & improvements we have made over 53 years.

As I have stated in my 2 previous letters, my home & property are the MAJOR monetary investments in my life, & thus any arbitrary ruling that would NEGATIVELY affect that, DEEPLY concerns me. At almost 79 years of age, I can't afford to have a diminished value to my property.

Thank you for your consideration and attention in this matter that is so very important to me.

Sincerely,

Nancy C. Kerner-Lewis

Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc: Board of Supervisors

Ridgecrest, CA 93555

14 April 2015

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Kern County Planning Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

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*Nancy C. Karner-Lewis*

Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc: Board of Supervisors

8 April 2015

Kern County Planning & Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

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Property Rights are pretty sacred to the citizens of this country - one of the things our Country was founded on.

No one wants to get involved in litigation, however, when one is backed into a corner, & one's sole investment is threatened, sometimes one has no choice.

IN SUMMARY - LEAVE MY PROPERTY AS IS - A FPS. APN# 341-071-11

Thanks for your attention to this matter.

Sincerely,

*Nancy C. Karner-Lewis*  
Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc:

Kern County Board of Supervisors

8 April 2015

Kern County Planning & Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

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Sincerely,

*Nancy C. Karner-Lewis*  
Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc:

Kern County Board of Supervisors

PLANNING COMMISSION  
Receive and File

Date:	4/7/15
Item No.:	1
From:	Nancy Karner-Lewis
MTN:	2nd
Clerk:	Jamie Chauvin

7 April 2015

Kern County Planning & Community Development Dept.  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

RE: IWVLMP

I WISH MY LETTER TO BE ENTERED INTO THE PUBLIC RECORD.

To Whom It May Concern:

According to the Proposed Property Zoning Sheets, I am identified as I.D.#2225, APN#341-071-11.

You are reducing me from "A" to "E20/40 FPS MH RS" and I don't like the connotation of "MH". I question why, under "Proposed Zoning", that part of my listing is "MH" ? It has never been that way before.

I request that you remove "MH" from my Proposed Zoning.

This property & my home are the MAJOR and SUBSTANTIAL investments in my life, & I can't afford to have an arbitrary ruling that negatively affects their value.

Any zoning of my property MUST include the right to have livestock such as horses, chickens, etc. Otherwise, why would anyone want to buy 80 acres and be restricted.

I OBJECT to the new E Zone designations E20 and E40 being dropped and replaced by E5 lot designations! That is TOTALLY UNACCEPTABLE for 80 acres. That's why people move from town to the outlying areas - to get away from close neighbors.

I would also question the LEGALITY of the County to arbitrarily make changes affecting the VALUE of my property that I have owned & paid taxes on for 53 years!

Thank you for this opportunity to express my concerns and requests.

Sincerely,

*Nancy C. Karner-Lewis*  
Nancy C. Karner-Lewis  
3301 W. Ridgecrest Blvd.  
Ridgecrest, CA 93555

cc:

Kern County Board of Supervisors

## iwvlmp - Re: Program Environmental Impact Report (EIR)

---

**From:** Matthew Dice <399dice@gmail.com>  
**To:** iwvlmp <iwvlmp@co.kern.ca.us>  
**Date:** 04/28/2015 10:45 AM  
**Subject:** Re: Program Environmental Impact Report (EIR)

---

Hi Mr. Ferham,

RE: APN #'s  
56 113 12 00 5  
64 084 06 00 6  
64 084 07 00 9  
64 084 12 00 3  
64 084 35 00 0  
64 084 36 00 3  
64 084 37 00 6  
64 400 01 00 5  
64 400 09 00 9  
64 400 10 00 1  
64 400 11 00 4

I received blue notices post marked April 20, 2015 again regarding the above mentioned APN #'s. Since I have not received an official response from my last inquirey, it is hard to comment on the current notice as I do not want my zoning changed on these parcels.

At the very least, I would expect that the zoning allow for a minimum of 2.5 acres per parcel to allow for more flexibility.

I also would think that the parcels that are closest to HW 395 have a potential commercial element to any zone changes.

Please contact me to discuss.

Thank you.  
Matthew Dice  
609-399-3423

On Mon, Apr 27, 2015 at 5:43 PM, iwvlmp <[iwvlmp@co.kern.ca.us](mailto:iwvlmp@co.kern.ca.us)> wrote:

Mark,

Thank you for your comment. Your request has been added to the public record and will be attached to the May 13, 2015 Board of Supervisors Staff Report.

If you have any further questions, please do not hesitate to contact me.

Best,

**Ross Fehrman**

Planner II

Kern County Planning & Community Development Department

2700 "M" Street, Suite 100

Bakersfield, CA 93301

(661) 862-5017 Direct

>>> Matthew Dice <[399dice@gmail.com](mailto:399dice@gmail.com)> 04/08/2015 1:55 PM >>>

To whom it may concern,

RE: APN #'s

56 113 12 00 5

64 084 06 00 6

64 084 07 00 9

64 084 12 00 3

64 084 35 00 0

64 084 36 00 3

64 084 37 00 6

64 400 01 00 5

64 400 09 00 9

64 400 10 00 1

64 400 11 00 4

The letters that I received in reference to the above mentioned APN #'s regarding the EIR are postmarked 3/27/2015 and the letter states that the comment period expires on 3/16/2015 for the upcoming public hearing on April 9, 2015. There is something obviously wrong with this statement.

I have major concerns with the proposed zoning changes as I purchased these properties with the possibility to pursue farming and or create smaller parcels.

To limit my properties to not allow farming takes away from the value of the property and I believe that there should be some compensation to land owners who are adversely affected by this proposed change.

I realize that water use is a major concern for the valley. My proposal is for land owners be able to pump water based on their acreage. This would be a more equitable way to deal with this issue, rather than taking away our farming rights.

With all that being said, the proposed parcel sizes are not equitable as the proposal is penalizing a larger parcel with a more restrictive allowance than a smaller parcel that is adjacent to it. This is basically "spot zoning" and should not be allowed since it is against the law.

Since I live in New Jersey, I will not be able to attend the public hearing on April 9th. I am anxious to hear from you regarding my comments.

Thank you.

Sincerely,

Matthew P. Dice

609-399-3423

## iwvlmp - Program Environmental Impact Report (EIR)

---

**From:** Matthew Dice <399dice@gmail.com>  
**To:** Kern County Planning Department <IWVLMP@co.kern.ca.us>  
**Date:** 04/08/2015 1:55 PM  
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---

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Thank you.

Sincerely,  
Matthew P. Dice  
609-399-3423

## Linda Bechler

---

**From:** "Linda Bechler" <lb-bar-ranch@iwvisp.com>  
**To:** <IWVLMP@co.kern.ca.us>  
**Sent:** Friday, April 10, 2015 1:31 PM  
**Subject:** ATTN: Ms Oviatt, Ross Feherman Re: Bechler Zoning Parcel #064-084-38 A1  
Dear Ms. Oviatt,

In reponse to your conversation with Mrs. Bechler at the meeting last night, I am hereby requesting that the property located on HWY 395, Parcel # 064-084-38, remain zoned as it is: A1.

I am requesting this in an email as you suggested along with the gentleman on the right of you that took the parcel # as well as my phone #: 760.377.5244. (I have yet to get a return phone call from your office after several attempts over the past two months.) Although you may have been working on this for some time, most people in the area were unaware of it until recently. I applaud the fact that you are trying to solve a water issue, but not the way you are attempting to do it. Allowing big farmers the opportunity to farm and restricting long time residents to rediculous rules is beyond me. Many people bought property as an investment or a retirement nest egg or just a place to live...your plan definitely is damaging economically to the smaller property owners while benefiting the pistachio growers with a crop that is strictly a luxury crop. (I feel alfalfa is necessary as it is rased for animal consumption for dairy and beef products as well as other animal feed.) It is amazing that you passed this last night with all the opposition to it.

My property is improved property and it has been a horse ranch, etc. since approx 1983 or so when the property was purchased as vacant land and improved by my family. It has a training track located on it as well as horses for breeding, training and care. It's use is intended to continue to be a farm, horse ranch, chicken farm, pigs, goats, cows, fruit trees, garden, pasture (seasonal), etc.

I understand that you allowed Judy Decker and Peggy Richter as well as other folks to keep their A1 status. Is there a form or anything I must fill out or how do I follow up on this? Is this request in an Email enough? From what Mrs. Bechler understands, from your instructions, it is. Please notify me as soon as possible if anything else is required.

Thanking you in advance and awaiting your approval.

Sincerely,



Grant Bechler  
Linda Bechler  
PH: 760.377.5244  
FAX: 760.377.5244

PO Box 922,  
Inyokern, CA 93527

Ross Fehrman  
Planner 2  
Kern County Planning

April 8, 2015

Gentlemen,

We own the following parcels and approve their maintaining A1MH zoning to save the existing trees and protect the land. We leased the land for this purpose only after we determined that this is water efficient farming with long term crops.

064-082-39, 064-082-40 and 064-082-42

We vigorously oppose changing our fourth property, 064-082-43, from A1MH to E10MHRS since it will destroy many potential options for this land. When the other parcels were leased we did not include these 40 acres because my Grandparents homestead house was at the Southwest corner, it is the highest elevation of the homestead and we felt that we could develop a better use for this land. Since we have no interest in selling this property we feel that being changed to E10MHRS is premature and could require another rezoning to correct this error. We feel strongly that the whole 160 acres should remain A1MH at this time. This is a homestead held by the descendants of the original homesteaders and we consider it our heritage.

Thank You,

William R. Switzer

Melanie R. Switzer

2801 Merlin Ave

Fullerton, Calif. 92835

907-398-0165

wrswitz@yahoo.com

April 17, 2015

Kern County Planning Department/Kern County Planning Commission  
Attn: Craig Murphy and Ross Fehrman, Planning Department, County of Kern

At the Planning Commission Meeting in Ridgecrest on April 9, 2015, I officially requested that my two adjacent parcels:

1. Assessor Tax Number: 056-340-23-00-3 (10+ acres) ID # 695 on the Master Data Table, and
2. Assessor Tax Number: 056-340-24-00-6 ( 5+ acres) ID # 696 on the Master Data Table

remain with the A-1 zoning designation, rather than the Estate zoning. As I explained at the Meeting, the Estate zoning does not match the intent or function of the Horse Ranch/Facility, and significantly restricts and changes the usage of our facility. We are Active Agriculture on these two adjacent parcels since 1989 and should remain A-1 as all other Active Agriculture in the Indian Wells Valley will do.

My late husband and I moved to this land in 1989, from Ridgecrest, to develop and run a turn-key Horse Facility specifically on A-1 zoned land. We have invested well over \$50,000 in horse facility improvements including an 8-stall barn with runs (steel panels), a large Hay Shelter, an Arena with steel panels, a Round Pen with steel panels, outside steel panel Horse Pens with Shelters, .75 acre steel panel Horse Areas with shelters, a Breeding Structure, a Tack Shed, and a Cargo Container for Horse Equipment/Supplies. The A-1 zoning designation accurately describes the purpose and what uses our Horse Facility is set up for and does. I have neither intention nor room to farm trees or alfalfa.

I have followed up that official request during and after the Planning Commission Meeting with two additional phone calls. I am very concerned about the designation of my parcels. Craig or Ross, please e-mail me or call and relay the results of my official request.

Respectfully,  
L Dell Hledik  
[hledikld@msn.com](mailto:hledikld@msn.com)  
PO Box 928, Inyokern, CA 93527

To: Whom ever it concerns

My name is Rafael A. Escarcega. I have 78 years and 5 months of age and I own 2.55 acres in the city of Ridgecrest. According to the general plan and zoning that is currently in effect, I have the right to construct 16 dwelling units per acre of land and also the right to practice Limited Agriculture. I consider the changes that you are proposing to be unacceptable. If the changes that you are proposing went into effect I could only build one structure and have no right to practice any sort of agriculture, I believe this would affect the monetary value of my property in a negative way. I would like to be able to construct at least 12 dwellings units per acre of land I own. When it comes to the issue of Limited Agriculture I am willing to have that capability reduced by half but no more. However, the ideal situation for me, would be that no changes be made to my property.

Sincerely: Rafael Escarcega

GENE and ALICE GIBSON  
1365 W Dolphin Ave  
Ridgecrest, CA 93555

Contact Phone: Home (760) 371-3027, Cell 760-382-4048  
Email Address: [windyroost1963@gmail.com](mailto:windyroost1963@gmail.com)

4 April, 2015

Kern County Planning and Community Development Department  
2700 "M" Street Suite 100  
Bakersfield, CA 93301

RE: File IWVLMP I WV Land Use Plan EIR Vol 4 Appendix

Dear Ross Fehrman;

My wife and I recently received in the mail a "blue" letter detailing the proposed change of our land use for our property in Inyokern, CA. We are believing our 3 parcels are in the South Inyokern district of the proposed land use change upcoming for a vote by the county board of supervisors on 9 April.

We believe our 3 adjoining Inyokern parcels are affected by the proposed changes and do not affect our other 2 developed properties closer to Ridgecrest (aka 1866 W Burns Ave and 1365 W Dolphin Ave.).

Our adjoining Inyokern parcels are listed as follows:

Sierra Vista parcel APN 064-420-46-00-2 (undeveloped, share in water)  
Felspar Parcel APN 064-420-45-00-9 (undeveloped, share in water)  
8553 Howell Ave APN 064-420-44-00-6 (developed, share in water)

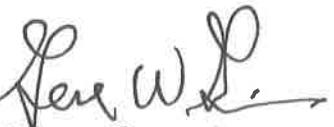
The 3 parcels mentioned above all share a common boundary and were always intended to be used for similar purposes by our children or grandchildren. We understand from pages A31 (504) the Sierra Vista parcel is changing from A-1 to E2.5 (no RS combining district), pg A2 (475) the Felspar parcel is changing from A-1 to E1 (no RS combining district), and pg A2-475, our home at 8553 Howell Ave is also changing from A-1 to E1 (no RS combining district).

We request that RS combining district be added to the above 3 parcels. We believe this will reinstate our ability to have up to 10 hooved or non hooved animals on this land. We acknowledge the deed restrictions on all 3 parcels limiting the number of swine to 2. To not be able to have animals on this land reduces the current property value due to limited use and if we cannot have any animals (even a dog or a cat) this also diminishes our home's physical security and possible encroachment of venomous reptiles. If further information is needed, please let us know by email, correspondence, or telephone.

Cordially,

s/ Alice Gibson  
s/ Gene Gibson

Alice and Gene Gibson (Owners)



April 1 2015

Dear Sirs

**ATTN: IWVLMP**

I am the owner of Figure number 33 ID 1775, APN: 084-252-03-8, ten acres in the southern Inyokern maps. It has a proposed rezoning from A-1 MH to E (5) MH RS. I have four children and my purpose in buying the property is to leave each one 2.5 acres. With the E (5) zoning this will not be possible. I am requesting to have the proposed rezoning of my property changed from E (5) MH RS to E (2.5) MH RS.

My contact information is:

Stephen R. Ritchie  
PO Box 12  
5840 Felspar  
Inyokern, CA 93527

EMAIL: [sdritchie@verizon.net](mailto:sdritchie@verizon.net)

Thank You, Stephen Ritchie.

22 March 2015

KERN COUNTY DEVELOPMENT SERVICES AGENCY  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
2700 "M" STREET, SUITE 100  
BAKERSFIELD, CA 93301-2323  
Attn: Lorelei Oviatt, AICP, Director

Subj: Potential Loss of A-1 Zoning Designation of 64-460-22-00-4

1. Twenty years ago I purchased my "farm/ranch dream" in the middle of "Nowhere" Inyokern. It was a vacant foreclosure away from everything. Besides a home, my property contains a well, barn, out buildings, garden, trees, cats and dogs, chicken coop, rabbit pens, goat pens, horse/burro corrals and arenas. A perfect place for 4-H projects and Pony Club. It is a habitat for cottontails, jack rabbits, quail, ravens, hummingbirds, hawks, falcons, doves, pigeons, vultures, kangaroo rats, mice, snakes, coyotes, road runners, and the occasional bobcat, badger, and bear. There is no mail service, as well as, no newspaper service. Electricity is lost when the wind blows. My water tank had to be equipped with a fire hose faucet due to the distance from a fire hydrant/fire station and town. The roads are dirt and street signs and lights do not exist. Neighbors are minimal or already vacant. There is no lawn, just creosote and sage bushes. The appropriate zoning is A-1 limited Agriculture, not E(5)RS.
2. Limited Agriculture A-1 parcel is what I purchased with the intent of retiring with my "farm/ranch": Hens and roosters, eggs, a pig or two, a cow or two, horses and burros, goats, dogs, cats, gardening, etc. The proposed zoning of E(5) RS will destroy my plans and apparently force me to move out of the Indian Wells Valley which I really do not want to do. Property value will more than likely decrease also, making it difficult to sell. This proposed drastic change is not right, not fair.
3. If I had wanted "estate" or "residential neighborhood" I would have bought property elsewhere. Changing the zoning is not going to help the water situation. My well drops a foot a year whether I use water or not. That is a substantiated fact.
4. Hopefully you will reconsider the proposed zoning changes. You are unnecessarily causing major stress, and impacting the lives and future of at least one land owner.

Respectfully,



Kathryn S. Topper (Killinger)  
8409 Blackjack  
PO Box 1046  
Inyokern, CA 93527-1046

760-377-5983

Ross Fehrman  
Planner 2  
Kern County Planning  
  
Gentlemen,



April 8, 2015

We own the following parcels and approve their maintaining A1MH zoning to save the existing trees and protect the land. We leased the land for this purpose only after we determined that this is water efficient farming with long term crops.

064-082-39, 064-082-40 and 064-082-42

We vigorously oppose changing our fourth property, 064-082-43, from A1MH to E10MHRS since it will destroy many potential options for this land. When the other parcels were leased we did not include these 40 acres because my Grandparents homestead house was at the Southwest corner, it is the highest elevation of the homestead and we felt that we could develop a better use for this land. Since we have no interest in selling this property we feel that being changed to E10MHRS is premature and could require another rezoning to correct this error. We feel strongly that the whole 160 acres should remain A1MH at this time. This is a homestead held by the descendants of the original homesteaders and we consider it our heritage.

Thank You,

William R. Switzer

Melanie R. Switzer

2801 Merlin Ave

Fullerton, Calif. 92835

907-398-0165

wrswitz@yahoo.com

# MICHAEL BRANDEN

Post Office Box 12472  
Marina Del Rey, CA 90292

April 2, 2015

Lorelei Oviatt, AICP, Director  
Kern county planning and community development  
2700 M, Street, Suite 100  
Bakersfield, CA 93301

Project title: Indian Wells Valley Land Use

Re:    Parcel # 084 022-13 00 0  
      Parcel # 352 410-26 00 1  
      Parcel # 352-410-27-00 4

Dear Lorelei,

I have received the single page blue flier with subject matter “Draft environmental impact report notice of availability for public review”. After reviewing the zoning options provided by Mr. Fehrman, I hereby oppose to any and all changes to the current zoning status of my land use concerning the properties noted above. Therefore, my vote on this issue is absolutely no.

Please reply in writing to confirm you have received this letter. I look forward to your response.

Best regards,



Michael Branden  
Post Office Box 12472  
Marina Del Rey, CA 90292

A copy of this letter is also sent to my attorney at: Akin Gump Struss Hauer & feld LLP.

**iwvlmp - Hello Ross, A note from Michael Branden**

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**From:** branden michael <michaelbranden@hotmail.com>  
**To:** "fehrmanr@co.kern.ca.us" <fehrmanr@co.kern.ca.us>  
**Date:** 04/06/2015 4:38 PM  
**Subject:** Hello Ross, A note from Michael Branden

---

Good afternoon Ross,

In regard to Indian Wells Valley Land Use Project concerning Parcel # 084 022-13 00 0, Parcel # 352 410-26 00 1, Parcel # 352-410-27-00 4, please note I am opposed to any and all changes to the current zoning status of my land use concerning the properties noted in this email.

Please confirm you have received this email.

Best regards,

Michael Branden

**iwvlmp - Re: Project Title: RGF 06-14; Indian Wells Valley Land Use Management Plan by Kern County Planning and Community Development Department (PP14010)**

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**From:** Lynn Loscar <lmloscar@yahoo.com>  
**To:** "IWVLMP@co.kern.ca.us" <IWVLMP@co.kern.ca.us>  
**Date:** 04/07/2015 9:01 AM  
**Subject:** Re: Project Title: RGF 06-14; Indian Wells Valley Land Use Management Plan by Kern County Planning and Community Development Department (PP14010)

---

4/7/2015

Tim & Lynn Loscar  
740 West UpJohn Ave.  
Ridgecrest, CA 93555  
[\(760\) 375-4816](tel:(760)375-4816)

Dear Mr. Fehrman,

Upon release of the Staff report dated April 9, 2015 it became apparent that some of our land zone did not remain A-1 but instead was changed to E (2 1/2) MH RS

Our (5) 2 1/2 acre adjoining parcels north of Inyokern, CA ATNs

352-040-44-00-6 kept A-1  
352-040-45-00-9 E (2 1/2) MH RS  
352-040-46-00-2 kept A-1  
352-040-42-00-0 kept A-1  
352-040-43-00-3 E (2 1/2) MH RS

Per our prior e-mail, two phone conversations, and one conversation in person as well as the staff report page 24, item 2 under the Recommended Project Characteristics:

2. All developed parcels five (5) acres or smaller, zoned A or A-1 will retain their existing zoning.

Developed means the property has some sort of legal established use on it.

The two parcels that were changed are developed in the following manner:

Underground electrical lines  
Underground water lines  
Cross fencing  
Currently housing a cattle herd and horses  
A pasture for feeding the animals  
Trees

We are hoping this was an oversight. And that it will be corrected asap.

Sincerely,

Timothy D. Loscar  
Lynn M. Loscar

On Friday, February 27, 2015 5:39 PM, Lynn Loscar <lmloscar@yahoo.com> wrote:

February 27, 2015

Tim & Lynn Loscar  
740 West UpJohn Ave.  
Ridgecrest, CA 93555  
(760) 375-4816 (u)

Dear Mr. Fehrman,

Thank you for your kind assistance when we spoke on the phone.

Per our conversation, I am providing the following information.

Our (5) 2 1/2 acre adjoining parcels north of Inyokern, CA ATNs  
352-040-44-00-6  
352-040-45-00-9  
352-040-46-00-2  
352-040-42-00-0  
352-040-43-00-3

The above listed properties are currently zoned Limited Agriculture (A-1) District.

We fervently desire to retain our current zoning.

The purchase of this land was wholly intended for use as the Limited Agriculture (A-1) District zoning allows.

My husband is a cancer survivor. His health and our large family dictate that we produce our own beef, goats, chicken, turkey, hogs, milk, meat and eggs raised without synthetic growth hormones or antibiotics. In addition to our horses, pasture and garden. Rezoning our land literally takes the food off our table.

Our family has put in a tremendous amount of effort and expense into working this land.

Without our current zoning our land will be devalued, our investment diminished, if not destroyed completely.

Our land is our legacy, intended to be passed on to the generations following us, our children, grandchildren, and their children.

In the strongest terms possible, we protest this proposed zone change, and request the retention of our current land use and zoning of Limited Agriculture (A-1), now and in the future.

Sincerely,

Timothy D. Loscar  
Lynn M. Loscar

**iwvlmp - Re: IWVLMP**

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**From:** Kirk Hoffner <kirkhoffner@sbcglobal.net>  
**To:** iwvlmp@co.kern.ca.us; kirkhoffner@sbcglobal.net  
**Date:** 04/07/2015 10:52 PM  
**Subject:** Re: IWVLMP  
**Attachments:** vista.JPG; 084-202-27.JPG; 084-202-28.JPG; 084-202-29.JPG

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IN REGARDS TO APN 084-170-26 A 10 ACRE PARCEL IN NYOKERN BOUND ON THE NORTH BY PLAINS STREET(PAVED) AND DRUMMOND STREET ON THE SOUTH(PAVED). IN PLAINS STREET IS SEWER AND WATER MAINS ARE IN THE STREET. ELECTRICITY IS ON THE PROPERTY AND NATURAL GAS IS ADJACENT. IN THE EARLY 1990'S THE PARCEL WAS APPROVED FOR TENTATIVE TRACT MAP FOR SINGLE FAMILY HOMES. DUE TO UNFAVORABLE ECONOMIC CONDITIONS IT WAS NOT COMPLETED AND LAPSED. MY IDEA IS TO REZONE IT R-2. THIS WOULD ALLOW AFFORDABLE HOUSING PROJECT ON THIRD ST. WITH THE MIDDLE OF THE PARCEL WITH SOLAR PANELS (ACCEPTABLE IN R-2) AND ASSISTED LIVING FACILITY ON THE SOUTH NEAR DOWNS. THE POPULATION IS AGING AND THERE WILL BE GREAT NEED FOR BOTH OF THESE PROJECTS. I WOULD CALL IT "VISTA DE LA MONTANAS" PLEASE SEE RENDERING AND THE PROPERTIES ON PLAINS ACROSS FROM THIS PARCEL. THE STRUCTURES IN NYOKERN ARE OLD, ENERGY WASTERS AND NOT IN KEEPING WITH THE FUTURE.

THANK YOU

KIRK HOFFNER

1-949-606-4079

On Tuesday, April 7, 2015 2:40 PM, iwvlmp <iwvlmp@co.kern.ca.us> wrote:

Kirk,

It was a pleasure talking with you earlier. Please email all comments concerning the Indian Wells Valley Land Use Management Plan to this email address.

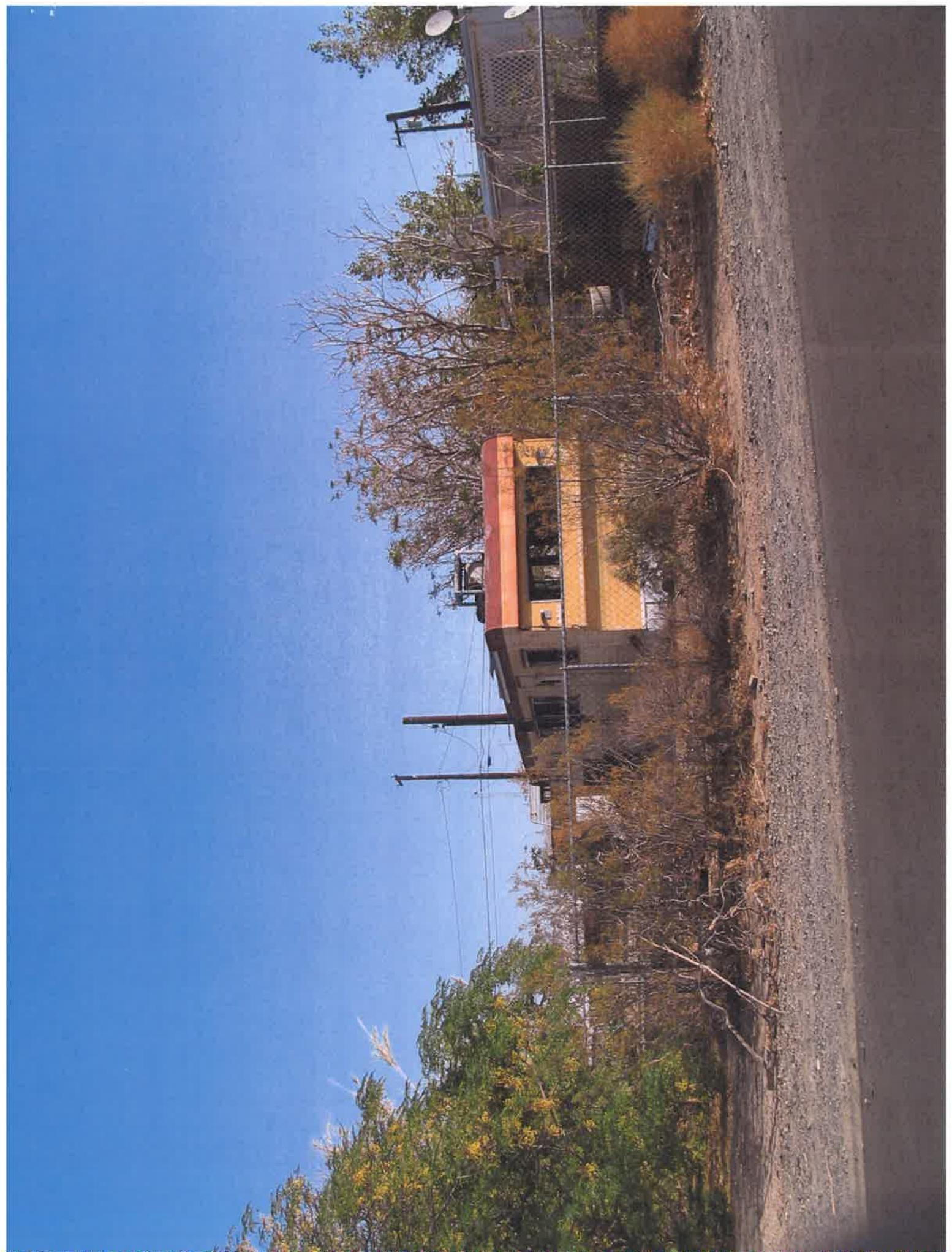
Best,

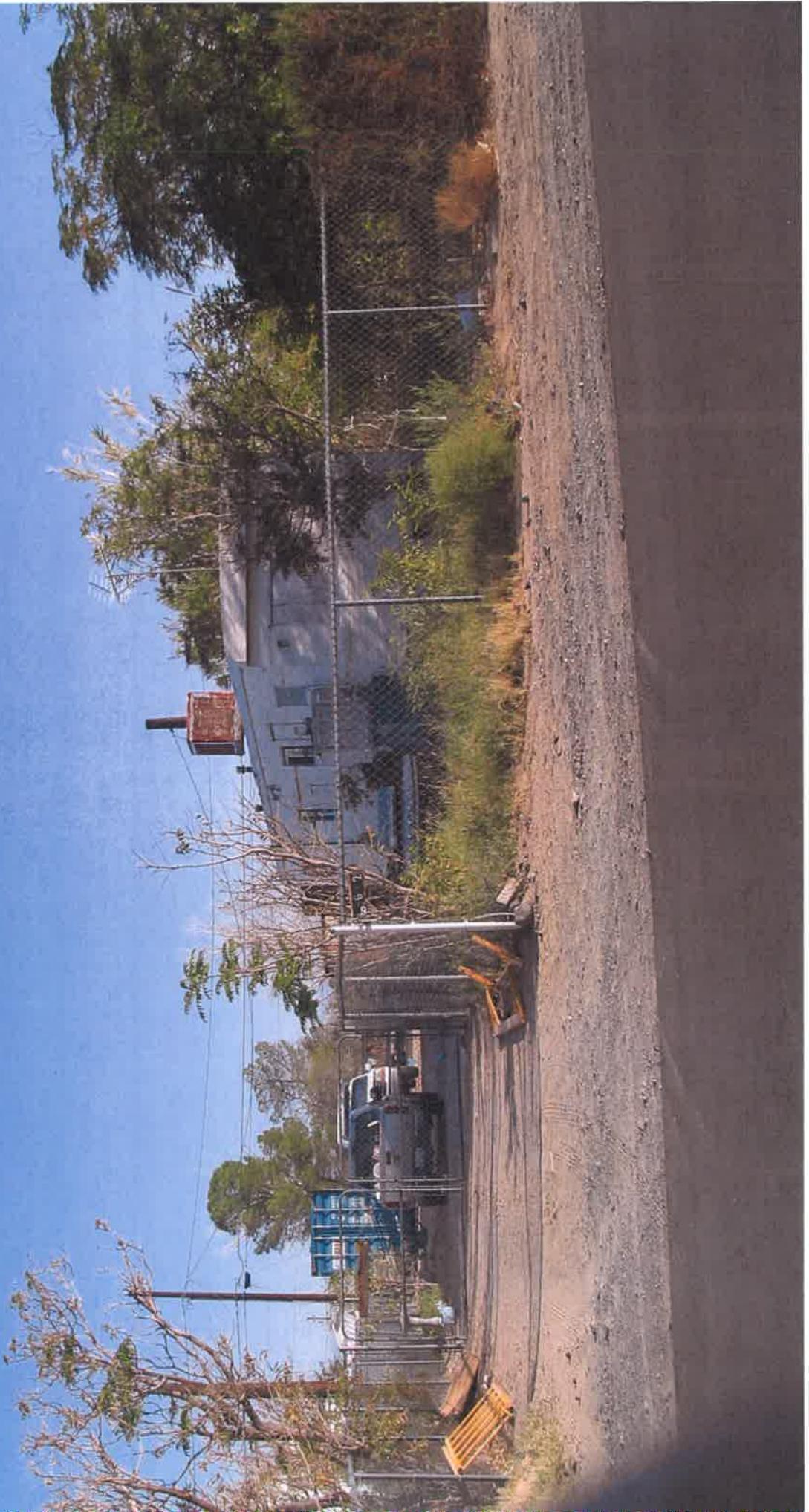
**Ross Fehrman**  
Planner II  
Kern County Planning & Community Development Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301  
(661) 862-5017 Direct



VISTA DE LAS  
MONTAÑAS







April 7, 2015

Kern County  
Planning and Community Development Department  
2700 M Street, Suite 100  
Bakersfield, CA 93301-2370

Regarding: Indian Wells Valley Land Use Management Plan

Concerning Parcels:

056-094-17	6.45 acres
056-094-19	97.51 acres

Official Comments for:

April 9, 2015 6:00 pm  
Planning Commission Hearing  
Chamber of Ridgecrest City Council  
Ridgecrest City Hall  
100 W. California Avenue  
Ridgecrest, CA 93555

Subject: Notice and Complaint: to reject the zoning change from A-1 for these parcels

### **Official Comments**

The concerns addressed in the IWVLMP are plan are certainly important and must be approached in some manner, however this plan is in error in the degree that it significantly damages existing private landowners. This plan is too broad and does not fairly protect and address current private landowner rights.

Please consider these Official Comments as concerns regarding the proposed zoning change that effects the 100+ acres owned within the Indian Wells Valley Land Use Management Plan impact area.

My parcels are currently zoned A-1 which allows and enables the land to be used or sold for commercial use of solar and/or commercial agriculture.

The proposed IWVLMP zoning change means the loss of ability to develop commercial agriculture and commercial solar projects and/or sell the land for that use.

This land purchase was made (2001) based on the belief that Kern County was business friendly and worthy of investment, however this plan changes the rules for the future, and effects the agreements of sale made in the past, similar to an Ex post facto law which are expressly forbidden in the US Constitution.

This action would inflict significant damage to the value and our use of these parcels, and adds significant financial damages in that we have had offers to buy this property for both commercial use of solar and commercial agriculture.

#### Proposals and Alternatives

- Current private landowners account for a small portion of the 400+ square mile area; these parcels could be carved out of the plan without having a significant reduction on the goals of the overall plan.
- Amend the plan to carve out these parcels and others that unfairly restricts and penalizes your past and current private tax paying landowners
- Limit the application of this plan to current public land and future private land sales but not to current private landowners
- Award damages for the loss of specific use and value of these parcels
- Since Kern County believes this to be a major concern to the welfare of the county, the County may purchase these parcels and then proceed accordingly

I wish to preserve our rights of action and redress for the future.

I wanted to attend this hearing in person, however I am not able to make the 3+hour trip to the hearing on Thursday.

Best Regards,

Roger Howland  
President  
The Job Dr., Inc.  
[RogerH@TheJobDr.com](mailto:RogerH@TheJobDr.com)  
[www.TheJobDr.com](http://www.TheJobDr.com)  
949-285-6237

4/7/2015

**This letter is a set of notes and questions in follow-up to a conversation with Ross Fehrman on March 2, 2015 concerning the IWVLMP and property no. 2905**

1. The earlier IWVLMP conversation with Ross Fehrman was summarized in a set of notes sent to him on 3/11/2015
2. **General comment-** The direction that the County is apparently going now in leaving presently developed A and A-1 small parcels and large A or A-1 parcels under cultivation *as-is*, is inconsistent and is apparently based on strange logic. In fact, it can be easily realized that it is *discriminatory* towards the other developed parcels that are recommended for change. Another way to see this inconsistency is to ask the question: If it is acceptable to retain the A-1 zoning for small parcels, why is not the similar scale activity on say 10 or 40 acres also acceptable?  
**It is completely clear to virtually all, that landowners who talk about “lawyering up” are influencing the County direction.** Nearly all landowners can claim lawyering up. The scene that is unfolding looks a lot like the expected run up of a pandemonium of law suits that the County can ill afford. **If the County is going to leave these specially selected parcels as-is (A and A-1) then ALL developed A and A-1 should be left as-is.** We specifically request that property no 2905 be left as A-1.
3. **Some questions:** Was the Planning Commission staff made aware of all of the IWVLMP DEIR comments made by March 16'th to the Planning and Community Development Department?
4. What is the definition of active ag and where did this definition come from? Is it part of zoning or land use regulation? Where did the \$50,000 investment threshold come from? Is R&D an investment? Is only large- scale activity classed as active ag? If ag related permits were pulled for a property is this alone not evidence for an ag related use? Somehow the County seems to think that all ag looks like orchards or row crops -all using substantial irrigation water. **Not all ag activities are large water users.**
5. If property no. 2905 is ultimately zoned E xx RS what is necessary to maintain the agricultural accessory structure (a caboose) in a legal status? What about our native plant nursery activity on that property? It appears that the County does not regard our nursery activity as ag. This activity has been ongoing for over 40 years and was started to be an aid to other citizens who were interested in low water use landscape plants –even before the word xeriscape was used.
6. **More comments:** **Exx RS is not an equivalent substitute for A-1. It is not just the commercial sales aspect that is missing. For example, neither E nor the RS Combining District even mention ISO containers.** This oversight is unfortunate as virtually all rural living activities require additional storage that such ready made containers afford. **Containers are as ubiquitous in the IwV as propane tanks as a result.**
7. The new designations E20 and E40 should be retained. **The County should not be staying with the old small lot model.** In that regard, what has happened to my suggestion that a similar designation be applied to A-1, i.e., A-1 20,etc?
8. **To summarize and final comments:** We realize that the LMP is intended to head off potential future increases in IwV groundwater use. However, rezoning our parcel no. 2905 to E xx RS is not going to have any water use effect at all. **The same is true of virtually all of the other IwV A-1 developed parcels proposed for an E zoning.** If they are not already under intensive ag cultivation it is very likely they will not be converted to that condition any time soon. In fact, most folks with small orchards have abandoned such activity over the past few years. When the State mandated GSA is in place and real water management is underway, **the great majority of these same parcels will end up as de minimis users and leaving them as A-1 will have no effect on water demand one way or the other.** Leaving them as A-1 however will lead to a much less antagonistic relationship between the County and the majority of rural IwV citizens.

Signed    Don Decker

## **Public Comments- Miscellaneous**



## **iwvlmp - From Earl Seaman**

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**From:** "Earl C." <earlseaman@hughes.net>  
**To:** iwvlmp <iwvlmp@co.kern.ca.us>  
**Date:** 04/11/2015 9:35 AM  
**Subject:** From Earl Seaman

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Ross I live in the IWVLMP and I may have found a solution to some of the water problems. There is a company called EASYWATER they have a unit that will clean between 30,000 and 120,000 gallons of water per day. With this unit Trona could produce their on requirements for 50,000 gallons of fresh water per day which means Ridgecrest could stop sending water to Trona every day. If this unit can be put into use than all of the water in our basin can be used. I do not know the cost of the units you would have to call the company. If several of these units were installed we may not have to trucked water into the valley at a very high cost and where would you dump the water to help all of the valley? I think the Ridgecrest water company and the Navy should pay for the units because they use a lot of water in their parks and where they have green grass and swimming pools. To top it off Knowing what is in the ground on the Navy base I would not want to drink their water either.

I have a small unit that a purchased when I retired in 2006 to protect my property from hard water that was eating up all the metal it could find. Over the last nine years I have not had to replace my hot water heater which I was doing every three or four year due to hard water. I also showed the committee my show head which I replaced nine years ago and it is still clean. Think about it.

Earl C. Seaman

**From:** Rajtora Stan <sgrajtora@netzero.com>  
**To:** <iwlmp@co.kern.ca.us>  
**CC:** Murphy Craig <MurphyC@co.kern.ca.us>, Oviatt Lorelei <planning@co.kern.c...  
**Date:** 04/13/2015 10:24 AM  
**Subject:** Republishing summary tables

Ross,

I've been trying to understand Tables 1, 2, 4, and 5 in the County Staff report dated April 9. I have come to the conclusion that the Federal and State land, more than 85% of the total, is obscuring the real message regarding the 32,062 acres of privately owned land. The Federal and State land is an administrative action that does not impact the rezoning issue.

I request the County to republish Tables 1, 2, 4, and 5 with the Federal and State lands deleted.

Sincerely,  
Stan Rajtora

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Heavy rains mean flooding  
Anywhere it rains it can flood. Learn your risk. Get flood insurance.  
<http://thirdpartyoffers.netzero.net/TGL3241/552bfbf7662307bee1136st02duc>

## iwvlmp - Re: Comment 35-E feedback

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**From:** Rajtora Stan <[sgrajtora@netzero.com](mailto:sgrajtora@netzero.com)>  
**To:** Craig Murphy <[MurphyC@co.kern.ca.us](mailto:MurphyC@co.kern.ca.us)>  
**Date:** 04/07/2015 10:01 AM  
**Subject:** Re: Comment 35-E feedback  
**CC:** Supervisors Board of <[board@co.kern.ca.us](mailto:board@co.kern.ca.us)>, Oviatt Lorelei <[planning@co....](mailto:planning@co....)>

---

Mr. Murphy,

My concerns are not regarding the Navy. NAWSCL provided me one set of data and they used a different set of data in the AICUZ report. Clearly, at least one set of data is falsified. Since there is no reason to lie to me, I assume the falsified data was included in the AICUZ report, but what Navy data is honest and what Navy data is a lie is not my present concern.

My concern is Kern County and how the current CEQA process is being handled. The IWVLMP DEIR is a Kern County document. It is supposed to be a scientifically based document with honest and scientifically accurate information. The formal public review process you mention below is worthless if the information in the EIR contains lies, half truths, and false data.

From my vantage point the Staff has not achieved due diligence relative to ensuring the integrity of the DEIR. Actually, I haven't seen where the Staff has attempted to perform due diligence of the AICUZ portion of the DEIR. Many responses I have received from the Staff appear to have come from NAWSCL. NAWSCL is not responsible for the accuracy of the scientific data in the Kern County document. It is the responsibility of the County to research the truth and validate the data. Has the County made any effort whatsoever to substantiate the material in the 2011 AICUZ report?

Any action that has the potential to significantly impact land use decisions needs to be done thoughtfully and after consideration of all facts. I urge the Kern County Planning Department to do its own work and take responsibility for the quality of the DEIR.

Sincerely, Stan Rajtora

On Apr 6, 2015, at 5:01 PM, Craig Murphy wrote:

Good Afternoon Mr. Rajtora,

Thank you for your comment and willingness to meet with Staff to fully understand the specific details of the comments you have provided. Overall, I do think that the Planning Department understands your comments. Specifically, you do not agree with the modeling that was utilized by the Navy in preparation of the AICUZ and you have concerns over the number of flight operations that were identified within the document and where those overflight operations occur.

We are going through a formal public review process and I do believe that Staff has responded to your specific questions in writing regarding this topic in the Response to Comments that was prepared. All of the information that you have provided to Staff has been provided to the Kern County Planning Commission for their consideration on Thursday April 9, 2015. I encourage you to continue participating in this public process. If you would like to provide any additional information for the record, Staff will be happy to provide it directly to the Planning Commissioners. Additionally, you will be able to provide any public testimony directly to the Commission on April

9th, 2015 if you would like.

Sincerely,  
Craig

Craig M. Murphy  
Division Chief  
Kern County  
Planning and Community Development Department  
[\(661\) 862-8739](tel:(661)862-8739)  
[MurphyC@co.kern.ca.us](mailto:MurphyC@co.kern.ca.us)

>>> Rajtora Stan <[sgrajtora@netzero.com](mailto:sgrajtora@netzero.com)> 04/06/2015 9:37 AM >>>  
Ross,

I have started reviewing the County responses to my IWVLMP EIR comments. I will provide additional feedback at a later date, but wanted to provide feedback on 35-E as soon as possible so we might get to the bottom of that issue. Some of my comments below are a repetition of comments provided earlier in my Notice of Preparation comments dated August 20, 2014 and three separate DEIR inputs dated March 5, 2015, March 10, 2015, and March 16, 2015. The table presented on page 3 of the attachment to the March 10, 2015 DEIR inputs was also provided to the County in my NOP input. This table is the historical detailed airfield operational data obtained from NAWSCL for years 2008 through 2013. The detailed airfield data is history. It is not going to change. According to NAWSCL, it is all the detailed airfield data they have.

I would greatly appreciate the County addressing the below comments. I do not want to repeat this information again. MS Oviatt told me early December of last year there was no need for a public meeting to discuss this topic since adequate time had been provided for review of the DEIR after it was released. The DEIR was released late January 2015. It is now April 2015, and I have yet to see any progress or even any discussion regarding the AICUZ topic. If you have a question about my comments, please contact me at [760-793-6854](tel:760-793-6854) (cell). I live a hundred miles away, but I would be willing to travel to Bakersfield if that is needed to get communications started. The written comment, written response to comment, and now written comment to response does not appear to be working. I am open to any suggestion from you that might lead to some progress.

Stan Rajtora



**iwvlmp - Re: Comment 35-E feedback**

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**From:** Rajtora Stan <sgrajtora@netzero.com>  
**To:** Oviatt Lorelei <planning@co.kern.ca.us>  
**Date:** 04/15/2015 8:04 AM  
**Subject:** Re: Comment 35-E feedback  
**CC:** Murphy Craig <MurphyC@co.kern.ca.us>, Supervisors Board of <board@co.ker...

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MS Oviatt,

It has been more than a week since I sent the below email to Mr. Murphy. Since he has not acknowledged the email, I am assuming he is not intending to reply.

The questions I raised regarding my comment "35-E" were not rhetorical. They were sincere questions that I would like answered. I request once again the County respond to the questions.

Likewise, the documentation I requested the County obtain from the Navy was a sincere request. The County should have no problem getting the documentation from the Navy. I request once again the County obtain the documents from the Navy and provide me with a copy.

I appreciate the fact that the planning department is very busy with rezoning issues. However, the County made the decision to lump the AICUZ/APLUMP topic with the rezoning issues. I only ask for the same consideration being afforded to those individuals concerned with the rezoning.

I reiterate my willingness to meet with you and your staff to discuss the 2011 AICUZ at a time and place of your convenience. I first raised this issue August 2014 in a written input to the Notice of Preparation. Ignoring the issue will not make it go away.

Thank you,  
Stan Rajtora

On Apr 7, 2015, at 10:00 AM, Rajtora Stan wrote:

Mr. Murphy,

My concerns are not regarding the Navy. NAWSCL provided me one set of data and they used a different set of data in the AICUZ report. Clearly, at least one set of data is falsified. Since there is no reason to lie to me, I assume the falsified data was included in the AICUZ report, but what Navy data is honest and what Navy data is a lie is not my present concern.

My concern is Kern County and how the current CEQA process is being handled. The IWVLMP DEIR is a Kern County document. It is supposed to be a scientifically based document with honest and scientifically accurate information. The formal public review process you mention below is worthless if the information in the EIR contains lies, half truths, and false data.

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Sincerely,  
Craig

Craig M. Murphy  
Division Chief  
Kern County  
Planning and Community Development Department  
[\(661\) 862-8739](tel:(661)862-8739)  
[MurphyC@co.kern.ca.us](mailto:MurphyC@co.kern.ca.us)

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Stan Rajtora



**iwvlmp - Re: Comment 35-E feedback**

---

**From:** Rajtora Stan <sgrajtora@netzero.com>  
**To:** Craig Murphy <MurphyC@co.kern.ca.us>  
**Date:** 04/07/2015 10:01 AM  
**Subject:** Re: Comment 35-E feedback  
**CC:** Supervisors Board of <board@co.kern.ca.us>, Oviatt Lorelei <planning@co....

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My concerns are not regarding the Navy. NAWSCL provided me one set of data and they used a different set of data in the AICUZ report. Clearly, at least one set of data is falsified. Since there is no reason to lie to me, I assume the falsified data was included in the AICUZ report, but what Navy data is honest and what Navy data is a lie is not my present concern.

My concern is Kern County and how the current CEQA process is being handled. The IWVLMP DEIR is a Kern County document. It is supposed to be a scientifically based document with honest and scientifically accurate information. The formal public review process you mention below is worthless if the information in the EIR contains lies, half truths, and false data.

From my vantage point the Staff has not achieved due diligence relative to ensuring the integrity of the DEIR. Actually, I haven't seen where the Staff has attempted to perform due diligence of the AICUZ portion of the DEIR. Many responses I have received from the Staff appear to have come from NAWSCL. NAWSCL is not responsible for the accuracy of the scientific data in the Kern County document. It is the responsibility of the County to research the truth and validate the data. Has the County made any effort whatsoever to substantiate the material in the 2011 AICUZ report?

Any action that has the potential to significantly impact land use decisions needs to be done thoughtfully and after consideration of all facts. I urge the Kern County Planning Department to do its own work and take responsibility for the quality of the DEIR.

Sincerely, Stan Rajtora

On Apr 6, 2015, at 5:01 PM, Craig Murphy wrote:

Good Afternoon Mr. Rajtora,

Thank you for your comment and willingness to meet with Staff to fully understand the specific details of the comments you have provided. Overall, I do think that the Planning Department understands your comments. Specifically, you do not agree with the modeling that was utilized by the Navy in preparation of the AICUZ and you have concerns over the number of flight operations that were identified within the document and where those overflight operations occur.

We are going through a formal public review process and I do believe that Staff has responded to your specific questions in writing regarding this topic in the Response to Comments that was prepared. All of the information that you have provided to Staff has been provided to the Kern County Planning Commission for their consideration on Thursday April 9, 2015. I encourage you to continue participating in this public process. If you would like to provide any additional information for the record, Staff will be happy to provide it directly to the Planning Commissioners. Additionally, you will be able to provide any public testimony directly to the Commission on April

9th, 2015 if you would like.

Sincerely,  
Craig

Craig M. Murphy  
Division Chief  
Kern County  
Planning and Community Development Department  
[\(661\) 862-8739](tel:(661)862-8739)  
[MurphyC@co.kern.ca.us](mailto:MurphyC@co.kern.ca.us)

>>> Rajtora Stan <[sgrajtora@netzero.com](mailto:sgrajtora@netzero.com)> 04/06/2015 9:37 AM >>>  
Ross,

I have started reviewing the County responses to my IWVLMP EIR comments. I will provide additional feedback at a later date, but wanted to provide feedback on 35-E as soon as possible so we might get to the bottom of that issue. Some of my comments below are a repetition of comments provided earlier in my Notice of Preparation comments dated August 20, 2014 and three separate DEIR inputs dated March 5, 2015, March 10, 2015, and March 16, 2015. The table presented on page 3 of the attachment to the March 10, 2015 DEIR inputs was also provided to the County in my NOP input. This table is the historical detailed airfield operational data obtained from NAWSCL for years 2008 through 2013. The detailed airfield data is history. It is not going to change. According to NAWSCL, it is all the detailed airfield data they have.

I would greatly appreciate the County addressing the below comments. I do not want to repeat this information again. MS Oviatt told me early December of last year there was no need for a public meeting to discuss this topic since adequate time had been provided for review of the DEIR after it was released. The DEIR was released late January 2015. It is now April 2015, and I have yet to see any progress or even any discussion regarding the AICUZ topic. If you have a question about my comments, please contact me at [760-793-6854](tel:760-793-6854) (cell). I live a hundred miles away, but I would be willing to travel to Bakersfield if that is needed to get communications started. The written comment, written response to comment, and now written comment to response does not appear to be working. I am open to any suggestion from you that might lead to some progress.

Stan Rajtora



## Ross Fehrman - Re: Fwd: Water availability

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**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: Water availability

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**From:** "stuart fields" <[sfkf@iwvisp.com](mailto:sfkf@iwvisp.com)>  
**Date:** April 7, 2015 at 5:26:42 PM PDT  
**Subject: Water availability**

Tom Mulvihill who has an abundance of experience and knowledge regarding the IWV aquifer has stated that the "re-charge rate" for the IWV aquifer has been estimated to fall between 7,000 and 11,000 acre-feet/year. He quickly states that those numbers are what he has come up with as a lay person who has read a bunch of studies.

I'll go with Tom's estimate:

Lets assume the lowest amount of recharge: 7,000 acre-feet/year. This equates to 2,280,959,989 gals/yr. Now if we assume 29,000 residents in IWV this equates to  $2,280,959,989/29,000/29,000=78,654$  gal/person/yr. Further dividing by 365 gives: **215.5 gal/person/day.**

This is approximately the amount being presently consumed by the IWV population according to the Todd report and according to these calculations, the consumption of the IWV residents requires approximately 7,000 acre-feet/yr.

That estimate was done to the conservative side of the re-charge rate. Lets now take the less conservative number of 11,000 acre-feet/yr as the rate. Applying the same math we get: **338.6 gal/person/day.**

**Note: the above ignored two other water users: NAWS and Trona.**

Using the Todd report, NAWS average consumption is listed as 1,800 acre-feet/yr and Trona is listed at an average of 2,600 acre-ft/yr. These have a computable impact on the sustainability of the aquifer based on the estimated re-charge rate as follows:

NAWS + Trona account for consumption estimated to be 4,400 acre-feet/yr. Applied to the estimated re-charge rate of 7,000 acre feet/yr leaves  $7,000-4,400 = 2,600$  acre-ft/yr for Residents and AG. Now we already know that the 29,000 residents consume approximately 7,000 acre-feet/yr themselves. Whoops!!!

The 7,000 acre-feet re-charge with the NAWS and Trona consumption totalling 4,400 acre-feet/yr leaves only 2,600 acre-feet/yr. This would require reduction of residential consumption to 80gal/person/day. It seems without the swamp coolers and without any AG we might have a sustainable water supply, assuming this level of re-charge....

How about the 11,000 acre-feet estimate for re-charge?  $11,000-4,400=6,600$  acre-feet/yr. Still not

enough for the residents when they are consuming 215.5gal/person/day. Even at this re-charge rate, the residents would have to reduce their consumption from 215.5 gal/person/day down to 203 gal/person/day. Whoopie!!!! That looks doable.

Of course this assumes the re-charge rate is approximately 11,000 acre-feet/yr. and the AG consumption is zero.

Now if the re-charge rate is zero as claimed by some opinions, we are in deep DOO, DOO!!!! even if AG consumption is completely zeroed and we have instituted major conservation techniques.

Bottom line??? The continued consumption of IWV ground water by the AG interests will require the massive importation of water just to satisfy their needs. No one has identified a practical source capable of supplying this amount of water to IWV.

It is my opinion that the continuing production of Pistachios and Alfalfa here in the IWV is directly opposed to the long term best interests of the IWV residents.

## Ross Fehrman - Re: Fwd: I WV property values

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**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: I WV property values

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I've read a number of comments from I WV property owners concerning the proposed Kern County Re-Zoning. Most of the comments show worries about the impact of the proposed re-zoning on their property values. While that is reasonable fear using just the short term vision, the total irreversible damage to property values that would be created by complete loss of water supplied by the I WV aquifer, will exceed anything that can be attached to the County's proposed action.

In my mind, reading, or attempting to read, the County's proposal and the 644 page issuance regarding the proposed EIR and the comments, the County has tried to address too many problems at the same time. It is not abundantly clear just how the "Sustainability" of the I WV groundwater is going to be achieved; if ever.

The creation of Agencies as a method of solving problems has a long history of failures.

We have both commissioned studies and have the results of independent studies that show the I WV aquifer to be in chronic overdraft. We somehow continue to ignore their results because we don't want to hear the message....

How much time do we have before we no longer have a potable source of water here in the I WV???

Stuart Fields  
[sfkf@iwvisp.com](mailto:sfkf@iwvisp.com)

## Ross Fehrman - Re: Fwd: Kern County water interest.

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**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: Kern County water interest.

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**From:** "stuart fields" <[sfkf@iwvisp.com](mailto:sfkf@iwvisp.com)>  
**Date:** April 17, 2015 at 3:50:58 PM MST  
**Subject: Kern County water interest.**

Now let me see if I have this right....The County funded the Todd Study report which clearly states that the IWV groundwater aquifer is in a state of "Critical, Chronic Overdraft". This means that if the current method of groundwater management continues there will be serious consequences that could include loss of running water to all of the residents. The Todd Report is only one of several that have reached the same conclusion using physical measurements and not just opinions.. A court of law in the State of California has ruled that the County has "police like authority" to manage groundwater thru the "Health and Safety" considerations to prevent the total loss of access to the necessary potable water.

The County has refused to exercise these powers. Does this mean that they don't think that the Todd Report was accurate? Does this mean that they have some data that indicates that they can wait for the Groundwater Sustainability Act (GSA) to solve the problem? Do they have some data produced by physical measurements, I don't mean just opinions, that we have a sufficient ground water supply to wait for the GSA to kick in? By law, it can take until 2042 to actually produce a sustainable supply of potable water.

Do they have a physical measurement method to measure, not just opine, the re-charge rate?? If so why aren't they sharing it???

Now I'm forming an "Opinion" that is in part produced by physical measurements of well levels, elapsed calendar time, and a quantifiable number of meetings and paper work being generated by the County:

"Opinion" The County supervisors either don't really give a damn about the IWV aquifer, or they are incompetent in the exercising of their sworn duties, or they want to see IWV aquifer get into an extreme condition for whatever reason.

Anytime I see someone with the power to prevent a situation from getting much worse, just stand and watch, I really wonder at their motivation.

Probably the biggest problem here is that the IWV population is going to stand there and do nothing and let this process continue until such time as we have a similar situation as that being experienced in other California cities: NO RUNNING WATER.

Stuart Fields

## Ross Fehrman - Re: Fwd: I WV water and media coverage.

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**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: I WV water and media coverage.

---

**From:** "stuart fields" <[sfkf@iwvisp.com](mailto:sfkf@iwvisp.com)>

**Date:** March 29, 2015 at 7:58:36 AM PDT

**Subject: I WV water and media coverage.**

I'm amazed at the number of well educated people who continue to ignore the Physical measurements that have been made over and over again by numerous agencies. THE I WV AQUIFER HAS BEEN PHYSICALLY MEASURED AND SHOWN TO HAVE BEEN IN A CHRONIC OVERDRAFT, DROPPING MORE THAN ONE FOOT PER YEAR SINCE THE 60'S. THAT FALLING RATE OF I WV AQUIFER HAS NOW BEEN MEASURED BY SEVERAL MEASURING AGENCIES TO EXCEED TWO FEET PER YEAR. IT IS EXPECTED TO GET WORSE AS THE AG INDUSTRIES EXPAND AND THE PISTACHIO TREES MATURE NEEDING MORE WATER. IT IS EASY TO SHOW THAT THE AG IN I WV PRESENTLY IS FORECAST (USING THEIR NUMBERS) TO USE MORE WATER THAN ALL THE RESIDENTS COMBINED.

What is the main response by the local media??? They publish large front page articles and guest editorials discussing property rights and Constitutional rights, which in fact don't have much meaning when you run out of water.

People continue to argue over whether the basin is open or closed. IT DOESN'T MATTER. What matters is that the water in the wells is falling. If this process is allowed to continue the valley will RUN OUT OF WATER. How good is an argument that says you have the right to the water underlying your land if there ain't any water???

What kind of logic ignores the pure physical measurements showing the continuing falling water level? My personal well has lost 19 feet of water since its creation in 1994. Its drop rate has increased over the past year. Note also to all the re-charge fanatics: Can anyone cite good PHYSICAL measurements (not just unsubstantiated opinions) in the last several decades indicating a recharge that created a significant increase in the water level. Again these are physical measurements and not just some rhetorical argument about rights.

WHAT DOES IT TAKE TO GET THE MEDIA INTERESTED IN PHYSICAL FACTS? As a past editor of an internationally circulated magazine, it is easy to see the bias being exhibited by both the Daily Independent and the News Review.

## Ross Fehrman - Re: Fwd: Power to control the I WV water issue

---

**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: Power to control the I WV water issue

---

**From:** "stuart fields" <[sfkf@iwvisp.com](mailto:sfkf@iwvisp.com)>  
**Date:** April 1, 2015 at 8:55:54 AM PDT  
**Subject:** Power to control the I WV water issue

A California court has recently held that groundwater regulation is within a county's police powers and is not otherwise preempted by general State law.

Taken from: **A PRIMER ON CALIFORNIA WATER RIGHTS**

Prepared by  
Gary W. Sawyers, Esq.

This seems to tell me that the County has powers regarding the Critical, Chronic Overdraft of the I WV aquifer that they are unwilling to use.

We(I WV water users) continue to pump water, the water level in the wells continue to drop, and the County, though apparently having the power to affect some changes continues to just watch and help generate another level of Bureaucratic government. See GSA

How much time do we have before the I WV aquifer becomes unusable?

## Ross Fehrman - Re: Fwd: Water rights

---

**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: Water rights

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Taken from A PRIMER ON CALIFORNIA WATER RIGHTS  
Prepared by Gary W. Sawyers, Esq.

“Each overlying user has a right in the common supply, and the exercise of that right entitles each to make a reasonable use of the water for the benefit and enjoyment of his or her overlying land. **The correlative right belongs to all overlying landowners in common, and each may use only a reasonable share when the water is insufficient to meet the needs of all.”**

**emphasis added.**

Stuart Fields  
[sfkf@iwwisp.com](mailto:sfkf@iwwisp.com)

## Ross Fehrman - Re: Fwd: New Zone Idea with reasoning and detail

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**From:** Ross Fehrman  
**To:** Lorelei H. Oviatt  
**Subject:** Re: Fwd: New Zone Idea with reasoning and detail

---

Dear Ms Lorelei Oviatt

Thank you for the phone call Friday and listening to my idea. It is my belief they gave you a difficult task with a lack of adequate guidance for a situation we have been aware of for 30+ years, but have continued to push it down the road.

I personally do not like reactionary government actions, because they demand immediate solutions which eliminates possibility of a thorough search for the best long term solutions. Unfortunately this situation generally creates mediocre solutions that will not be re-visited until there is another emergency or extensive public demand. I believe whatever the outcome, the Board should consider anything that maybe passed to be a preliminary solution, allowing your office to continue to informally addressing problems, concerns and solutions for a year with an option at your discretion to have the Board readdress it with your findings.

That said I think you and your staff have done a good job given the limited time frame and guidance. You and your office staff are to be commended for your desire to involve the public, actively listening to the public, giving their concerns meaningful consideration, and making every attempt to resolve all the issues.

It was my observation that the vast majority of the residents of the Indian Wells Valley wanted this whole proposal scrapped and not implemented, and at this point I can not find a reason to disagree. I would like to suggest an approach that we discussed the other day in greater detail, that would in my opinion, be better solution than the current approach, by using a new Zone.

The information and thoughts below are being provided to help you better understand my new Zone idea and the logic behind it. The following should help, even if you find another idea that better resolves the issue(s) without the need for special use permits.

1. The purpose of this County action is to reduce additional future water use in the valley, primarily through allowing no additional major agriculture in the valley and encourage less water use by others.
2. This goal was primarily accomplished through property Zone changes on smaller properties, 20 acres or less.
3. The Zone changes were primarily made and intended to prevent parties from purchasing and putting together smaller properties to create large agricultural operations.
4. The biggest concern I heard at the public workshops was that the County was unnecessarily limiting the activities/use of their property. Most property owners I heard had any intent or desire to use their property for major commercial agriculture, only personal use with some possible limited commercial use. They all wanted to continue to have full use of their property as Zoned when purchased, without having to request a special use permit from the County to use their property as Zoned when it was acquired.
5. Vacant property owners identified they did not want the future use of their property changed, because they purchased it with an intended use and have no guarantee a special use permit will be available to them in the future. In addition why should they have to ask the County to use their property within the boundaries/restrictions that existed when they purchased the property.
6. The Majority also identified strong concerns that a future change in County attitude, rule and/or policy on

allowing special use permits could prevent their intended and/or current use of their property.

My proposed solution is a new Zone, which is basically the current Zone with minor additions, rather than changing the small lots (2- 10 acres (maybe 1-20 acres)) agriculture properties to E (which would require the owners to request special use permits). An action which was viewed by the majority as a taking from their intended use and future value of their property. (Without the knowledge of the lot sizes currently impacted or considered, the sizes identified above are just an estimate.)

This new Zone would allow the same Zone to be applied to both vacant and in use properties, and would require no or a very limited number of special use permits. I believe this new Zone would not interfere with the intended property use by the majority if not all of the property owners, with the understanding that it is not an unreasonable assumption the lot sizes purchased, were purchased to be used as is without additional property, therefore there is no loss with the restriction of this new Zone. This Zone can be used for Indian Wells Valley only and would not have an impact of the rest of Kern County.

My proposed new Zone would include the following additions to the current agriculture Zoning:

1. The lot cannot be combined with any other adjacent or nearby lot for additional agriculture purposes. (possible addition - "or high water use business.")
2. An agriculture business or high water use business can not utilize more than one lot in this Zone to conduct business or produce a product.

Other possible added restrictions to the new Zone which in all probability would not fit the majorities use and intended use, and promote the intended County desire.

3. No more than a 1/4 of the lot size or 1 acre, whichever is smaller, may utilize an irrigation method for agriculture other than drip.
4. Commercial Green houses are permitted if they reutilize water.
5. High water use commercial (non-agricultural) is not permitted. (Additional definition maybe needed for high water usage.)

Some other high water use agricultural and commercial use not covered may need to be considered, but I can not think of any at this moment.

(This is just a my best idea as to what would meet the need given my understanding.)

What I did not know when I wrote the above is:

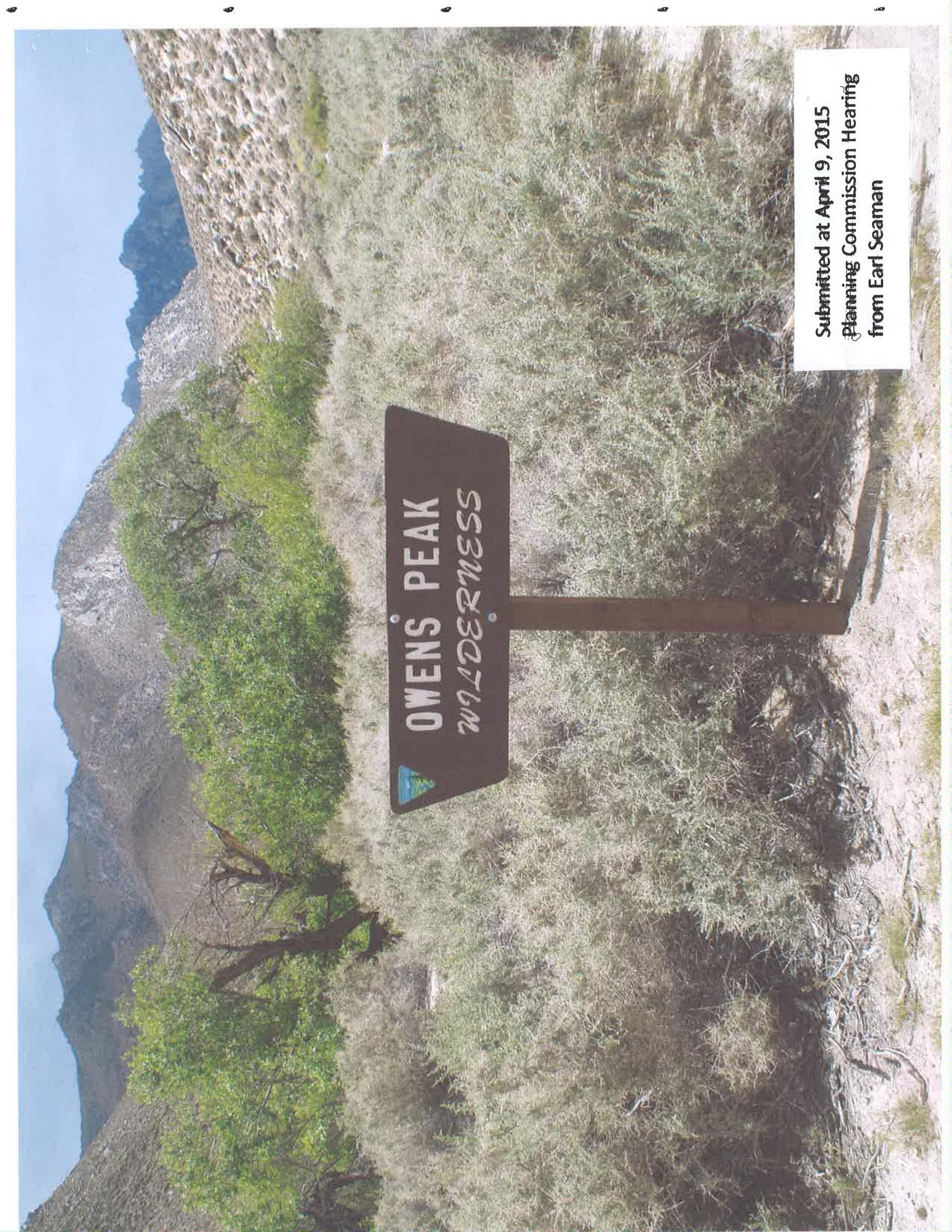
1. What size property was considered large enough to be an agricultural concern.
2. The smallest and largest lots that were impacted by the proposed Zone change.
3. The smallest lots that were Zoned for agriculture.

If this Zone change is used, all the properties effected could be notified by mail and asked to identify any problems they have with the new Zone, which would allow any modification or actions not identified. It would also require a web link to a document that identified the new Zone containing the old Zone with the new additions in ITALICS.

I also sent this email to Robert Eierman, so he may make additional comments if he desires.

Thank You

Respectfully,  
Ronald L. Porter



Submitted at April 9, 2015  
Planning Commission Hearing  
from Earl Seaman





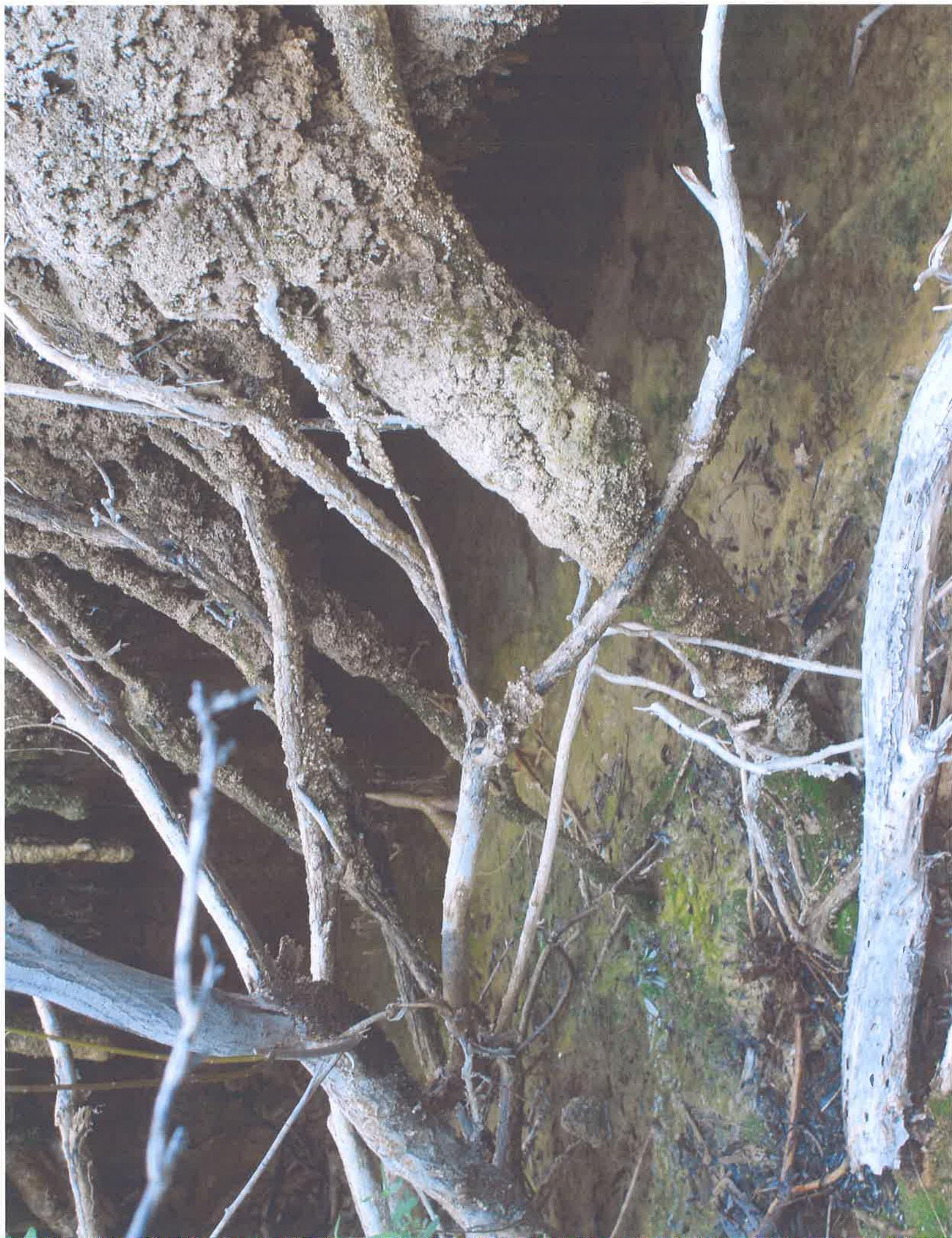














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Errol Seaman

L Paradise Cove.  
Inyo Kern Ca.

Well Info

Water 223'  
Pump 276'  
Depth 318'

Date: 4/28/13

INSTALLED	DESCRIPTION	
1	18GS 20 Goulds p/n	1542 <sup>00</sup>
1	2400 controllbox	227 <sup>00</sup>
303'	10/3 wind	727 <sup>00</sup>
40	1 $\frac{1}{4}$ " sch 120 pvc pipe	128 <sup>00</sup>
1	1 $\frac{1}{2}$ x1 $\frac{1}{4}$ nell	
2	torque Arrestors	20 <sup>00</sup>
		2644.20
		198.32
		2842.52
		1000 .00
		3842.52
Material	Tax & Labor	As per estimate
		TOTAL \$

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Labour  
2 trip + 18 fld.



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S/N

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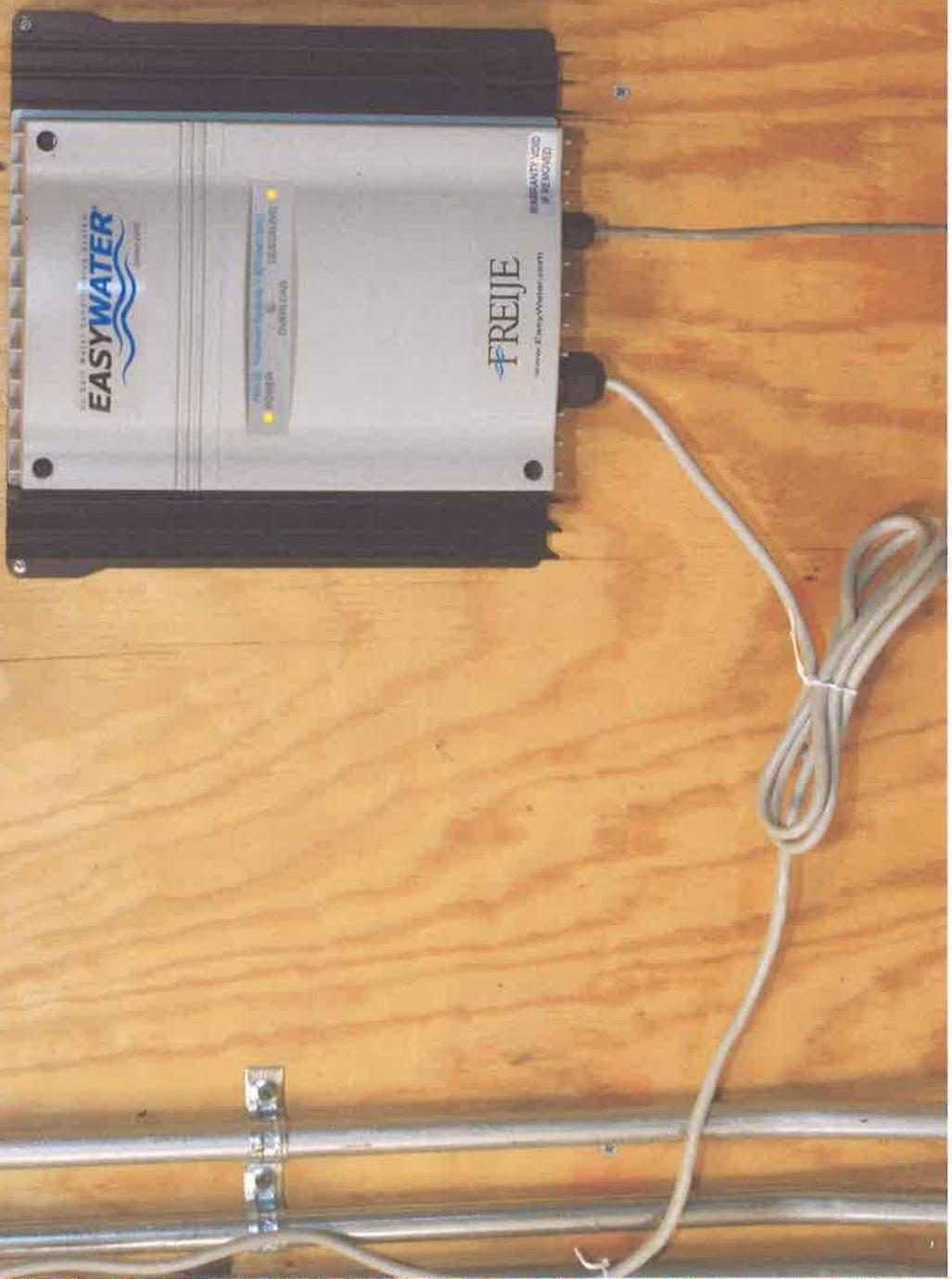
[www.xyleminc.com/brands/gouldswatertechnology](http://www.xyleminc.com/brands/gouldswatertechnology)

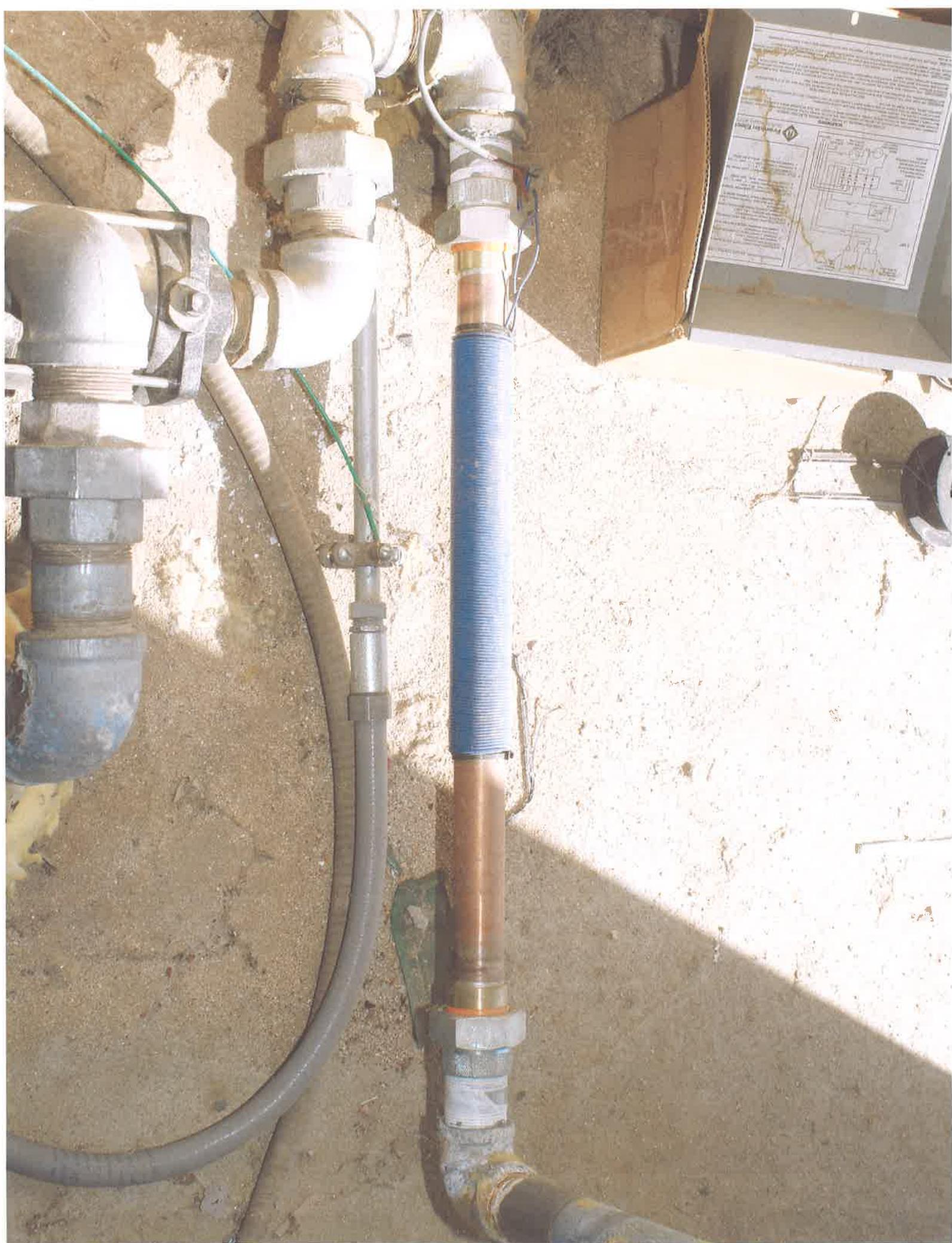
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# **Exhibit A**

# **15091 Findings of Fact**



**Exhibit A**

**FINDINGS OF FACT IN SUPPORT OF FINDINGS  
RELATED TO SIGNIFICANT ENVIRONMENTAL IMPACTS**

**State CEQA Guidelines Section 15091**

**for**

**Indian Wells Valley Land Use Management Plan  
by Kern County Planning and Community Development Department**

General Plan Amendment No. 6, Zone Change No. 19, Map 22

General Plan Amendment No. 3, Zone Change No. 2, Map 23

General Plan Amendment No. 6, Specific Plan Amendment No. 7, Zone Change No. 33, Map 46

General Plan Amendment No. 2, Specific Plan Amendment No. 3, Zone Change No. 7, Map 47

General Plan Amendment No. 1, Zone Change No. 1, Map 47-25

General Plan Amendment No. 1, Zone Change No. 12, Map 47-26

General Plan Amendment No. 3, Zone Change No. 13, Map 47-28

Specific Plan Amendment No. 1, Zone Change No. 6, Map 47-29

Specific Plan Amendment No. 1, Zone Change No. 17, Map 47-30

General Plan Amendment No. 1, Map 47-34

General Plan Amendment No. 1, Zone Change No. 2, Map 47-35

General Plan Amendment No. 1, Zone Change No. 2, Map 47-36

General Plan Amendment No. 2, Zone Change No. 6, Map 48-30

General Plan Amendment No. 1, Zone Change No. 12, Map 48-31

General Plan Amendment No. 1, Specific Plan Amendment No. 2, Zone Change No. 4, Map 69

General Plan Amendment No. 3, Specific Plan Amendment No. 4, Zone Change No. 7, Map 70

General Plan Amendment No. 1, Map 70-22

General Plan Amendment No. 3, Zone Change No. 7, Map 71

Specific Plan Amendment No. 1, Map 71-6

General Plan Amendment No. 1, Zone Change No. 2, Map 71-7

General Plan Amendment No. 2, Zone Change No. 20, Map 71-10

General Plan Amendment No. 6, Zone Change No. 20, Map 71-14

General Plan Amendment No. 1, Zone Change No. 17, Map 71-15

Zone Change No. 5, Map 71-17

General Plan Amendment No. 2, Zone Change No. 4, Map 71-18

General Plan Amendment No. 1, Zone Change No. 1, Map 71-19

General Plan Amendment No. 1, Zone Change No. 2, Map 92

General Plan Amendment No. 1, Zone Change No. 1, Map 93

General Plan Amendment No. 1, Zone Change No. 2, Map 94

Kern County Zoning Ordinance Revision 2015 (A)

ALUCP No. 8, Map 500

**Final Environmental Impact Report**

**SCH# 2010031024**

**Lead Agency: Kern County Planning and Community Development Department**

## **SECTION I. INTRODUCTION**

The following findings of fact are based in part on the information contained in the draft and final environmental impact report (EIR) for the Indian Wells Land Use Management Plan, as well as additional facts found in the complete record of proceedings. The final EIR is hereby incorporated by reference and is available for review at the Kern County Planning and Community Development Department (Planning Department), 2700 M Street, Suite 100, Bakersfield, California 93301, during normal business hours.

## **SECTION II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The Planning Department issued a notice of preparation of a draft EIR on July 28, 2014. Based on the initial study and notice of preparation, a determination was made that the final EIR would contain a comprehensive analysis of environmental issues identified in Appendix G of the California Environmental Quality Act (CEQA) Guidelines and not screened out during the notice of preparation. With respect to all impacts identified as "less than significant" or as having "no impact" in the final EIR, the Board of Supervisors finds that those impacts have been described accurately and are less than significant or have no impact. Despite concluding that certain impacts would be less than significant or would have no impact, the final EIR nonetheless incorporates mitigation measures in the form of complying with the goals, policies, and implementation measures of the Kern County General Plan, Conditional Use Permit (CUP) requirements, or other adopted regulations. The Board of Supervisors finds that these effects are less than significant or have no impact before and after implementation of these mitigation measures.

In addition, some impacts in the final EIR were found to be "significant" but were able to be mitigated to less-than-significant levels, and others were found to be "significant and unavoidable." The Board of Supervisors finds that those impacts have been described accurately and are less than significant with the implementation of mitigation or are significant and unavoidable.

### **AESTHETICS**

#### ***A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway (Impact 4.1-2).

The project would not substantially degrade the existing visual character or quality of the site and its surroundings (Impact 4.1-3).

The project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area (Impact 4.1-4).

#### ***B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

### Significant Effect

The project would have a substantial adverse effect on a scenic vista. (Impact 4.1-1)

### Description of the Significant Impact

Scenic vistas can be characterized in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, setting, or feature of interest). Although not formally recognized or designated as scenic vistas or view corridors as discussed above, the IWV contains various natural viewshed resources, however the County does not have any adopted scenic vistas located within the project boundaries.

### Finding

While implementation of this project includes various land uses changes that would have the potential to adversely affect scenic views or natural viewshed resources as a result of future development, no specific development is proposed at this time. Future development, either in the form of residential subdivisions or commercial and industrial development, will be subject to future discretionary actions and must be consistent with and comply with the goals, policies and implementation measures of the various Kern County General and Specific Plans, Kern County Zoning Ordinance, Kern County Land Division Ordinance, and all other applicable planning documents adopted by the Kern County Board of Supervisors. As such, implementation of the proposed project at this time would result in a less than significant impact.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on scenic vistas. Compliance with the goals, policies and implementation measures of the Kern County General Plan, the Inyokern Specific Plan, the South Inyokern Specific Plan and the Ridgecrest Ranchos Specific Plan and local ordinances is required. No additional mitigation measures are proposed and impacts would be considered less than significant.

### ***C. Environmental Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.***

The project would not have any environmental effects on aesthetics that cannot be mitigated to a level less than significant.

### ***D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.***

The project would not have any cumulative effects on aesthetics that would have a less than significant impact.

### ***E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

### **Significant Effect**

The project would result in a cumulative aesthetic impact.

#### **Description of Significant Impact**

Although the proposed project would result in a less-than-significant impact on the scenic quality of the project site and its surroundings, future construction of any development within the boundaries of the IWVLMP area would have the potential to permanently alter the nature and appearance of the area. Site specific changes to the existing character of the plan area are more noticeable when located adjacent to vacant and rural residentially designated lands. As development occurs throughout the proposed project area over time, residents and visitors may potentially notice the visual effects of urbanization, even when the development is consistent with the existing aesthetic setting. The significance of these visual and aesthetic changes is difficult to determine as aesthetic value is subjective and potential impacts are site specific. The proposed project would include a net total increase of approximately 49,876 possible residential units and 130,669 acres of potential farmland, and up to a total increase of approximately 123,000 acres of open space, 212 acres of commercial use and 7,152 acres of industrial use.

#### **Finding**

Future construction of any development within the boundaries of the IWVLMP area has the potential to permanently alter the nature and appearance of the area. Despite the fact that no development is proposed at this time and future development requests would require discretionary actions under CEQA and consideration of appropriate hearing body, changes in land use can serve as a potential first step towards future development or investment in the land. Any development will alter the aesthetic character of the site, thus cumulative impacts are considered significant and unavoidable.

#### **Brief Explanation of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce the impacts caused by the project that results in a cumulative aesthetic impact. Compliance with the goals, policies and implementation measure of the Kern County General Plan, the Inyokern Specific Plan, and the South Inyokern Specific Plan and the Ridgecrest Ranchos Specific Plan and local ordinances is required. No additional mitigation measures are proposed.

## **AGRICULTURAL AND FORESTRY RESOURCES**

### ***A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use (Impact 4.2-3)

### ***B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

### Significant Effect

The project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural uses (Impact 4.2-1).

### Description of Significant Impact

The project area contains a small portion along the northwestern edge of NAWS China Lake Center and scattered parcels throughout the project area that have been designated Unique Farmland. 1,318.28 acres of Unique Farmland lie within the IWVLMP boundary and consist of both planted and vacant land. Approximately 1,081 acres of the total 1,318 acres of Unique Farmland are currently planted and farmed. Implementation of the proposed project focuses on amendments to the Kern County General and Specific Plan designations, and changes in Zone Classifications on various properties within the IWV. While these changes in land use may alter future development, implementation of the proposed project would not result in any specific project-level development at this time because no development is currently proposed.

### Findings

There are 130,669 acres of potential farmland within the IWVLMP area that is zoned A (Exclusive Agriculture) or A-1 (Limited Agriculture). Of this agriculturally zoned land, there are approximately 4,790 acres of farmland that are either commercially planted or have made significant financial investments exceeding \$50,000 in preparation of future commercial planting efforts. Although implementation of this project will change those designated parcels from agricultural to non-agricultural uses, those agricultural uses will retain a legal non-conforming status, governed by Chapter 19.108 of the Kern County Zoning Ordinance, and be allowed to continue operation. Under the proposed IWVLMP, the 1,081.84 acres of active Unique Farmland would be rezoned to a residential zone classification and approximately 4.68 acres of inactive Unique Farmland would be rezoned to residential zoning uses. Although specific property will be rezoned as part of the proposed project, any active farming operations currently in place will be considered a legal non-conforming use and be allowed to continue operation. As such, implementation of this project will not directly result in the loss of any farmland and impacts are considered less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce the impacts caused by the project that results in an agricultural impact. Compliance with the goals, policies and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinances are required. No additional mitigation measures are proposed.

### Significant Effect

The project would conflict with existing zoning for agricultural use, or Williamson Act contract (Impact 4.2-2)

### Description of Significant Impact

The proposed IWVLMP would rezone approximately 1,523.96 acres of A and 129,145.36 acres of A-1 classified land to nonagricultural uses. The conversion of A and A-1 zoned lands would help to alleviate

future deterioration of the IWV groundwater basin. Also, the conversion of agricultural lands into large lot rural residential estate zoning would ensure a smaller demand potential for water compared to agricultural operations. There are currently no lands within the IWVLMP boundary that are subject to Williamson Act land use contracts. Therefore, there would be no impact to Williamson Act contracts.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce the impacts caused by the projects agricultural impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

***C. Environmental Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.***

The project would not have any environmental effects on agricultural and forestry resources that cannot be mitigated to a level less than significant.

***D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.***

The project would not have any cumulative effects on agricultural and forestry resources that would have a less than significant impact.

***E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

**Significant Effect**

The project would result in a cumulative agricultural and forestry resources impact.

**Description of Significant Impact**

Several of the projects on the cumulative projects list (see Chapter 3.0, *Project Description*, of the EIR) pertain to zone changes to Estate or Open Space zoning designations. California is by far the number one agricultural producer and exporter in the United States, and loss of prime agricultural lands, primarily to urban uses, is an important issue in the Central Valley as population pressures and market demand expand into areas that are agriculturally productive. Actual conversion of prime and important farmland in the General Plan update area are relatively small in comparison to the over 690,000 acres of land still in production and most under long term Williamson Act or Farmland Security Zone contracts. According to the 2004 Kern County General Plan Update, it was identified that buildup of the General Plan could result in the conversion of approximately 80,847 acres of prime and important farmland and an additional 55,000 acres of grazing land. To date, according to the Kern County General Plans and Housing Element Annual Progress Report (January 1, 2013 to December 31, 2013) approximately 15,610 acres have been converted since 1998.

## Finding

While implementation of the proposed project is consistent with the determination of the Kern County General Plan Update Environmental Impact Report and will not directly result in the immediate loss of farmland, it will involve reclassification of approximately 151,000 acres of agricultural zoned land. While most of this land does not have the necessary soils and water supply to sustain long-term agricultural operation activities, the rezoning of such land can nonetheless be considered an indirect impact. As such, cumulative agricultural and forestry resources impacts are considered significant and unavoidable with the build-out of the plan area and indirect loss of agriculturally zoned properties.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative agricultural and forestry resources impacts. Compliance with the goals, policies and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

## **AIR QUALITY**

### ***A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The proposed project would not have any environmental effects on air quality that would result in no impacts or less-than-significant impacts.

### ***B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

#### Significant Effect

The project would conflict with or obstruct implementation of the applicable air quality plan. (Impact 4.3-1)

#### Description of Significant Impact

In general, a project would not interfere with the applicable air quality plan if it is consistent with growth assumptions used to form the applicable air quality plan. However, when the full build-out potential of the IWVLMP is compared to the full-build out potential of the existing County General Plan and applicable specific plans, an overall increase of approximately 7.4 million square feet of commercial uses and 249 million square feet of industrial uses would occur, while the total amount of potential residential development would be decreased by approximately 49,876 dwelling units in the IWVLMP project area. An evaluation of the future operational emissions generated under the existing County General Plan and applicable specific plans against those associated with the IWVLMP determined that implementation of the IWVLMP would result in a net increase of criteria pollutant emissions at full build-out which would exceed Kern County adopted and EKAPCD adopted thresholds for ROG, NOx, and PM<sub>10</sub>.

## Findings

As future growth under the IWVLMP would result in a net increase in operational emissions when compared with future growth under the existing County General Plan and the applicable specific plans, these emission increases would not have been accounted for in the EKAPCD's Ozone Air Quality Attainment Plan (AQAP), which is the most recent adopted air quality management plan that has been approved by CARB and USEPA. In turn, the additional growth that would be introduced by the IWVLMP in the region would not be consistent with the assumptions used in the AQAP. It should be noted, however, that air quality management plans are required to be updated periodically. As such, should the IWVLMP be implemented prior to the next iteration of the AQAP, the growth assumptions associated with the proposed land use and zoning changes would be incorporated into the future AQAP. Nonetheless, because the net increase in pollutant emissions associated with full build-out under the IWVLMP has not been accounted for in the current AQAP, it is concluded that implementation of the IWVLMP would conflict with the growth assumptions used in the AQAP. Thus, this impact would be significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to air quality. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would expose sensitive receptors to substantial pollutant concentrations. (Impact 4.4-4) (Toxic Air Contaminants)

### Description of Significant Impact

At full-build of the IWVLMP, future heavy- and light- industrial developments could potentially emit TAC emissions generated from stationary equipment, which would be subject to permitting requirements from EKAPCD.

### Finding

SR-14 and U.S. Highway 395 currently run through the IWVLMP project area, and there could potentially be new residential uses that would be located within 500 feet of these two highways. For the purposes of a conservative analysis at the programmatic level, it is assumed that given the amount of new development that could potentially occur in the IWVLMP project area in the future there could be incidences where residential uses would be located in proximity of a roadway with more than 100,000 vehicles per day. Consequently, future sensitive receptors in the IWVLMP project area could potentially be exposed to TACs from mobile sources on SR-14 and U.S. Highway 395. This impact is considered to be significant. However, Mitigation Measure 4.3-2 would reduce this impact to less than significant levels.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan,

Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Implementation of Mitigation Measure MM 4.3-2 on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the CEQA process.

**MM 4.3-2:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan located 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day, shall prepare a health risk assessment (HRA) to evaluate the health risks to these residential developments associated with TACs from the mobile sources traveling on these freeways and roadways. Based on the finding in the HRA, appropriate measures shall be taken, if necessary, to reduce the cancer risk resulting from TAC-exposure to below 10 in one million for the maximally-exposed individual. These measures may include, but are not limited to, relocating the residential development beyond 500 feet of the freeway or roadway, or implementation of appropriate Minimum Efficiency Reporting Value (MERV) filters at the residential development.

#### Significant Effect

The project would create objectionable odors affecting a substantial number of people. (Impact 4.3-5)

#### Description of Significant Impact

During construction activities with each discretionary project that could occur as a result of the IWVLMP implementation, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. Such odors would be a temporary source of nuisance to adjacent uses, but because they are temporary and intermittent in nature, would not be considered a significant impact. With regards to odors from industrial uses, potential impacts could occur depending on the type of facility operating. However, as it is probable that these types of industrial facilities could occur in the IWVLMP project area, impacts associated with objectionable odors produced by these facilities are considered to be potentially significant.

#### Finding

With regards to odors from industrial uses, potential impacts could occur depending on the type of facility operating. The IWVLMP only identifies future land use designations that could occur in the IWVLMP project area but does not include specific project development proposals. Therefore, the amount of industrial developments that could include specific project developments that could include operations that would result in the generation of objectionable odors is unknown at this time. However, given the fact all future commercial or industrial development project will be required to go through the processing of a Precise Development (PD) Plan, which would designate areas with unique site characteristics, environmental conditions or areas surrounded by sensitive land use to ensure that development in such areas are compatible with constraints, impacts associated with objectionable odors would be reduced to a less-than-significant level.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

## **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant**

### **Significant Effect**

The project would violate air quality standards as adopted in (c)I or (c)II, or as established by EPA or air district or contribute substantially to an existing or projected air quality violation (Impact 4.3-2).

#### **Description of Significant Impact**

Development of new land uses in the IWVLMP project area would generally involve construction phases such as site preparation, grading, building construction, paving and architectural coating. No demolition activities are anticipated to occur as the IWVLMP project area currently consists of vacant lands. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. Construction activities involving site preparation and grading would primarily generate PM<sub>10</sub> emissions. Mobile source emissions (use of diesel-fueled equipment onsite, and traveling to and from a construction site) would primarily generate NOx emissions. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring at the same time.

#### **Finding**

The construction activities for future land uses in the IWVLMP project area occurring based on the land use designations proposed by the IWVLMP, which includes residential, commercial, and industrial developments, would generate pollutant emissions. If full build-out potential of the land use designations prescribed under the IWVLMP would occur over a five-year period from 2015 to 2020, the annual and daily construction emissions generated in the IWVLMP area would exceed the applicable EKAPCD thresholds for ROG, NOx, and PM<sub>10</sub>. As such, Mitigation Measures MM 4.3-1 would need to be implemented to reduce construction-related pollutant emissions. However, while implementation of Mitigation Measures MM 4.3-1 would reduce construction-related emissions, they may not reduce these emissions to levels below the EKAPCD thresholds for each future discretionary development project, as the amount of emissions generated by each project would vary depending on its size, the land area that would need to be disturbed during construction, and the length of the construction schedule. Under these conditions, no further mitigation measures are available and this impact would be considered significant and unavoidable.

#### **Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following Mitigation Measure MM 4.3-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.3-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare an Air Quality Impact Assessment (AQIA) report in compliance with standards established by the Eastern Kern Air Pollution Control District regarding the methodology used to quantify the reductions. The report shall quantify estimated emissions

associated with the proposed development and identify proposed mitigation measures to reduce identified impacts.

#### Significant Effect

The project would result in a cumulative considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). (Impact 4.3-3).

#### Description of Significant Impact

The IWVLMP project area is located within the Kern County portion of the Mojave Desert Air Basin (MDAB), which is an area that is designated as nonattainment for the state ozone (both 1-hour and 8-hour) and PM<sub>10</sub> standards. As such, cumulative development consisting of future land use developments in the IWVLMP associated with implementation of the IWVLMP along with other reasonably foreseeable future projects in the MDAB as a whole could violate an air quality or contribute to an existing or projected air quality violation by increasing a pollutant for which the MDAB is classified as a nonattainment area (i.e., ozone and PM<sub>10</sub>).

#### Findings

The construction emissions that could occur from full build-out of land use developments in the IWVLMP project area in accordance with the land use designations proposed by the IWVLMP, when compared to those that could occur from full build-out of land uses under the existing County General Plan and applicable specific plans, would result in a net increase in emissions of ROG, NOx, and PM<sub>10</sub> that would exceed the applicable EKAPCD thresholds. With respect to operational emissions, the annual and daily level of operational emissions of ROG and NOx along with the annual emissions of PM<sub>10</sub> resulting from full build-out of land use developments in the IWVLMP project area in accordance with the land use designations proposed by the IWVLMP would also exceed the applicable EKAPCD thresholds. Overall, both construction and operational emissions associated with the full build-out potential of the IWVLMP would result in cumulatively considerable net increases of nonattainment pollutants in the MDAB, and impacts would be significant and unavoidable.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measure MM 4.3-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### Significant Effect

The project would expose sensitive receptors to substantial pollutant concentrations. (Impact 4.4-4) (CO Hotspots)

#### Description of Significant Impact

Construction and operation of future developments that would occur in the IWVLMP project area as a result of the land use designations prescribed by the IWVLMP could potentially expose sensitive

receptors in the area to localized air quality impacts from criteria pollutants and TACs. Although the IWVLMP only identified future land use designations but does not include specific project development proposals, the future traffic conditions in the area are unknown and any attempts to forecast conditions would be speculative. Nonetheless, for the purposes of conducting a conservative analysis, it is anticipated that due to the large amount of land use developments that could occur in the IWVLMP project area from full build-out of the IWVLMP, there could be potential air quality impacts associated with CO hotspots at certain intersections and/or roadways where a large amount of vehicular traffic occurs.

### **Finding**

Although there are no proposed developments as at this juncture, it is anticipated that due to the large amount of land use developments that could occur in the IWVLMP project area from full-build out of the IWVLMP, there could be potential air quality impacts associated with CO hotspots at certain intersections and/or roadways where a large amount of vehicular traffic occurs. Since no specific development projects have been identified in the IWVLMP, is it infeasible at the programmatic level to provide specific mitigation that would reduce impacts to a less than significant level. Therefore, subsequent CEQA documentation would be required for future discretionary projects associated with the IWVLMP, and would be required to address, and to the extent feasible, mitigate any significant or potentially significant air quality impacts associated with CO hotspots to a less than significant level. It should be noted that the ability to mitigate potential impacts is contingent on a variety of factors and there may be future scenarios in the future where a potential CO hotspot impact associated with a discretionary project in the IWVLMP project area would be significant and unavoidable. Therefore, this impact would be considered significant and unavoidable at this project level of review.

### **Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts from CO hotspots. Compliance with the goals, policies and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Implementation of Mitigation Measure 4.3-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the CEQA process. Impacts would remain significant and unavoidable.

#### ***D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.***

There are no cumulative impacts on air quality that would be reduced to a less-than-significant level with the incorporation of the proposed mitigation measures.

#### ***E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

##### **Significant Effect**

Cumulative impacts to air quality for construction and operational emissions would be significant and unavoidable.

### Description of Significant Impact

A total of 13 cumulative projects have been identified near the IWVLMP project area. The air quality impacts associated with ROG, NO<sub>x</sub>, and PM<sub>10</sub> emissions during both construction and operation of future land use developments in the IWVLMP project area resulting from IWVLMP project area resulting from IWVLMP implementation would be significant and unavoidable and the applicable EKAPCD significance thresholds would be exceeded. Thus, although the estimated construction emissions for the 13 identified cumulative projects are not available at the time of the preparation of this EIR, it can be concluded that the construction and operational emissions generated by these related projects, when taken into consideration with those estimated for full build-out of the IWVLMP project area, would further contribute to the exceedance of the EKAPCD thresholds for the emissions of criteria pollutants. Further, full build-out potential of the IWVLMP when compared to the existing County General Plan and applicable specific plans, there would be an overall increase of commercial and industrial uses, resulting in an increase in criterial pollutant emissions, the IWVLMP would not be consistent with the assumptions used in the EKAPCD's Ozone Air Quality Attainment Plan (AQAP).

### Finding

Despite implementation of Mitigation Measure MM 4.3-1, which would require the County to participate in EKAPCD's air quality attainment program and to work with EKAPCD to ensure that the increase in employment growth that would occur in the IWVLMP project area as a result of the IWVLMP's land use designation amendments would be incorporated into EKAPCD's future air quality management plan, this impact would be significant and unavoidable at this juncture. In summary, significant air quality cumulative impacts from full buildout of the land uses proposed in the IWVLMP, when considered with existing and reasonably foreseeable planned projects, would occur during both construction and operation.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation can be applied to the project to reduce cumulative air quality impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measures 4.3-1 and MM 4.3-2 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent CEQA process.

## **BIOLOGICAL RESOURCES**

### ***A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. (Impact 4.4-5)

The project would not have a substantial adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, and coastal wetlands), either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means. (Impact 4.3-3)

**B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.**

**Significant Effect**

The project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by CDFG or USFWS. (Impact 4.3-1)

**Description of Significant Impact**

The majority of the IWVLMP project area comprises undeveloped, vacant areas predominantly consisting of desert scrub habitat. Proposed zoning changes on existing vacant land occupied by native desert habitat resulting from the proposed IWVLMP project could lead to loss of habitat, species mortality, or interference with reproductive success attributed to new development and associated native vegetation removal.

**Findings**

Implementation of the proposed project focuses on amendments to the Kern County General and Specific Plans designations, and changes in Zone Classifications on various properties within the IWV. While these changes in land use may alter future development, implementation of the proposed project would not result in any specific project level development at this time because no development is currently proposed. Further, a number of special-status plant species, have a moderate or high potential to occur within the IWVLMP project area. Mitigation Measures MM 4.4-1 and MM 4.4-2 provide requirements and guidance for the future preparation of biological resource surveys and studies to be prepared by project applicants for future development projects resulting from implementation of the IWVLMP project. As a result, potential impacts to special-status plant and wildlife species would be less than significant.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to biological resources. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the CEQA process.

**MM4.4-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall conduct a floristic survey for special-status plants within the impact area. The study shall follow the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFG, 2009). Based on the findings of the protocol survey, a botanical survey report, including an analysis of potential impacts, shall be prepared by a qualified botanist in accordance with the above-referenced protocol, and submitted to the Kern County Planning and Community Development Department and the appropriate regulatory agency.

If special-status plant species are found, they shall be avoided whenever possible by delineating and implementing a no-disturbance buffer of at least 50 feet from the outer edge of the plant population(s) or specific habitat types(s) required by special-status plant species. If a state- or federally listed plant species

is identified during botanical surveys, consultation with California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service shall be conducted to determine permitting needs and methods for mitigating the loss of the plant(s) if avoidance is not feasible, such as compensatory mitigation or onsite or offsite revegetation and monitoring.

If plant species protected under the California Desert Native Plants Act are found, including all species of the family Agavaceae (century plants, nolinas, yuccas), family Cactaceae (cacti) [except for sahuaro cactus and barrel cactus], all species of the genus Prosopis (mesquites), all species of the genus Cercidium (palos verdes), catclaw acacia, desert holly, and other California native desert plants as identified in Division 23 of the California Food and Agriculture Code, the plants shall be avoided whenever possible by delineating and implementing a no-disturbance buffer of at least 50 feet from the outer edge of the plant populations(s) or specific habitat types(s). If avoidance is not feasible, plants protected under the California Desert Native Plants Act shall not be removed unless the appropriate permits, tags, and seals are obtained from the County sheriff or commissioner, in compliance with the California Desert Native Plants Act.

**MM 4.4-2:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall conduct appropriate biological surveys to determine the presence or absence of specific special status species or habitat. The biological study shall be conducted utilizing appropriate US Fish and Wildlife Service and/or California Department of Fish and Wildlife guidelines. If surveys indicate presence or potential presence of any special status species to be located on site, including, but not limited to, special-status and migratory birds protected by the MTBA and California Fish and Game Code § 3503, 3503.5 and 3513, the study shall further include site-specific avoidance, minimization and/or mitigation measures to reduce potential direct or indirect impacts to special-status species or habitat for such species. The study shall include but not be limited to review of following species: desert tortoise, Mohave ground squirrel, American badger, desert kit fox, burrowing owl, silvery legless lizard, rosy boa, Cooper's hawk, golden eagle, long-eared owl, mountain plover, prairie falcon, loggerhead shrike, Bendire's thrasher, crissal thrasher, Le Conte's thrasher, gray vireo, pallid bat, Townsend's big-eared bat, spotted bat, Tulare grasshopper mouse, short-nosed kangaroo rat, and San Joaquin whipsnake. The presence of these species shall require implementation of site-specific avoidance, minimization and/or mitigation measures developed in consultation with US Fish and Wildlife Service and/or California Department of Fish and Wildlife. Final result of the study shall be submitted to the Kern County Planning and Community Development Department for review and consideration.

#### Significant Effect

The project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game of U.S. Fish and Wildlife. (Impact 4.4-2)

#### Description of Significant Impact

Joshua tree woodland is considered by CDFW to be a sensitive natural community. In addition, the desert riparian and desert wash habitats within the IWVLMP project area are considered by state agencies such as the RWQCB and/or CDFW to be sensitive habitats. The proposed IWVLMP project would allow for land use changes that could potentially convert existing vacant land to developed uses, and proposes amendments to the Kern County Zoning Ordinance to provide for new dust control regulations addressing maintenance of "disturbed land" that could result in the removal of native vegetation on private land. As a

result, potential direct impacts to Joshua tree woodland, desert washes, and associated desert riparian or wetland habitats, could occur as a result of proposed General Plan amendments and zone changes that would allow for new development on existing vacant land that may contain such habitats onsite.

#### Finding

Mitigation Measure MM 4.4-3 requires the identification, avoidance, permitting, and compensatory mitigation for any impacted streams, wetlands, or riparian vegetation that may result from implementation of the proposed IWVLMP project, and requires mitigation for potential impacts to such jurisdictional resources. Upon implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 as identified above, and MM 4.4-3, potential impacts to riparian or other sensitive natural communities would be less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to sensitive natural communities. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.4-3:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall conduct a site-specific jurisdictional assessment of potential streams (desert washes) and associated wetland or riparian vegetation that could be impacted by future development projects within the Indian Wells Valley Land Management Plan area. If the biologist determines there are no potential jurisdictional features onsite, a brief technical memorandum documenting the findings of the assessment shall be submitted to the Kern County Planning and Community Development Department for their records.

If potential jurisdictional features occur onsite that cannot be avoided, as determined in the initial assessment, a formal jurisdictional delineation shall be conducted that maps the limits of the features, and the findings shall be prepared in a jurisdictional delineation report suitable for submittal to the Regional Water Quality Control Board and California Department of Fish and Wildlife for obtaining either a Waste Discharge Requirement from the Regional Water Quality Control Board and/or a Streambed Alteration Agreement with California Department of Fish and Wildlife.

Potential jurisdictional features identified in the jurisdictional delineation report shall be avoided to the extent feasible. If avoidance is not practical, prior to vegetation or ground disturbance activities that could impact these sensitive resources, the project applicant shall file a complete Report of Waste Discharge with the Lahontan Regional Water Quality Control Board to obtain Waste Discharge Requirements and shall also consult with California Department of Fish and Wildlife on the need for a streambed alteration agreement. Based on consultation with Regional Water Quality Control Board and California Department of Fish and Wildlife, if permits are required for the site-specific future development, appropriate permits shall be obtained prior to disturbance of jurisdictional resources. If required, a restoration plan shall be prepared for approval by the Regional Water Quality Control Board and California Department of Fish and Wildlife to compensate for any temporary or permanent impacts to streams, including desert washes,

wetlands, or riparian vegetation. The restoration plan shall include the following elements: project goals and timeline, soil preparation requirements, planting plan, seed palate, first year watering requirements, maintenance, monitoring requirements, performance standards, adaptive management, environmental permitting, funding requirements and responsible parties.

#### Significant Effect

The project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors, or impede the use of native wildlife nursery sites (Impact 4.4-4)

#### Description of Significant Impact

Golden eagles are known to breed in the IWVLMP area, and other special-status wildlife species such as burrowing owl could also breed in the area. Other special-status wildlife species that may be breeding within the IWVLMP project area including desert tortoise, Mojave ground squirrel, American badger, desert kit fox, and burrowing owl. Potential direct impacts to breeding/nursery sites may occur from construction-related activities resulting from implementation of the proposed IWVLMP project.

#### Finding

Mitigation Measures MM 4.4-2 would be implemented to ensure potential impacts to nursery sites for these species will be avoided and minimized to less-than-significant levels. Further, as the IWVLMP project area is located within the Pacific Flyway, migratory birds may breed or overwinter in the region. Potential impacts to burrowing owls and other protected nesting avian species would be reduced to less-than-significant levels upon implementation of Mitigation Measures MM 4.4-2, respectively. Upon implementation of Mitigation Measures MM 4.4-2, potential impacts to wildlife nursery sites would be less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on the movement of wildlife species. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.4-2 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on biological resources that cannot be mitigated to a less-than-significant level.

#### **D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

#### Significant Effect

The project would contribute to cumulative biological resources impacts.

### Description of Significant Impact

There are 12 past, present, and reasonably foreseeable future projects within the vicinity of the IWVLMP project area. As such, the implementation of the IWVLMP could have a cumulatively considerable contribution to a significant cumulative loss of habitat for special-status plant species.

### Finding

The impact can be reduced by implementation of Mitigation Measure MM 4.4-1 through MM 4.4-3, which requires identification, avoidance, compensatory mitigation and/or consultation with appropriate regulatory agencies if special-status or otherwise protected plant species. Implementation of the IWVLMP could also contribute to the cumulative loss of nesting, foraging, and/or denning habitat for special-status wildlife species such as desert tortoise, golden eagle, and other foraging raptors. Cumulative impacts to potential jurisdiction resources such as desert washes and associated wetland or riparian habitat would be avoided or minimized upon implementation of Mitigation Measure MM 4.4-3.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the cumulative biological resources impacts. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measures MM 4.4-1 through MM 4.4-3 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under CEQA process.

#### **E. *Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

The project would not have cumulative environmental effects of the proposed project that would have a significant impact on the environment.

## **CULTURAL RESOURCES**

#### **A. *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not have any environmental effects on cultural resources would result in no impacts or less-than-significant impacts.

#### **B. *Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

### Significant Effect

The project would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. (Impacts 4.5-1)

### Description of Significant Impact

Any historic built resources that are 50 years or older within the project area may be eligible for listing in the California Register or local register, although such resources have not yet been identified. Historic built resources that are found eligible for the California Register or local register would be considered historical resources under CEQA. A project that causes a substantial adverse change in the significance of a historical resource (i.e., physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings) would result in a significant and unavoidable impact to historical resources. The IWVLMP would propose land uses changes to the project. While there are no specific development proposals as a result of this project, future development have the potential to adversely affect significant historic built resources that exist within the project area.

### Finding

Future development occurring under the project could adversely affect significant historic built resources that exist within the project area. Commencement of future construction activities may ultimately result in a “substantial adverse change” through various development activities for which no possible mitigation may be available to maintain the historic integrity of the affected resource or its surroundings. Project-level development containing buildings or structures 45-years old or older will be subject to a historic built environment survey by a qualified historian or architectural historian meeting the Secretary of the Interior’s Professional Qualification Standards for Architectural History. Implementation of Mitigation Measure MM 4.5-1 would require the preparation of a Historic Resources Assessment concurrently with the processing of any future discretionary actions subject to this plan and would reduce impacts to significant historic built resources to less than significant.

### Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts that would damage or destroy a previously unknown significant archaeological resource. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.5-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a Historic Resources Assessment, including a records search at the Southern San Joaquin Valley Information Center, historic resources survey, recordation of all identified historic built resources on California Department of Parks and Recreation 523 forms, and evaluation for their eligibility for listing in the California Register and for significance as a historical resource per CEQA Guidelines Section 15064.5 to analyze and to identify any project specific impacts associated with implementation of the proposed future development. Said analysis will be utilized by the Kern County Planning and Community Development Department to determine project specific mitigation at the time of processing, if applicable. Mitigation may include, but are not limited to avoidance, compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic

Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, photo-documentation (such as HABS documentation), or public interpretation.

### Significant Effect

The project would cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. (Impact 4.5-2)

### Description of Significant Impact

Given the extensive prehistoric and historic uses of the project area and the results of the geoarchaeological review, the archaeological sensitivity of the project area has been determined moderate to high. As a result, previously unknown and unrecorded archaeological resources that may qualify as historical resources or unique archaeological resources may be unearthed during excavation and grading activities for future development proposals.

### Finding

The IWVLMP area consists of previously undeveloped and vacant land that may never have been subject to ground disturbance. If previously undiscovered artifacts or remains are uncovered during excavation or construction, significant impacts could occur. The potential future development within the plan area has the potential to adversely affect archaeological resources. Implementation of Mitigation Measures MM 4.5-2 would reduce these impacts to less than significant at this programmatic level of analysis.

### Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts that would damage or destroy a previously unknown significant archaeological resource. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.5-2:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a Phase I cultural resources inventory on a project-specific basis prior to the County's approval of project plans. The study shall be carried out by a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology, and shall be conducted in consultation with the local Native American representatives expressing interest. The cultural resources inventory would consist of: a cultural resources records search to be conducted at the Southern San Joaquin Valley Information Center; scoping with the NAHC and with interested Native Americans identified by the NAHC; a pedestrian archaeological survey where deemed appropriate by the qualified archaeologist; and recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms. If potentially significant archaeological resources are encountered during the survey, the County shall require that the resources are evaluated for their eligibility for listing in the California Register and for significance as a historical resource or unique archaeological resource per CEQA Guidelines Section 15064.5. Recommendations shall be made for treatment of these resources if found to be significant, in

consultation with the County and the appropriate Native American groups for prehistoric resources. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means of mitigation to avoid impacts to significant resources. Methods of avoidance may include, but shall not be limited to, project re-route or re-design, project cancellation, or identification of protection measures such as capping or fencing. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, which may include data recovery or other appropriate measures, in consultation with the Kern County Planning and Community Development Department, and any local Native American representatives expressing interest for prehistoric resources.

#### Significant Effect

The project could directly or indirectly destroy a unique paleontological resources or site or unique geologic feature. (Impact 4.5-3)

#### Description of Significant Impact

Younger alluvial sediments (Qa, Qs, Qf) and igneous rocks (Ttu) found within the project area are not likely to yield any recognizable or significant paleontological resources. The metasedimentary rocks (ms) mapped within the project area could have the potential to preserve marine invertebrate fossils, but it is unknown whether they do without a paleontological survey of the area. Pleistocene older alluvial (Qoa) and lacustrine deposits (Qul), the late Miocene Dove Springs Formation (Ricardo Formation) (Tr), and the Paleocene Goler Formation (Tg) have demonstrated their potential to yield significant paleontological resources.

#### Finding

Significant paleontological resources can be uncovered even in areas of low sensitivity, and it is possible that ground-disturbing construction activities associated with implementation of the project could result in the inadvertent discovery of paleontological resources, which could be a significant impact. Implementation of Mitigation Measures MM 4.5-3 would reduce these impacts to less than significant levels at this program-level of analysis.

#### Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts related to unique paleontological resources or site or unique geologic feature. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.5-3:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall have a qualified paleontologist, defined as meeting SVP standards, retained to determine the necessity of conducting a study of the project area(s) based on the potential sensitivity of the project area for paleontological resources. If deemed necessary, the paleontologist shall conduct a paleontological resources inventory designed to identify potentially

significant resources. The paleontological resources inventory would consist of: a paleontological resources records search to be conducted at the Natural History Museum of Los Angeles County and/or other appropriate facilities; a field survey where deemed appropriate by the paleontologist; and recordation of all identified paleontological resources. The paleontologist shall provide recommendations regarding additional work for the project, if deemed necessary. Impacts to significant paleontological resources, if identified, shall be avoided, or properly mitigated.

#### Significant Effect

The project would disturb any human remains, including those interred outside of formal cemeteries. (Impact 4.5-4)

#### Description of Significant Impact

In the event that human remains are discovered, including those interred outside of formal cemeteries, the human remains could be inadvertently damaged, which could be a significant impact.

#### Finding

Implementation of Mitigation Measure MM 4.5-4 would reduce impacts in the event that human remains are discovered, including those interred outside of formal cemeteries, to less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to human remains. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.5-4:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan that involves ground disturbance within the project area shall address the potential discovery and proper treatment of human remains, which is always a potential in areas that have not been previously disturbed or only partially disturbed through prior development. The Planning and Community Development Department shall require that, if human remains are uncovered during project construction, work in the vicinity of the find shall cease and the Kern County Coroner shall be contacted to evaluate the remains, following the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the Coroner will contact the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). The NAHC will then designate a Most Likely Descendant of the deceased Native American, who will engage in consultation to determine the disposition of the remains.

#### **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on cultural resources that cannot be mitigated to a less-than-significant level.

**D. *Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.***

**Significant Effect**

The proposed project would have a cumulatively considerable contribution to impacts to cultural resources.

**Description of Significant Impact**

Impacts of the proposed project would be cumulatively considerable if they would have the potential to combine with similar impacts of other past, present, or reasonably foreseeable projects which are listed in Table 3.3 in the Project Description of this EIR. The effects of these projects are not of a nature to cause cumulatively significant effects from cultural impacts or because such impacts are site specific and would only have the potential to combine with implementation of the regulatory requirements discussed would result in less than significant impacts to cultural resources.

**Finding**

While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. Future development, either in the form of residential subdivisions or commercial and industrial development, will be subject to future discretionary actions and must be consistent with and comply with the Goals, Policies and Implementation Measures of the various Kern County General and Specific Plans, the Kern County Zoning Ordinance, the Kern County Land Division Ordinance and all other applicable planning documents adopted by the Kern County Board of Supervisors and State laws pertaining to the protection of cultural resources. As such, cumulative impacts are considered less than significant.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to this project to reduce impacts on cultural resources.

**E. *Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

The project would not have any cumulative effects on cultural resources that would have a significant impact. Compliance with the goals, policies and implementation measure of the Kern County General Plan, the Inyokern Specific Plan, the South Inyokern Specific Plan and the Ridgecrest Ranchos Specific Plan and local ordinances is required. No additional mitigation measures are proposed.

## **GEOLOGY AND SOILS**

**A. *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not result in environmental effects on geology and soils that would have no impact on the environmental, or have a less than significant impact on the environment.

***B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

**Significant Effect**

The project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Impact 4.6-1)

**Description of the Significant Impact**

Kern County is located in a seismic Zone 4, a designation previously used in the Uniform Building Code (UBC) to denote the areas of highest risk to earthquake ground motion. Further, IWV is crossed by two Alquist-Priolo Special Study Zones: Little Lake Fault and Airport Lake Fault Zone.

**Finding**

While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. Future development in accordance with the IWVLUP and its associated land use changes may expose people and structures to potential substantial adverse effects from rupture of a known earthquake fault. Implementation of MM 4.6-1 would require development within the program area to be designed to withstand seismic groundshaking, and would require all construction to be compliant with seismic recommendations. Impacts would be reduced to a less than significant level.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts involving the rupture of a known earthquake fault. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.6-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall be required to retain a qualified geotechnical engineer to design development within the program area to withstand probable seismically-induced hazards, including ground shaking and ground failure including liquefaction. All grading and construction onsite would be fully compliant with the seismic recommendations by the California-registered professional engineer in accordance with California and Kern County Building Code requirements. The required measures would encompass site preparation and foundation specifications. The final structural design would be subject to approval and follow-up inspection by the Kern County Building Inspection Department. Final design requirements would be provided to the onsite construction supervisor and the Kern County Building Inspector to ensure compliance. A copy of the approved design would be submitted to the Kern County Planning and Community Development Department.

### Significant Effect

The project could expose people or structures to substantial adverse effects including the risk of loss, injury, or death involving strong seismic grounds shaking. (Impact 4.6-2)

### Description of Significant Impact

The IWVLMP is located within a geologically young and seismically active area, with quaternary faults less than 150 years old. According to the U.S. Geological Survey Quaternary Fault Zone maps, IWV is crossed by two Alquist-Priolo Special Study Zones: Little Lake Fault Zone and Airport Lake Fault Zone. Strong seismic ground shaking could occur in the region, resulting in damage to structures that are not properly designed to withstand strong ground shaking. The IWVLMP and its associated land use changes propose to replace the vacant agricultural zoning with large lot residential, commercial or general commercial; or light industrial, in order to minimize the water imbalance and overdraft in the region. Future development in accordance with the IWVLMP and its associated land use changes may expose people and structures to potential substantial adverse effects to strong ground shaking from local and regional earthquakes.

### Finding

Concurrent with future development activities, the project operators of future development projects would be required to retain a qualified geotechnical engineer to design the project facilities to withstand probable seismically induced ground shaking at the sites. All grading and construction onsite would adhere to the specifications, procedures, and site conditions contained in the final design plans, which would be fully compliant with the seismic recommendations by the California-registered professional engineer in accordance with California and Kern County Building Code requirements. The required measures would encompass site preparation, foundation specifications, and protection measures for buried metal. The final structural design would be subject to approval and follow-up inspection by the Kern County Building Inspection Department. Final design requirements would be provided to the onsite construction supervisor and the Kern County Building Inspector to ensure compliance. A copy of the approved design would be submitted to the Kern County Planning and Community Development Department. Implementation of these building code requirements and local agency enforcement would reduce impacts from ground shaking to less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of ground shaking. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measure MM 4.6-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

### Significant Effect

The project could expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. (Impact 4.6-3)

### Description of Significant Impact

There are four types of land subsidence that occur in Kern County: tectonic subsidence, subsidence caused by water withdrawal, hydrocompaction of moisture-deficient alluvial deposits, and oil and gas extraction. Future development in accordance with the IWVLMP may expose people and structures to potential substantial adverse effects to seismic-related ground failure, including liquefaction.

### Finding

Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 feet bgs. Implementation of Mitigation Measure MM 4.6-1 would require development to be designed by a qualified geotechnical engineer to withstand seismic hazards and ground failure, including liquefaction. Final design would be approved by the Kern County Planning and Community Development Department. All construction activities would be compliant with pertinent seismic recommendations. Impacts regarding seismic-related ground failure would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of liquefaction. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measure MM 4.6-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

### Significant Effect

The project could expose people or structures to substantial adverse effects including the risk of loss, injury, or death involving landslides. (Impact 4.6-4)

### Description of the Significant Impact

The IWV is not considered to be at high risk area for landslides, as the study area is relatively flat. Nonetheless, future development on or near any hillside areas could be impacted by landslides.

### Finding

While the majority of the project area is flat, it does contain some parts of the Sierra Nevada Mountains on the western boundary and the El Paso Mountains on the southern boundary. Because of the sloping quality of these lands as well as the loose, dry soil type, construction in these areas is prone to landslides. Most of the hilly lands are part of Wilderness Areas and will not be affected, because they will not have undergone land use designation changes. As such, with implementation of MM 4.6-1, impacts are considered less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of landslide. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measure MM 4.6-1 shall be implemented on subsequent site specific

development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### Significant Effect

The project could result in substantial soil erosion or the loss of topsoil. (Impact 4.6-5)

#### Description of the Significant Impact

Earthmoving and construction activities could loosen soil, and the removal of vegetation could contribute to soil loss and erosion by wind and stormwater runoff.

#### Finding

The requirements of the Kern County NPDES Program provide that a SWPPP would be prepared and implemented. The SWPPP would specify best management practices (BMPs) to prevent disturbed soils (such as topsoil), from moving offsite. Also, pursuant to the Kern County Grading Ordinance (Section 17.28.070), the potential project would be required to submit grading plans accompanied by a soils engineering report, engineering geology report, and drainage calculations in order to obtain required grading permits. Also, amendments to the Kern County Zoning Ordinance are proposed for soil stabilization in regards to the maintenance of disturbed lands, which can be seen in Attachment B of Chapter 3, *Project Description*. The proposed amendment will require all development in Eastern Kern Desert Region, as defined by the Kern County General Plan, to employ BMPs to minimize soil erosion that is incurred by onsite activities, rainfall, flowing water or wind. As a result, the proposed project would have less than significant impacts related to soil erosion or loss of topsoil with implementation of MM 4.6-1.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on soil loss and erosion by wind and stormwater runoff. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measure MM 4.6-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### Significant Effect

The project could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. (Impact 4.6-6)

#### Description of the Significant Impact

The project is not expected to result in substantial soil erosion as the IWVLMP and its associated land use changes proposed to replace the vacant agricultural zoning with large lot residential, commercial or general commercial, or light industrial zoning designations, in order to minimize the water imbalance and overdraft in the region. Future development associated with the IWVLMP may result in soil erosion and/or loss of topsoil.

### Finding

The proposed land use designation changes are located on a flat alluvial fan and surface soils include loose soils from agricultural activity. Because of the generally flat topography on and adjacent to the potential project sites, there is no potential for landslides to occur, and because groundwater levels are approximately 100 feet bgs, the project site is not susceptible to liquefaction or lateral spreading. However, the project area is located in an area undergoing fluid withdrawal that could generate a potential subsidence effect. Unconsolidated alluvial sediments may have a potential for settlement and/or soil collapse. The proposed project is required to comply with California and Kern County Building Code requirements to withstand the effects of settlement or collapsible soils. With adherence to all applicable building code regulations, the project would avoid potential impacts to structures resulting from unstable soils.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of unstable soil. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measure MM 4.6-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

### Significant Effect

The project could be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial risks to life or property. (Impact 4.6-7)

### Description of Significant Impact

Expansive soils generally result from specific clay minerals that expand when saturated and that shrink when dry. Fine-grained, cohesive clay soils, that expand when moisture is added, tend to lose their ability to support foundations of structures. The weight of these structures squeezes the water-saturated clays laterally from under the foundations. As a result the structures could collapse or become uninhabitable. The project area is not expected to result in substantial adverse effects due to expansive soils. However, future development associated with the IWVLMP may result in structures and people being exposed to substantial adverse effects due to expansive soils.

### Finding

The proposed project is required to be designed to comply with California and Kern County Building Code requirements to withstand the effects of expansive soils. With adherence to all applicable building code regulations, the project would avoid impacts resulting from potentially expansive soils on the project site, and impacts related to expansive soils would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of expansive soils. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan

and local ordinance is required. Mitigation Measure MM 4.6-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### Significant Effect

The project would have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal where sewers are not available for the disposal of waste water. (Impact 4.6-8)

#### Description of the Significant Impact

Areas within the study have an existing sewer system that future development could connect to, but a number of properties also rely on septic tanks. Future development in accordance with the IWVLMP and its associated land use changes may have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water.

#### Finding

Operators of projects resulting from proposed land use designation changes would be required to comply with applicable requirements of the Kern County Environmental Health Services Division with regards to necessary septic systems and leach fields. The Environmental Health Services Division's "Standards for Land Development" include the aspects of sewage and preservation of environmental health. The standards are intended to safeguard the public health, and are enforced by the County's Environmental Health Division. Impacts related to soil capabilities of adequately supporting a septic system are less than significant with compliance with the Environmental Health Services Division's "Standards for Land Development".

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal where sewers are not available. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.6-2:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a soil report to identify the feasibility of using individual sewage disposal systems in accordance with the standards of good public health and engineering practice. The report must be prepared by a registered civil engineer, qualified in the field of soils engineering, or by some other specialist acceptable to the Environmental Health Division, and is subject to the review and approval of the Division. The proposed septic system and leach field are anticipated to be located away from surface drainages and protected from potential surface runoff. Proper siting and design of the leach field would minimize potential for a health impact from flooding. When designed correctly, septic systems would not result in health impacts, adversely affect natural habitat, or pollute groundwater.

**C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on GHG emissions that cannot be mitigated to a less-than-significant level.

**D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

**Significant Effect**

Cumulative impacts on GHG emissions would have a less than significant impact on the environment.

**Description of the Significant Impact**

Impacts of the proposed project would be cumulatively considerable if they would have the potential to combine with similar impacts of other past, present, or reasonably foreseeable projects. Cumulative projects listed in Table 3-3 would also be subject to similar seismic hazards. However, the effects of these projects are not of a nature to cause cumulatively significant effects from geologic impacts or on soils because such impacts are site specific and would only have the potential to combine with impacts of the proposed project if they occurred in the same location as the project.

**Finding**

Development of the project, with implementation of the regulatory requirements discussed above, would result in less than significant impacts related to exposing persons or structures to geologic, soils, or seismic hazards. Although the entire region is a seismically active area, geologic and soil conditions vary within a short distance, making the cumulative context for potential impacts resulting from exposing people and structures to related risks one that is more localized or even site-specific. As described in Mitigation Measures MM 4.6-1, construction and building design of development within the project area would be required to withstand seismic hazards, including ground shaking and ground failure. Final building design would be approved by Kern County. While future seismic events cannot be predicted, adherence to all federal, state, and local programs, requirements and policies pertaining to building safety and construction would limit the potential for injury or damage to a less than significant level.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts of geology and soils. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measures MM 4.6-1 through MM 4.6-2 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

There would be no cumulative impacts on GHG emissions that would have a significant impact on the environment.

## **GREENHOUSE GAS EMISSIONS**

**A.     *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not have any environmental effects related to GHG emissions that have no impact or less than significant impact on the environment.

**B.     *Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

The project would not have any environmental effects related to GHG emissions that are potentially significant but that can be mitigated to less-than-significant levels.

**C.     *Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.***

**Significant Effect**

The project would generate greenhouse gas emissions, either directly or indirectly that may have a significantly impact on the environment. (Impact 4.7-1)

**Description of the Significant Impact**

When the full build-out scenario of the proposed IWVLMP is compared to the full buildout scenario of the existing Kern County General Plan and applicable specific plans of the IWVLMP Project Area, the net annual GHG emissions generated in the IWVLMP project area would be approximately 2,690,330 MTCO<sub>2</sub>e, which would exceed the EKACPD's 25,000 MTCO<sub>2</sub>e annual threshold.

**Finding**

There would be no physical development of new land uses in the IWVLMP project area, and thus the total net GHG emissions estimated only to provide a hypothetical evaluation that allows for a programmatic-level comparison between future development under the proposed IVWLMP and under the existing Kern County General Plan and applicable specific plans of the IWVLMP Project Area. To minimize future impacts associated with the generation of GHG emissions in the IVWLMP project area, Mitigation Measure MM 4.7-1 will be implemented to either require future discretionary projects associated with the proposed IWVLMP to demonstrate that their GHG emissions would not exceed EKACPD's threshold. Further, potential impacts associated with GHG emissions in the IVWLMP project area from future discretionary developments would be reviewed by the County on a case-by-case basis. As such, the identification of a significant and unavoidable program-level impact in this EIR for the proposed IVWLMP does not preclude the finding of future less-than-significant impacts for the individual development projects occurring in the IVWLMP project area.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce the impacts of greenhouse gas emissions. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be

clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.7-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a Greenhouse Gas (GHG) emission report for any proposal that exceeds the minimum GHG significance standards established by the Eastern Kern Air Pollution Control District. The Planning and Community Development department shall determine the necessity of this report during the preliminary review of the above identified discretionary actions. In addition to estimated emissions, the GHG report shall identify all measures (regulatory or applicant implemented) for the reduction by 29 percent of the project's "business as usual" operational CO<sub>2</sub> equivalent emissions, or a reduction to be determined by any future Greenhouse Gas/Climate Change Action Plan prepared and adopted by the County. The GHG report shall be submitted to the Eastern Kern Air Pollution Control District for review and comment regarding the methodology used to quantify the reductions.

#### Significant Effect

The project could conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. (Impact 4.7-2)

#### Description of the Significant Impact

The GHG emissions generated from full buildout of the land use designations proposed under the IWVLMP would result in an annual increase of 2,690,330 MTCO<sub>2</sub>e in the IWVLMP project area when compared against full buildout under the existing Kern County General Plan and applicable specific plans of the IWVLMP Project Area. Consequently, this net increase in overall GHG emissions could potentially hinder the state's ability to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020 as well as the goal of reducing GHG emissions to 80 percent below 1990 levels by 2050.

#### Findings

Depending on the actual types of land uses (i.e., residential, commercial, and industrial) that are eventually realized in the IWVLMP project area and the timing of their developments, these future discretionary projects may or may not conflict with GHG emission reduction efforts in the state. While implementation of Mitigation Measure MM 4.7-1 would serve to minimize the generation of GHG emissions for each future discretionary project, the aggregate GHG emissions resulting from full buildout of the land use designations proposed under the IWVLMP would nonetheless result in a considerable increase in the emissions in the IWVLMP program area when compared to full buildout under the existing Kern County General Plan and applicable specific plans of the IWVLMP Project Area. As such, impacts would be significant and unavoidable.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts from greenhouse gas emissions. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.4-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

Cumulative impacts on GHG emissions would have a less than significant impact on the environment.

**E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

**Significant Effect**

The project would have a cumulative greenhouse gas emissions impact.

**Description of the Significant Impact**

Because the GHG emissions generated by full build-out of the new land uses proposed by the IWVLMP in the IWVLMP project area would be greater than the GHG emissions that would be generated by full build-out under the existing Kern County General Plan and applicable specific plans of the IWVLMP project area, potential impacts associated with the generation of GHG emissions and the IWVLMP's potential to conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG's have been concluded to be significant and unavoidable.

**Finding**

No development or construction is proposed under this project. Any construction projects induced by the proposed IWVLMP would still be required to comply with CEQA, Kern County General Plan, and Inyokern, South Inyokern, and Ridgecrest Ranchos Specific Plans. At this stage of the process, the IWVLMP would result in significant and unavoidable GHG and climate change cumulative impacts.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts of greenhouse gas emissions. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.7-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

## **HAZARDS AND HAZARDOUS MATERIALS**

**A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.**

The project would not be located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. (Impact 4.8-6)

**B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.**

### Significant Effect

The project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. (Impact 4.8-1)

#### Description of the Significant Impact

Construction activities associated with potential future development that could result from the implementation of the IWVLMP would result in the routine transport, use, and disposal of hazardous materials and wastes. Construction activities would require the use of certain hazardous materials such as fuels, oils, solvents, and glues. Inadvertent release of large quantities of these materials into the environment could adversely impact soil, surface waters, or groundwater quality. The onsite storage and/or use of large quantities of materials could impact soil and groundwater if spilled.

#### Finding

Existing development within the IWVLMP project area requires the routine transport, use, and disposal of hazardous materials and wastes. Additionally, the construction activities and operations of future development associated with the IWVLMP project would also result in the routine transport, use, and disposal of hazardous materials and wastes. The routine transport of goods, including hazardous materials used by the existing and proposed development, would primarily be transported on major roadways to the various communities and areas within the IWV. Fuels and lubricants used on construction equipment would be subject to the required best management practices (BMPs) that would include a Spill Prevention Control and Countermeasure (SPCC) plan and other measures to limit the release of hazardous materials and wastes. While the IWVLMP does not propose to demolish any buildings within the project area, future construction that could occur as a result of implementation of the proposed IWVLMP project could demolish existing structures. While future development has the potential to release hazardous building materials through the demolition of existing structures, construction activities associated with this development would be required to undergo a separate environmental review at the time the development is proposed. Upon compliance with applicable federal, state, and local regulatory requirements, impacts associated with the construction activities of future development would be considered less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of the transportation of hazardous materials. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. (Impact 4.8-2)

#### Description of the Significant Impact

Construction activities associated with future development that could occur as a result of implementation of the IWVLMP may involve the use of limited quantities of gasoline, diesel fuel, hydraulic fluid, solvents, oils, and paints. Inadvertent release of large quantities of these materials into the environment

could adversely impact soil, surface waters, or groundwater quality. However, the onsite storage and/or use of large quantities of materials capable of impacting soil and groundwater are not typically required for the anticipated individual projects that would occur under the proposed plan.

#### Finding

The IWVLMP project area currently contains properties that store, generate, and/or dispose of hazardous materials. While each known soil and/or groundwater contamination sites within the IWVLMP project area has been remediated or is in the process of remediation, it is possible that future individual project developments could expose unknown soil contamination during construction activities. While future development has the potential for accidents involving the release of hazardous materials into the environment, construction activities associated with any future development would be required to undergo a separate environmental review at the time the development is proposed. Each development would be reviewed on a case-by-case basis and, if warranted, appropriate mitigation would be identified.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce significant hazards to the public or the environment. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### Significant Effect

The project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Impact 4.8-3)

#### Description of Significant Impact

Schools are one of several sensitive receptors that must be taken into consideration when the County is approving new land uses or transportation routes that may accommodate the production, storage, use, or transportation of hazardous materials and/or waste. Schools within the IWVLMP project area are a part of the Sierra Sands Unified School District, and are primarily located within the incorporated City of Ridgecrest and unincorporated community of Inyokern. At this time, specific development is not being proposed within the IWVLMP project area and therefore, it is difficult to determine whether a particular future project that would handle hazardous materials would be located within one-quarter mile from any schools and what impacts could result.

#### Finding

The implementation of the IWVLMP could result in the future development of land uses that would result in additional commercial and industrial sites within a quarter mile of existing schools. Construction activities and the ongoing operation of businesses would be required to comply with federal, state, and local regulatory requirements. The County would consider all future discretionary developments associated with the IWVLMP on a case-by-case basis to ascertain whether an individual development would create a significant hazard due to hazardous emissions or handling of hazardous materials, substances, or waste near school sites, and where it is necessary, would require the implementation of mitigation measures to reduce potentially significant impacts. Compliance with existing regulations would minimize the risks associated with the exposure of sensitive land receptors, including schools, to hazardous materials.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce the impact of emitting hazardous emissions within one-quarter mile of an existing or proposed school. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project could be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. (Impact 4.8-4)

### Description of the Significant Impact

A review of DTSC's EnviroStor and RWQCB's GeoTracker revealed that a number of sites within the IWVLMP project area have been impacted by petroleum hydrocarbons for LUSTs, and/or currently contain permitted USTs. Future development on these sites could expose individuals to hazardous conditions resulting from exposure to previously unknown contaminated soils or groundwater. Areas impacted by former releases could expose construction workers or future residents to hazardous materials or hazardous wastes at levels that could adversely affect human health or the environment.

### Finding

Three of the four LUST sites within the IWVLMP maintain a "case-closed" status indicating that there is no longer any contamination at levels that could adversely affect human health or the environment. the Beck Oil Facility case remains open and was identified to contain hydrocarbon-impacted soils at various locations on the property, including beneath a dispenser, pump pit, and the 4,000-gallon UST. In general, soils contaminated from releases of petroleum hydrocarbons associated with USTs are found in limited areas around the origin of release and do not migrate very far offsite. Remediation strategies are currently being evaluated that would address soil contamination at the Beck Oil Facility. Future developments may be impacted by hazardous substance contamination remaining from historical operations on a particular site that may pose a significant health risk. While future development has the potential to encounter unknown soil and/or groundwater contamination during construction, construction activities associated with future development would be required to undergo a separate environmental review at the time the development is proposed.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts from hazardous materials. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project could be located within the adopted Kern County Airport Land Use Compatibility Plan, and could result in a safety hazard for people residing or working in the project area. (Impact 4.8-5)

### Description of the Significant Impact

Within the IWVLMP Project area, there is one military installation, NAWS China Lake, and one public use airport, the Inyokern Airport. The IWVLMP would amend the text of the ALUCP Military Aviation Chapter to expand policies for land use compatibility with the mission of NAWS China Lake and the AICUZ. The implementation of the proposed IWVLMP project would result in increased compatibility with the ACUIZ.

### Finding

The County would review future development on a case-by-case basis and determine whether any future development could be endangered by airport flights. As appropriate, the County could require redesign of future projects to avoid any overhead flight patterns. As a result, impacts associated with safety hazards for people residing or working in the area are considered less than significant from implementation of the IWVLMP project.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts regarding projects located within the adopted Kern County Airport Land Use Compatibility Plan. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project could impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. (Impact 4.8-7)

### Description of the Significant Impact

IWVLMP does not propose any new development, the potential future development associated with the implementation of IWVLMP could potentially add residents, employees, and visitors as well as infrastructure and land uses that would need to be addressed by the County and other responsible agencies in the event of emergency situations.

### Finding

Kern County Emergency Operations Plan establishes emergency management organizations and assigns functions and tasks consistent with California's Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). Construction activities associated with future development that may temporarily restrict vehicular traffic would be required to implement adequate measures to facilitate the passage of people and vehicles through/around any required road closures. Because the IWVLMP project does not propose to modify the circulation system in such a way that would impede emergency response, the impact associated with implementation of the IWVLMP project on implementation of an emergency response or evacuation plan would be less-than-significant

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on adopted emergency response plan or emergency evacuation plan. Compliance with the goals, policies, and

implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### Significant Effect

The project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Impact 4.8-8)

#### Description of the Significant Impact

The IWVLMP project area is within moderate-to-high fire severity zones; thus the IWVLMP project area is susceptible to fires. Areas where future potential development occurs adjacent to wildlands are at greatest risk for loss, injury, or death involving wildland fires. The potential for fire hazards would increase as the population grows and new development occurs in the urban/wildland interface areas.

#### Finding

To address the potential effects from potential hazards associated with wildland fires within the IWVLMP area, the Kern County General Plan Safety Element, Kern County Wildland Fire Management Plan and Kern County Multi-Hazard Mitigation Plan would provide policies and implementation measures would address impacts of wildland fires. As future development is proposed, the County will review projects on a case-by-case basis to determine if there are any conflicts with the goals, policies, and implementation measures contained in the Kern County General Plan, specific plans, Kern County Zoning Ordinance, and other relevant County planning and/or transportation requirements and documents pertaining to wildland fires. Adherence to applicable state and local regulatory requirements would reduce impacts related to the potential effects of wildland fires to a less than significant level.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of wildland fires. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on hazards and hazardous materials that cannot be mitigated to a less-than-significant level.

#### **D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

#### Significant Effect

The project could have a cumulative hazard and hazardous materials impact.

### Description of the Significant Impact

Potential future development on parcels with new land uses would result in a less than significant hazardous materials impact to the public or the environment. Hazardous material impacts typically occur in a local or site-specific context versus a cumulative context combined with other development projects, although it is possible for combined effects of regional groundwater contamination and the combined effects of transporting and disposing of hazardous materials to be affected with accidental spills, releases, or explosions of hazardous materials encompasses the IWVLMP vicinity.

### Finding

Potential future development on parcels with new and uses would result in a less than significant hazards materials impact to the public or the environment. Hazardous material impacts typically occur in a local or site-specific context versus a cumulative context combined with other development projects, although it is possible for combined effects of regional groundwater contamination and the combined effects of transporting and disposing of hazardous materials to be affected by adjacent cumulative development. The IWVLMP would not result in cumulative hazardous materials impacts regarding accidental release of hazardous materials to the environment, one-quarter mile from a school, or through the development on a site included on a list of hazardous materials sites pursuant to Government Code Section 65962.5, wildland fires, or emergency or evacuation plans. The IWVLMP's contribution to potentially significant hazards and hazardous materials would not be cumulatively considerable and would be less than cumulatively significant.

### Brief Description of the Rationale for the Finding

Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### ***E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

The project would not have any cumulative effects on hazards and hazardous materials that would have a significant impact

## **HYDROLOGY AND WATER QUALITY**

#### ***A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not expose people or structures to significant risk of loss, injury or death involving flooding, including as a result of the failure of a levee or dam. (Impact 4.9-7)

#### ***B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

### Significant Effect

The project would violate water quality standards or waste discharge requirements. (Impact 4.9-1)

### Description of the Significant Impact

The potential construction of future commercial, industrial and residential development has the potential to result in impacts to water quality within the IWVLMP project area, as it could involve the use of heavy equipment and construction-related materials and chemicals, such as concrete, plaster, cement, fuels, oils, grease, solvents and paints, onsite. In the absence of proper controls, construction activities could result in accidental spills or improper disposal of potentially harmful materials used during construction that could be washed into and pollute surface waters.

### Finding

Construction activities would comply with all federal, State and local requirements pertaining to the protection of water quality during construction, including County requirements involving the implementation of BMPs onsite designed to prevent and control the pollution of surface water during construction. Proposed development within the IWVLMP project area would further commercial, industrial and residential uses with the project area and pollutants associated with these uses could intensify with future development and increase threats to surface water quality and exceed waste discharge requirements. The preparation and submittal of a drainage plan to the Kern County Engineering, Surveying, and Permit Services Department would identify post-construction structural and nonstructural BMPs intended to address water quality impacts related to drainage that are inherent in development. Development proposals, including grading and drainage plans would be reviewed for compliance with relevant ordinance codes regarding drainage and water quality. Thus, implementation of the proposed project would have a less than significant impact on water quality standards or waste discharge requirements.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on water quality standards. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite. (Impact 4.9-3)

### Description of the Significant Impact

The majority of the IWVLMP project area is rural in nature and pervious in surface area with the Little Dixie Wash and Teagle Wash flowing through portions of the project area. It cannot be determined whether the introduction of commercial uses and expansion of existing industrial and residential uses within the area would alter the course of the existing creeks within the project area. The introduction of impervious surfaces (e.g., buildings, roadways, paved surfaces, etc.), development reduces the ability of soils to infiltrate stormwater, resulting in decreased natural filtration and increased runoff volumes. Subsequently, runoff reaches stream channels more quickly, and peak discharge rates are higher than before development for the same size rainfall event.

## Finding

Individual projects would receive their own environmental analysis and future developments proposed would be required to adhere to the numerous federal, State and County laws, regulations, and Standards and Kern County Code of Building Regulations which require site drainage plans that include development standards designed to maximum onsite filtration. Routine structural drainage features or BMPs include drainage swales, runoff-minimizing landscape for common areas, permeable paving, and other features that allow for runoff to infiltrate onsite. Adherence to these requirements would minimize the potential for substantial erosion, siltation or flooding on site or off site. Impacts regarding erosion and siltation resulting from flooding as a result of project implementation would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to existing drainage patterns. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. (Impact 4.9-4)

### Description of the Significant Impact

Future development associated with the proposed project including commercial, industrial and residential development within the IWVLMP project area would likely occur in rural and mostly pervious areas. Due to the generally flat and dry nature of the project area, smaller areas of development would not likely require stormwater drainage systems, as there would likely be ample space to allow runoff to percolate into soil surrounding the development. Larger developments located in rural areas of the IWVLMP project area requiring stormwater drainage facilities would require the construction of stormwater drainage systems that would be sized appropriately to meet drainage needs; therefore existing or planned stormwater drainage system capacities would not be exceeded.

## Finding

Future development within the few developed areas within the IWVLMP project area requiring a connection to an existing or planned stormwater drainage system would comply with all local planning and permit requirements to facilitate an appropriate connection. Impacts would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of runoff. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would substantially degrade water quality. (Impact 4.9-5)

### Description of the Significant Impact

The potential future development associated with the proposed IWVLMP project would mainly occur in rural areas, and would thus likely require septic systems to treat wastewater.

### Finding

The Kern County Environmental Health Services Department (KCEHSD) regulates septic systems in the IWVLMP project area. If not properly designed or maintained, septic systems have the ability to malfunction and leak, resulting in potential impacts to surface water quality. However, all septic systems would be designed in accordance to pertinent on-site wastewater treatment system requirements, including State requirements for siting, design and maintenance. Future developments proposed would be required to adhere to the numerous federal, State and County laws, regulations, and guidelines that have been developed to protect water quality. Further, as described previously, all surface water quality-related regulations would be adhered to. Impacts would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of the degradation of water quality. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would place housing or structures within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other Flood Hazard Delineation Map that would impede or redirect flood flows. (Impact 4.9-6)

### Description of the Significant Impact

According to Figure 4.9-1 in Section 4.9 *Hydrology* of the EIR, one-hundred year flood zones exist within the IWVLMP project area. The proposed project would involve additional residential units to reach full buildup and expansion of commercial and industrial land uses within the project area, all of which would include structures that could come into contact with flood flows if located in flood zones.

### Finding

Future developments proposed would be required to adhere to the numerous federal, State and County laws, regulations, and guidelines that have been developed to protect against flood hazards pertaining to the placement of housing or structures within a flood zone, including avoidance of flood zones and flood-related building codes. Impacts would be less than significant.

### Significant Effect

The project could be impacted by inundation by seiche, tsunami, or mudflow. (Impact 4.9-8)

### Description of the Significant Impact

The IWVLMP project area is not located near an ocean or enclosed body of water, and would not be subject to inundation by seiche or tsunami. However, the proposed continuation of agricultural

development, expansion of industrial and commercial development, and additional residential development could create new or aggravate existing mudflow conditions within the IWVLMP project area.

#### Finding

All future developments would be subject to federal, State and local requirements aimed at ensuring the geologic stability of development sites. Impacts would be less than significant with regard to mudflows.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of mudflows. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

##### Significant Effect

The project would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. (Impact 4.9-2)

##### Description of the Significant Impact

The IWV Groundwater Basin is in a critical condition of overdraft where the amount of outflows far exceeds the natural inflows into this closed basin.

#### Finding

Implementation of the proposed project is a first step toward establishing a sustainable groundwater basin for the IWV and implementation of the project would ensure that the future of heavy water development proposals within the valley are limited due to changes in land use and requirements for future environmental review of residential tentative tract maps and commercial and industrial development proposals. Any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts are considered significant and unavoidable.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on groundwater supplies. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### **D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

There are no cumulative impacts on hydrology and water quality that would be reduced to a less-than-significant level with the incorporation of the proposed mitigation measures.

**E. *Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.***

**Significant Effect**

The project would have a cumulative impact on hydrology and water quality.

**Description of the Significant Impact**

Impacts to water quality and waste discharge impacts would have less than significant impacts with regard to underlying groundwater resources, erosion, sedimentation and flooding resulting in drainage alteration, stormwater drainage facilities, flooding and inundation. Implementation of the proposed project is a first step towards establishing a sustainable groundwater basin for the Indian Wells Valley and implementation of the project will ensure that future heavy water development proposals within the valley are limited due to changes in land use and requirements for future environmental review of residential tentative tract maps, along with commercial and industrial development proposals.

**Finding**

The Indian Wells Valley groundwater basin is in a condition of overdraft. Any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts are considered cumulatively significant and unavoidable.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts of hydrology and water quality. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed and cumulative impacts are considered significant and unavoidable.

## **LAND USE AND PLANNING**

**A. *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project. (Impact 4.10-1)

**B. *Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

The project would not have any environmental effects on land use that are potentially significant that cannot be mitigated to less-than-significant levels.

**C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on land use and planning that cannot be mitigated to a less-than-significant level.

**D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

**Significant Effect**

The project would result in cumulative land use and planning impacts.

**Description of Significant Impact**

While implementation of the proposed project includes various land use changes, no specific development is proposed at this time. Future development, either in the form of residential subdivisions or commercial and industrial development, will be subject to future discretionary actions and must be consistent with and comply with the goals, policies and implementation measures of the various Kern County General and Specific Plans, Kern County Zoning Ordinance, Kern County Land Division Ordinance, and all other applicable planning documents adopted by the Kern County Board of Supervisors.

**Finding**

There are 13 related projects in and around the IWVLMP project area. As with the IWVLMP, these projects would be required to demonstrate consistency with relevant land use policies and regulations, including the Kern County General Plan, Zoning Ordinance, ALUCP, and associated land use plans. Should impacts be identified, appropriate mitigation would be prescribed that would likely reduce potential impacts. As discussed above, the IWVLMP project would be consistent with applicable land use plans and, as such, would not contribute to cumulative inconsistencies with respect to land uses. Therefore, the IWVLMP and related projects would not have a cumulatively considerable impact with regard to land use consistency.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on land use and planning. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

**E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

The project would not have any cumulative effects on land use and planning that would have a significant impact.

## **NOISE**

**A.     *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not have any environmental effects related to noise that result in no impact or a less than significant impact.

**B.     *Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

**Significant Effect**

The project would expose persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies. (Impact 4.11-1)

**Description of Significant Impact**

Any future development would result in construction noise, which is considered a short-term noise impact associated with demolition, site preparation, grading and other construction-related activities. With regards to operational noise, there are three major mobile noise sources within the project area: highway traffic, railroad operations, and aviation. It is estimated that the IWVLMP would more than double the community-wide traffic trips and traffic noise would likely increase noticeably (greater than 3 dBA increase) in some specific areas with implementation of the proposed project, which would be potentially significant as it affects sensitive land uses.

**Finding**

As there is no development proposed at this time, potential operational impacts cannot be specifically quantified. Inclusion of the Precise Development (PD) Combing District on all proposed commercial and industrial zone districts ensures that if any development is proposed, the specific use will be not only reviewed for compatibility with adjacent uses, but be subject to further evaluation under the California Environmental Quality Act (CEQA). Textual revisions proposed to Chapter 4.18 Naval Air Weapons Station (NAWS) China Lake and incorporation of the existing flight contour lines identified by the Air Installations Compatible Use Zone Study (AICUZ) will further ensure future land use development within the impacted areas are adequately mitigated for and compatible with the existing operations of the naval base. As such, impacts are considered less than significant.

**Brief Explanation of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project that result in the exposure of persons to, or the generation of, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would expose persons to, or generate, excessive groundborne vibration or groundborne noise levels. (Impact 4.11-2)

### Description of the Significant Impact

Groundborne vibration could be perceived by neighboring sensitive receptors depending on what equipment is used and the soil conditions surrounding the construction site.

### Finding

The specific effects resulting with any future development located near sources of groundborne vibration would be evaluated during the planning and environmental process by the County prior to approval of any discretionary applications. The application of Kern County Code requirements would reduce construction-period vibration-related impacts to less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of groundborne vibration. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. (Impact 4.11-3)

### Description of the Significant Impact

Any new development would increase ambient noise levels. Aircraft noise primarily occurs from existing operations at NAWS China Lake which is located north and east of the planning area.

### Finding

Build-out of the Proposed Project would potentially locate residential land uses in areas that are not “normally acceptable” noise environments, in particular near existing and possible future flight routes. It is expected that subsequent CEQA documentation prepared for individual projects would have project-specific data and will be required to address, and if possible, mitigate any potential operations-related noise impacts to a less-than-significant level.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce increases in ambient noise levels in the project vicinity. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would result in substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. (Impact 4.11-4)

### Description of the Significant Impact

Future development could result in short-term increases in noise levels during earthwork, grading, installation of utilities and other infrastructure, building construction activities, and site work. In addition to distance, the level of noise experiences off-site would be dependent on various factors including the type and amount of construction equipment, the type and intensity of the construction activity, the time of day and climatic conditions, and the ambient noise levels. Construction activities could also contribute to an increase in the ambient noise levels in the immediate vicinity as a result of the increase in traffic on the roadways from construction workers traveling to and from the site, the transport of materials and equipment and other construction related traffic. This increase in noise would be periodic and temporary in nature.

### Finding

Significant impacts are not expected for the following reasons. First, noise generated during construction activities would be temporary in duration and would move away from any one particular point source once as the project is being constructed. Secondly, the County's Noise Control Ordinance in the Kern County Code (Section 8.36.020 et seq.) prohibits a variety of nuisance noises, which would be taken into account as future development is proposed. Thirdly, all future development is required to comply with those days and hours when construction activity is permitted, as established by the Noise Control Ordinance.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce substantial temporary or periodic increase in ambient noise levels in the project vicinity. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would be located within the Kern County Airport Land Use Compatibility Plan, and could expose people residing or working in the project area to excessive noise levels. (Impact 4.11-5)

### Description of the Significant Impact

Aircraft originating from the Inyokern Airport or Naval Air Weapons Station (NAWS) China Lake fly over the plan area and expose people to varying levels of noise disturbances.

### Finding

Adopted noise contours for the Inyokern Airport can be found in Chapter 4.5 of the ALUCP. Implementation of this project includes an amendment to the ALUCP in the form of textual revisions to Chapter 4.18 NAWS China Lake and the incorporation of the existing flight contour lines identified by the Air Installations Compatible Use Zone Study (AICUZ). Implementation of this project will further

ensure future land use development within the existing impacted noise areas are adequately mitigated for and compatible with the existing operations of the naval base. Further, the project proposes to decrease the number of potential future residential uses within the plan area by 49,876 residential units, as such, impacts are considered less than significant.

Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts of excessive noise levels within the Kern County Airport Land Use Compatibility Plan. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

Significant Effect

The project would expose people residing or working in the vicinity of a private airstrip to excessive noise levels. (Impact 4.11-6)

Description of the Significant Impact

The County requires that their 65 dB noise contour standard not be exceeded at any noise-sensitive area. Any future development that is located within areas that exceed airport noise contours of 60 to 65 dB could be potentially impacts and disturbed by aircraft noise.

Finding

The County will review future development on a case-by-case basis and determine whether the proposed development could be adversely impacts by aircraft noise.

Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce exposing people residing or working in the vicinity of a private airstrip to excessive noise levels. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

**C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on noise that cannot be mitigated to a less-than-significant level.

**D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

The project would not result in a cumulative effect on noise that would have a significant impact.

**E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

### Significant Effect

The project would result in a cumulative effect on noise that would have a cumulative noise impact.

#### Description of the Significant Impact

Construction of approved and pending projects in the proposed project vicinity would create temporary construction-related and long-term, operations-related noise. As development occurs throughout the proposed project area, sensitive receptors would potentially be exposed to unacceptably high noise levels

#### Finding

Implementation of the project is anticipated to result in a general increase in ambient noise levels within the plan area, including exacerbation of current noise standards. And significance criteria, exceedances at numerous locations, potentially exposing existing and residential area to noise levels greater than 65 CNEL. Future projects will be subject to goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance, however, cumulative noise impacts are concluded to occur with the future buildup of the plan area and therefore, cumulative noise levels resulting from other projects could result in significant cumulative noise levels or impacts..

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts on noise. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed and impacts would be cumulatively significant and unavoidable.

## **POPULATION AND HOUSING**

### **A. *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The project would not have any environmental effects related to population and housing that result in no impact or a less than significant impact.

### **B. *Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

The project would not have any environmental effects related to population and housing that result in impacts that are potentially significant but can be mitigated to less than significant levels.

### **C. *Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.***

#### Significant Effect

The project would induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). (Impact 4.12-1)

### Description of the Significant Impact

The proposed project would involve up to a net total decrease of approximately 49,876 possible residential units and 130,669 acres of potential farmland. However, there would be a net total increase of approximately 123,000 acres of open space, 212 acres of commercial use and 7,152 acres of industrial use. These new open spaces, commercial, and industrial land uses could induce population growth as it provides new opportunities for businesses and recreational uses in the IWVLMP project area. The potential introduction of new employees would increase daytime populations in the project area, which would generate an indirect effect on the potential for an increase in housing and residents, should employees relocate for employment to the IWVLMP project area. Further, at full build-out the IWVLMP would project an increase of 9,906 new residents which when coupled the area's existing 2010 population of 1,099 would be considered a substantial impact if maximum build out were to occur at some point in the future. Further, Kern COG would anticipate and accommodate for the growth of an estimated 52 persons in 2020, resulting in an expected population of 1,155 persons.

### Finding

The implementation of the IWVLMP would only entail amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, and Ridgecrest Ranchos Specific Plan to modify existing land use designations; no physical development of new land uses in the IWVLMP area are proposed at this time. The County would consider all future discretionary developments associated with the IVWLMP on a project-by-project basis to ascertain whether an individual development would generate potentially significant population impacts and, where it is necessary, would require the implementation of mitigation measures to minimize significant impacts. However, this potential development increase would not fall within the population projections of the Kern COG for the project area, and would exceed the amount of development potential predicted by the County. Therefore, impacts associated with the potential for an increase in population, housing, employees and business are potentially significant and unavoidable.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts from substantial population growth in an area, either directly or indirectly. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required.

There are no feasible mitigation measures to mitigate the population growth within the IWVLMP area. While mitigation measures are available for resource sections that analyze the direct impact of population growth, there are no mitigation measures to reduce the substantial increase in growth alone. Further, it is recognized that as a part of any future project specific analysis, further study and additional mitigation measures will be devised to further reduce the potential impacts from the increase in residents and employees to the IWVLMP area, if and when development is proposed.

### **D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

The project would not result in a cumulative effect on population and housing that would have a significant impact.

**E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

**Significant Effect**

The maximum build-out of lands under the IWVLMP could result in large increases in employment and daytime population as development is implemented, creating potential increases in residential population, in the case employees relocate closer to work, and potential increases in the need for residential units to accommodate the influx.

**Finding**

The increases to potential housing, residential population and employment would be evaluated on a project-by-project basis, and no specific project implementation would occur as a result of the IWVLMPW at this time. As future development is proposed, the County would review projects on a case-by-case basis to determine if there are any conflicts with relevant Kern County Planning documents, in relationship to population growth projections. The potential increase in population and housing could exceed the population projections as planned for and accommodated by the Kern COG. Thus, for the IWVLMP and all future projects, the cumulative impact on population and housing in the program area would be significant and unavoidable.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts on population and housing. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required.

There are no feasible mitigation measures to mitigate the population growth within the IWVLMP area.

**PUBLIC SERVICES**

**A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.**

The project would not have any environmental effects related to public services that result in no impact or a less than significant impact.

**B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.**

**Significant Effect**

The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services or police protection, schools, parks, other public facilities. (Impact 4.13-1)

### Description of Significant Impact

The IWV is partially located within an area of high fire hazard (the northwestern corner of the project area) and moderate fire hazard (the remaining area of the project area), as determined by CAL FIRE. Construction and operation of new facilities induced by land use designation and zone changes would generate truck and employee traffic along haul routes and at the proposed site, which could increase the need for fire service. Implementation of the proposed project could potentially increase the population of the study area and result in increased student generation. The majority of these students would be generated in the facilities of the Sierra Sands Unified School District. Consequently, new facilities and personnel may be required in order to provide adequate service for future growth.

### Finding

Land use designation and zone changes could induce increased service needs for the Kern County. However, no specific development project is proposed at this time. Future development proposals development will be evaluated under CEQA and mitigated if necessary on a case-by-case basis during the processing of future discretionary. Implementation of Mitigation Measures MM 4.13-1 through MM 4.13-2 would reduce impacts to a less than significant level.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on public services. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measures MM 4.13-1 through MM 4.13-2 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.13-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map, or the processing of Precise Development (PD) Plan shall be subject to any development impact fee for public services adopted by the Kern County Board of Supervisor prior to the issuance of any building permit. Payment of that fee will be considered full mitigation for impacts to public services specifically referenced in the development impact fee.

**MM 4.13-2:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map, or the processing of Precise Development (PD) Plan shall be subject to paying the required school fees in accordance with Government Code Section 65996 prior to the issuance of any building permit.

### **C.     *Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.***

The project would not have any environmental effects on public services that cannot be mitigated to a less-than-significant level.

### **D.     *Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.***

### Significant Effect

The project would result in a cumulative effect on public services that would have a significant impact.

#### Description of the Significant Impact

If and when new development occurs, all construction would still have to adhere to all requirements of CEQA, Kern County General Plan, and Inyokern, South Inyokern, and Ridgecrest Ranchos Specific Plans and would be subject to reassessment by the Kern County Assessor's Office. Related projects listed in Table 3.20, *Cumulative Projects List*, in Chapter 3, *Project Description*, would be required to undergo environmental review, in compliance with the requirements of CEQA, and would need to adhere to all policies, goals, and implementation measure set forth by the Kern County General Plan and any applicable specific plans.

#### Finding

Should potential impacts to public services be identified, appropriate mitigation would be prescribed. Therefore, because the project would not create a significant impact on public services, and the other related projects would also be expected to avoid or mitigate impacts on public services, cumulatively significant impacts would be less than significant. Therefore, the proposed project would not create a cumulatively considerable impact and would have a less-than-significant cumulative impact.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts to public services. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance is required. Mitigation Measures MM 4.13-1 and MM 4.13-2 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### **E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

The project would not have any cumulative effects on public services that would have a significant impact.

## **RECREATION**

#### **A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.**

The proposed project would not have an environmental effect on recreation that would have no impact or less than significant impact on the environment.

#### **B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.**

### Significant Effect

The project could increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (Impact 4.14-1)

### Description of the Significant Impact

The Indian Wells Valley is within the service boundaries of the Kern County Parks and Recreation Department. Any required easement dedications or dedication of land and/or payment of in lieu fees, are required prior to recordation of the final map. Currently, the Inyokern County Park is the only public park within the IWVLMP area. If and when any new development occurs, construction of such projects would still need to adhere to all requirements of CEQA, Kern County General Plan, and Inyokern, South Inyokern, and Ridgecrest Ranchos Specific Plans.

### Finding

Any future development that would occur within the IWVLMP project area would be required to adhere to all requirements of CEQA, Kern County General Plan, and Inyokern, South Inyokern, and Ridgecrest Ranchos Specific Plans. As such implementation of the proposed project at this time would result in a less than significant impact.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on recreation. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project could include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. (Impact 4.14-2)

### Description of the Significant Impact

The Inyokern County Park is the only public park within the IWVLMP area. If and when any new development occurs, construction of such projects would still need to adhere to all requirements of CEQA, Kern County General Plan, and Inyokern, South Inyokern, and Ridgecrest Ranchos Specific Plans.

### Finding

Implementation of the project does not include or require the construction or expansion recreational facilities that might have an adverse physical effect on the environment. Impacts are considered less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on recreational facilities. Compliance with the goals, policies, and implementation measures of the Kern

County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

**C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on recreation that cannot be mitigated to a less-than-significant level.

**D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

The project would not have a cumulative environmental effect on recreation that would have a less than significant impact on the environment.

**E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

**Significant Effect**

The project would have cumulative impacts on recreation that would have a significant impact on the environment.

**Description of the Significant Impact**

Although there is a possibility of population increase which could result in a higher use and demand for recreational facilities, which implementation of the proposed IWVLMP, all land use changes proposed would in fact reduce what the existing designations and classifications could allow for in terms of population and recreational usage. No developed or construction will result from implementation of the IWVLMP.

**Finding**

Similar to the IWVLMP, all related projects need to meet all of the same potential requirements, including the possibility of being required to undergo environmental review, in compliance with the requirements of CEQA. Should potential impacts to recreation be identified, appropriate mitigation would be prescribed. Therefore, because the project would not create a significant impact on recreation, and the other related projects would also be expected to avoid or mitigate impacts on recreation, cumulatively significant impacts would be less than significant.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable be applied to the project to reduce cumulative impacts to recreation. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

## **TRANSPORTATION AND TRAFFIC**

**A. Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.**

The proposed project would not result in environmental impacts on transportation resources that would have no impact or a less than significant impact on the environment.

**B. Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.**

**Significant Effect**

The project would conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrians and bicycle paths, and mass transit. (Impact 4.15-1)

**Description of the Significant Impact**

The IWVLMP and its associated amendments would not directly result in a conflict with an applicable plan, ordinance, or policy contained in the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and/or the Airport Land Use Compatibility Plan. An indirect conflict could occur if future development in accordance with the IWVLMP conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of a circulation system.

**Finding**

Future development proposals would be considered on a case-by-case basis and CEQA review for consistency with the General Plan goals, policies, and implementation measures would occur at this time. Mitigation Measure 4.15-1 specifies that future residential and commercial/industrial development proposals will be required to prepare an appropriate traffic impact assessment/analysis to identify and mitigate for site specific project impacts. Given that there is no direct impact and with the implementation of Mitigation Measure MM 4.15-1 that will ensure future development would be evaluated on a case-by-case basis for consistency with applicable General Plan goals, policies, and implementation measures, impacts with regard to the IWVLMP's consistency with applicable plans, ordinances, or policies would be less than significant.

**Brief Description of the Rationale for the Finding**

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to transportation. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. The following mitigation measures shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

**MM 4.15-1:** The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the

processing of Precise Development (PD) Plan shall prepare a traffic impact analysis to identify project specific construction and operational impacts. This study shall be prepared in conformance with Kern County Roads Department and Caltrans requirements for methodology and project assumptions and identify recommended actions and mitigation measures to reduce traffic impacts.

#### Significant Effect

The project would conflict with an applicable congestion management program, including, but not limited to, level of service (LOS) standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. (Impact 4.15-2)

#### Description of the Significant Impact

The amendments associated with the IWVLMP would not directly conflict with the CMP contained in the Kern County RTP; however, future development that could occur within the IWVLMP project area has the potential to conflict with the CMP if fully built-out and if project specific impacts are not analyzed and mitigated under the California Environmental Quality Act (CEQA).

#### Finding

When the full build-out potential of the IWVLMP is compared to full build-out potential of the existing County General Plan and applicable specific plans, an overall increase of approximately 7.4 million square feet of commercial uses and 249 million square feet of industrial uses would occur, while the total amount of potential residential development would be decreased by approximately 49,876 dwelling units in the IWVLMP project area. Such growth has the potential to conflict with the performance standards set forth in the current Kern County CMP. It should be noted, however, that the RTP, which contains the CMP, is mandated by California Government Code Section 65080 to be updated every four years. As such, should the IWVLMP be implemented prior to the next iteration of the RTP/CMP, the growth assumptions associated with the proposed land use and zoning changes would be incorporated into the next update. Given the fact that no project specific development is proposed at this time and there are existing provisions in place by Dhe State, such as the requirement to update the RTP every four years, project specific impacts are considered less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on transportation resources. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.15-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### Significant Effect

The project would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. (Impact 4.15-3)

### Description of the Significant Impact

The IWVLMP project area is within limits of influence of two airports, the Inyokern Airport and NAWS China Lake. Implementation of the IWVLMP project would revise land use designations and zoning within portions of the limits of influence of the two airports and, thus, development that occurs in this area has the potential to result in increased traffic levels and/or a change in location that results in substantial safety risks.

### Finding

The IWVLMP project takes into consideration recommendations contained in the AICUZ and would ensure that land uses are compatible with ongoing military air navigation operations. Furthermore, amendments to land use and zoning designations within these areas would be required to be consistent with the ALUCP and AICUZ. Thus, the proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Furthermore, future development in accordance with the IWVLMP would be considered on a case-by-case basis and CEQA review for consistency with the ALUCP and AICUZ would occur at this time. Therefore, impacts associated with the potential change in air traffic patterns would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on transportation resources. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.15-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

### Significant Effect

The project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). (Impact 4.15-4)

### Description of the Significant Impact

At this time, development is not proposed as a part of the IWVLMP; however, future development could potentially increase hazards in the project area due to a design feature or incompatible use and, thus, could result in a potential impact.

### Finding

The specific effects as a result of future development in accordance with the IWVLMP would be considered on a case-by-case basis and CEQA review, including review of increased hazards due to a design feature or incompatible use, would occur at that time. Therefore, impacts associated with an increase in hazards due to a design feature or incompatible uses are considered less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on transportation resources. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.15-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

### Significant Effect

The project would result in inadequate emergency access. (Impact 4.15-5)

### Description of the Significant Impact

While direct development is not proposed as a part of the IWVLMP project, future development of land uses including residential, commercial, and industrial could occur. Construction activities associated with development of these uses has the potential to disrupt emergency access within the IWVLMP project area.

### Finding

As future development is proposed, the County will review projects on a case-by-case basis to determine if there are any conflicts with the goals, policies, and implementation measures contained in the Kern County General Plan, associated specific plans, Kern County Zoning Ordinance, and other relevant County planning and/or transportation requirements and documents pertaining to adequacy of emergency access. Given that the IWVLMP project would not modify the circulation system in a way that would impede emergency response and that future development would be required to undergo separate environmental review, impacts associated with inadequate emergency access would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to emergency access. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.15-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

### Significant Effect

The project would conflict with adopted goals, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. (Impact 4.15-6)

### Description of the Significant Impact

The IWVLMP's consistency with relevant policies, plans, or programs is discussed in Section 4.10, *Land Use*. As described therein, the IWVLMP and its associated land use changes would not directly result in conflict with adopted policies, plan, or programs regarding public transit, bicycle, or pedestrian facilities. However, future development associated with the IWVLMP project has the potential to indirectly result in such a conflict.

### Finding

Additional residents and visitors to the IWVLMP project area have the potential to create a demand for additional transit facilities, bikeways and bicycle facilities, and pedestrian facilities. However, as described above and throughout this document, as future development is proposed, the County will review projects on a case-by-case basis to determine if there are any conflicts with the goals, policies, and implementation measures contained in the Kern County General Plan, associated specific plans, Kern County Zoning Ordinance, and other relevant County planning and/or transportation requirements and documents pertaining to adequacy of transit, bicycle, and pedestrian facilities within the IWVLMP project area. As such, impacts with regard to consistency with an adopted policy, plan, or program regarding transit, bicycle, or pedestrian facilities would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on transportation resources. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.15-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

#### **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

The project would not have any environmental effects on transportation and traffic that cannot be mitigated to a less-than-significant level.

#### **D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

There are no cumulative impacts on transportation and traffic that would be reduced to a less-than-significant level with the incorporation of the proposed mitigation measures.

#### **E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

##### Significant Effect

There are cumulative impacts on transportation and traffic that would have a significant impact on the environment.

### Description of the Significant Impact

At maximum build-out, the IWVLMP would add 212 acres of commercial development and 7,152 acres of industrial development. The implementation of such land uses could require the construction of a large number of transportation facilities in order to support such development, and would thus induce a potentially significant impact.

### Finding

As the lands within the IWVLMP program area are currently undeveloped and vacant, new development may require new circulation facilities to ensure there are appropriate local and regional connections available and able to support the development. While these land use changes would affect future development, implementation of the proposed project would not result in any specific project-level development at this time, as no development is proposed. Therefore, impacts on a project-level basis are considered less than significant, but at full build out of the program, impacts would be considered cumulatively significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts on transportation. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. Mitigation Measure MM 4.15-1 shall be implemented on subsequent site specific development proposals through the discretionary approval process and may be clarified or amended, if applicable, through subsequent review under the California Environmental Quality Act (CEQA) process.

## **UTILITIES AND SERVICE SYSTEMS**

### **A. *Environmental Effects of the Project Found to Have No Impact on the Environment, or Have a Less Than Significant Impact on the Environment.***

The proposed project would not have an environment effect on utilities and service systems that would have no impact or a less than significant impact on the environment.

### **B. *Environmental Effects of the Project that Are Potentially Significant, but that Can Be Mitigated to Less Than Significant Levels.***

#### Significant Effect

The project would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (and) require or result in the construction of new water or wastewater treatment facilities, the construction of which could cause significant environmental effects. (Impact 4.16-1)

### Description of the Significant Impact

This future development that could occur with the implementation of the IWVLMP could require the construction of new sewerage and/or additional septic systems in order to serve the increase in wastewater from commercial and industrial development. The City of Ridgecrest and the Inyokern CSD operate

treatment plants that have some available capacity and despite the wastewater treatment capacity expansion, wastewater generated by new land uses requiring treatment within the Inyokern service area or IWVWD service area, as a result of the IWVLMP, has the potential to exceed this capacity.

#### Finding

Future development would be required to provide adequate sewer improvements and pay appropriate fees for region improvements such as wastewater treatment facilities. Chapter 14.12 of the County's Code of Ordinances establishes standards and regulations (Article IV), rates and charges (Article VI), and other provisions to ensure that local and regional sewer improvements are provided. Implementation of these standard conditions and the measures included in the Kern County General Plan and applicable specific plans would reduce impacts associated with wastewater to less than significant levels. In addition, all future development projects that would generate wastewater requiring treatment by the City of Ridgecrest wastewater treatment plant or Inyokern CSD would be required to obtain a service agreement letter stating there is available capacity and agreement to treat wastewater. In areas not within the IWVWD or Inyokern CSD service areas, septic tanks would be used to treat wastewater. Percolation tests are required prior to approval of septic systems to determine if soils are appropriate for such a system. Any future septic system proposed within the IWVLMP would be reviewed by the Kern County Environmental Health Services Department for consistency with Kern County Code requirements (including Chapter 14.20, Private Sewerage Disposal and Drainage Systems) and would be subject to existing County standards and the California Plumbing Code, which is based on the Uniform Plumbing Code. Compliance with these regulations would ensure appropriate functioning of septic systems and thorough treatment of wastewater. Impacts would be less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts to utilities and service systems. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### Significant Effect

The project would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause the significant environmental effects. (Impact 4.16-2)

#### Description of the Significant Impact

The majority of the IWVLMP area is rural in nature and pervious in surface area. The Little Dixie Wash and Teagle Wash are located within the project area. The introduction of commercial uses and expansion of existing industrial and residential uses within the area may require or result in the construction of new stormwater treatment facilities or expansion of existing facilities. The placement of impervious surfaces associated with buildings, streets and concrete foundations in a previously mostly pervious area would alter the drainage pattern of the IWVLMP area by reducing potential soil infiltration surface area and/or impeding existing drainage paths and could potentially require or result in the construction of new stormwater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

### Finding

Future development would be required to address stormwater treatment facilities through project design and mitigation measures provided in the planning and environmental documentation for future development projects. The Kern County General Plan, Kern County Zoning and Development Codes, and applicable specific plans, includes goals, policies, and implementation measures which require review and analysis of stormwater and flooding risks. In addition, future developments would be required to comply with all federal, State and local requirements pertaining to flooding and stormwater control, including avoidance of building in existing flood zones and implementation of erosion, sediment and treatment control BMPs onsite. Impacts regarding stormwater treatment facilities as a result of project implementation would be less than significant.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on stormwater drainage. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### Significant Effect

The project would result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. (Impact 4.16-4)

### Description of the Significant Impact

Future residential, commercial and industrial development that could occur as a result of implementation of the IWVLMP would be served by a combination of existing wastewater service, provided by the IWWWD and Inyokern CSD, and the use of individual septic systems. Future development would place additional burden on existing sewer infrastructure and wastewater treatment facilities and therefore, could result in a determination by the wastewater treatment provider which serves or the project that it has inadequate capacity to serve the projected demand in addition to the provider's existing commitments.

### Finding

Future development would be required to provide adequate sewer improvements and pay appropriate fees for region improvements such as wastewater treatment facilities. The specific effects as a result of future development proposals would be determined on a case-by-case basis as projects are proposed. Implementation of these standard conditions and the measures included in the Kern County General Plan and specific plans would reduce impacts associated with wastewater to less than significant levels. In addition, all future development projects that would generate wastewater requiring treatment by the City of Ridgecrest wastewater treatment plant or Inyokern CSD would be required to obtain a service agreement letter stating that there is both capacity and agree to treat project wastewater.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on the capacity for wastewater treatment. Compliance with the goals, policies, and implementation measures

of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

#### Significant Effect

The project would be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs (and) comply with federal, State, and local statutes and regulations related to solid waste. (Impact 4.16-5)

#### Description of the Significant Impact

Overall, the full buildout in the IWVLMP area under the existing zoning designations could include up to approximately 54,203 residential dwelling units and 3.95 million square feet of industrial uses, while full buildout under the proposed zoning designations of the IWVLMP could include up to approximately 4,327 residential dwelling units, 7.4 million square feet of commercial uses, and 253 million square feet of industrial uses. During operation of the proposed IWVLMP project, solid waste generated would potentially increase. These decreases in residential and increases in commercial and industrial space would increase waste generated from 343 tons per day to 795 tons per day at full buildout. This is above the Ridgecrest Recycling and Sanitary Landfill's maximum daily capacity of 701 tons per day, resulting in a potentially significant impact. As of 2011, approximately 48 percent of total landfill capacity remained.

#### Finding

Any future development or expansion of area landfills would be funded in part by development impact fees. Future development projects resulting with the IWVLMP would be required to pay appropriate development fees relating to waste management. New development, including new waste management facilities, would be required to comply with CEQA and any mitigation provided to address identified impacts, and impacts would be less than significant.

#### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on landfills. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

### **C. Effects of the Project that Cannot Be Mitigated to a Level Less Than Significant.**

#### Significant Effect

The project would have sufficient water supplies available to serve the project from existing entitlement and resources, or would new or expanded entitlement be needed. (Impact 4.16-3)

#### Description of the Significant Impact

Within the IWVLMP area, water is provided by the IWWWD, the Inyokern CSD, or private wells. Without any further expansion of development, which includes both urban, rural and agricultural uses in the IWV, demand within the Basin would exceed its maximum annual recharge of 11,000 AFY by 13,270 AFY in 2025. The proposed land uses within the IWVLMP area would result in a water demand of

between 24,411.89 AFY to 35,064.69 AFY, compared with the existing land uses water demand ranging from 677,553.22 AFY to 1,077,786.51 AFY. Therefore, potential future water demand within the IWVLMP area would be substantially reduced by the proposed land use changes. However, since the Basin is currently in a state of overdraft in existing conditions, future development may still result in significant impacts to the Basin. This water demand analyses was for comparison purposes only and assumes the water intensive agricultural land uses would be reduced by almost 99 percent.

### Finding

Implementation of the IWVLMP is a first step towards establishing a sustainable groundwater basin for the IWV and implementation of the IWVLMP would ensure that future heavy water development proposals within IWV are limited due to changes in land use and requirements for future environmental review of residential tentative tract maps, along with commercial and industrial development proposals. There are policies and implementation measures in the County Ordinances that promote water conservation which could reduce water demands in the future. Additionally, given the fact that the IWV Groundwater basin has been identified by the Sustainable Groundwater Management Act as a basin in overdraft conditions, Groundwater Management Plans will be required providing further direction regarding water supply for future development proposals. Currently however the IWV Basin is in a condition of overdraft. Any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts are considered significant and unavoidable.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce impacts on groundwater. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed, and impacts would be significant and unavoidable.

#### **D. Cumulative Environmental Effects of the Proposed Project that Would Have a Less Than Significant Impact on the Environment.**

There are no cumulative impacts on utilities and service systems that would be reduced to a less-than-significant level with the incorporation of the proposed mitigation measures.

#### **E. Cumulative Environmental Effects of the Proposed Project that Would Have a Significant Impact on the Environment.**

##### Significant Effect

The project would contribute to cumulative utilities and service systems impacts.

##### Description of the Significant Impact

The full build-out of the IWVLMP would contribute to a cumulative effect related to utilities and service systems due to the substantial increase of commercial and industrial land uses (7.4 million square feet and 253 million square feet, respectively), even with the substantial decrease in residential land uses.

### Finding

Future development projects implemented under the IWVLMP could generate a substantial amount of wastewater. Significant cumulative impacts to wastewater systems would occur if the cumulative projects within the IWWWD or Inyokern CSD service areas were to exceed treatment capacities or treatment capabilities. The specific effects as a result of future development proposals would be determined on a case-by-case basis as projects are proposed. Any identified impacts would be addressed through existing conditions imposed on development by the Kern County General Plan, Kern County Code, applicable specific plans and the requirements of the Inyokern CSD, IWWWD and RWQCB. Future development would be required to provide adequate sewer improvements and pay appropriate fees for region improvements such as wastewater treatment facilities. Cumulative impacts to wastewater would be less than significant.

Future IWVLMP development projects and all other projects within the surrounding areas would be required to submit construction waste management plans for the reuse and recycling of construction and demolition waste. All expanded or new development would include recycling facilities into site design, and development projects would participate in County programs designed to divert 50 percent of waste from landfills, and eventually statewide requirements to divert 75 percent of waste from landfills once finalized. Development would comply with all other federal, state, and local statutes and regulations related to the handling and disposal of solid waste. Industrial, residential and commercial development projects associated with IWVLMP land use changes would generate solid waste during construction and operation. Therefore, cumulative impacts would be significant and unavoidable.

### Brief Description of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the project to reduce cumulative impacts on utilities and service systems. Compliance with the goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan, and local ordinances is required. No additional mitigation measures are proposed.

## **SECTION III. FINDINGS REGARDING CONSIDERATIONS, WHICH MAKE CERTAIN ALTERNATIVES, ANALYZED IN THE FINAL ENVIRONMENTAL IMPACT REPORT INFEASIBLE.**

The following findings and brief explanation of the rationale for the findings regarding project alternatives identified in the EIR are set forth to comply with the requirements of Section 15091(s)(3) of the *CEQA Guidelines*.

The consideration of alternatives is an integral component of the CEQA process. The selection and evaluation of a reasonable range of alternatives provides the public and decision-makers with information on ways to avoid or lessen environmental impacts created by a proposed project. When selecting alternatives for evaluation, CEQA requires alternatives that meet most of the basic objectives of the project, while avoiding or substantially lessening the project's significant effects. Thus, objectives for the proposed project were considered by this board in evaluating the alternatives. These objectives include:

Three alternatives to the project have been defined and analyzed. Section 15126.6 of the *CEQA Guidelines* provides that alternatives do not need to be evaluated to the same level of detail as the proposed project.

## **ALTERNATIVE A: NO-PROJECT ALTERNATIVE**

Under Alternative A: No Project, the existing land uses (including undeveloped land) within the project area would continue to operate as they do under current conditions. The undeveloped setting of the project area would continue for an indefinite period and no physical changes within the project site would occur. The No Project Alternative would maintain the current zoning and land use designations.

### **Finding**

This alternative would avoid many of the significant and unavoidable impacts associated with the IWVLMP. However, it would result in significant and unavoidable impacts in regards to Hydrology and Water Quality and Utilities. These impacts would be greater than those identified for the IWVLMP, as the IWV is 100 percent dependent on groundwater and is in a condition of overdraft, which has serious long-term consequences. Therefore, groundwater and water supply conditions would continue to deteriorate under the No Project Alternative and there would a significant and unavoidable impact. One of the overarching goals of the IWVLMP is to address the issues of groundwater availability in the IWV. Thus, although this alternative would create less environmental impacts overall, the goals and objectives of the IWVLMP would not be realized under this alternative.

## **ALTERNATIVE B: OPEN SPACE ALTERNATIVE**

Under Alternative B, all lands zoned A or A-1 within the project area would be converted into OS [Open Space]. The Kern County General Plan, regional Specific Plans, and Kern County Zoning Ordinance would still be amended, but the project area would be decreased substantially. The Open Space Alternative would convert approximately 132,547.28 acres of active and inactive A and A-1 farmland to OS.

### **Finding**

This alternative would effectively avoid the significant and unavoidable impacts of population and housing, air quality, greenhouse gas emissions and utilities, as there would be substantially less potential for development and water demand as an OS land use. However, this alternative would result in greater impacts to agricultural resources as more acreage of agriculturally designated lands would be converted to non-agricultural lands. This alternative would meet the project objectives and goals to address concern with groundwater availability. Land use compatibility with military air navigation operations in the area may not be fully achieved by only rezoning lands. A or A-1 to open space. Therefore, the Open Space Alternative has the potential to result in increased impacts to water supplies and safety compatibility concerns.

## **ALTERNATIVE C: REDUCED PROJECT ALTERNATIVE**

Under Alternative C, Reduce Project, the project would be similar to the proposed project except that the acreages of the land under consideration would be decreased, resulting in a decreased project area. This alternative would convert approximately 114,143.24 acres of A, A-1, E, M-1, M-2, NR, OS zoning designations to E, R-2, C02, M-1, M-2, and OS. This would result in the potential for 2,078 residential units compared to the anticipated 4,326.53 residential units from the proposed project at maximum build out of the IWVLMP project area.

### Finding

At maximum build out, the Reduced Project Alternative would anticipate the introduction of employees as a result of the introduction of commercial and industrial lands, which would continue to be a significant impact with regards to population and housing. Further, the Reduce Project Alternative involves a smaller project area, but would still result in significant and unavoidable project and cumulative impacts to agricultural resources, air quality, greenhouse gas emissions, population and housing, and utilities. This project would achieve project objectives and goals, although not to the extent of the proposed IWVLMP.

## **ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

The *CEQA Guidelines* require the identification of an environmentally superior alternative to the project (*CEQA Guidelines*, Section 15126.6[e][2]). An environmentally superior alternative is an alternative to the project that would reduce and/or eliminate the significant environmental impacts associated with the project without creating other significant impacts and without substantially reducing and/or eliminating the environmental benefits attributable to the project.

Selection of an environmentally superior alternative is based on an evaluation of the extent to which the alternatives reduce or eliminate the significant impacts associated with the project on a comparison of the remaining environmental impacts of each alternative. In conducting this comparative evaluation, it can be difficult to make a determination of relative significance because some categories are relatively more or less important and cannot be simply summed. In some cases, these categories do not create a picture of the nuances of the alternatives.

### Finding

Alternative A, the No Project Alternative would not avoid significant and unavoidable impacts to Hydrology and Water Quality and Utilities and Service Systems. Alternative C, the Reduced Project Alternative, would result in incrementally fewer or similar impacts than the IWVLMP. Even though impacts would be reduced in comparison to the IWVLMP, this alternative would result in significant and unavoidable impacts to aesthetics, agricultural and forestry resources, air quality, greenhouse gas emissions, population and housing, traffic and transportation and utilities and service systems.

Therefore, Alternative B, the Open Space Alternative, would be environmentally superior to the IWVLMP on the basis of its minimization or avoidance of physical environmental impacts, while achieving the project objectives and goals. Thus, Alternative B would be a practical and feasible alternative to the proposed project. This alternative would result in fewer or less sever impacts on the following environmental resources:

- aesthetics,
- air quality,
- greenhouse gas emissions (construction),
- hydrology and water quality,
- land use and planning,
- noise,
- population and housing,
- utilities and service systems,

- transportation and traffic.

This alternative would meet the project objectives and goals to address concern with groundwater availability. Land use compatibility with military navigation operations in the area may not be fully achieved by only rezoning lands A or A-1 to open space. Therefore, the Open Space Alternative has the potential to result in increased impacts to water supplies and safety compatibility concerns.

**Exhibit B**

**15093 Statement of**

**Overriding Considerations**



**Exhibit B**

**STATEMENT OF OVERRIDING CONSIDERATIONS**

**State CEQA Guidelines Section 15052**

**for**

**Indian Wells Valley Land Use Management Plan  
by Kern County Planning and Community Development Department**

General Plan Amendment No.6, Zone Change No 19, Map 22

General Plan Amendment No. 3, Zone Change No. 2, Map 23

General Plan Amendment No. 6, Specific Plan Amendment No. 7, Zone Change No. 33, Map 46

General Plan Amendment No. 2, Specific Plan Amendment No. 3, Zone Change No. 7, Map 47

General Plan Amendment No. 1, Zone Change No. 1, Map 47-25

General Plan Amendment No. 1, Zone Change No. 12, Map 47-26

General Plan Amendment No. 3, Zone Change No. 13, Map 47-28

Specific Plan Amendment No. 1, Zone Change No. 6, Mao 47-29

Specific Plan Amendment No. 1, Zone Change No. 17, Map 47-30

General Plan Amendment No. 1, Map 47-34

General Plan Amendment No. 1, Zone Change No. 2, Map 47-35

General Plan Amendment No. 1, Zone Change No. 2, Map 47-36

General Plan Amendment No. 2, Zone Change No. 6, Map 48-30

General Plan Amendment No. 1, Zone Change No. 12, Map 48-31

General Plan Amendment No. 1, Specific Plan Amendment No. 2, Zone Change No. 4, Map 69

General Plan Amendment No. 3, Specific Plan Amendment No. 4, Zone Change No. 7, Map 70

General Plan Amendment No. 1, Map 70-22

General Plan Amendment No. 3, Zone Change No. 7, Map 71

Specific Plan Amendment No. 1, Map 71-6

General Plan Amendment No. 1, Zone Change No. 2, Map 71-7

General Plan Amendment No. 2, Zone Change No. 20, Map 71-10

General Plan Amendment No. 6, Zone Change No. 20, Map 71-14

General Plan Amendment No. 1, Zone Change No. 17, Map 71-15

Zone Change No. 5, Map 71-17

General Plan Amendment No. 2, Zone Change No. 4, Map 71-18

General Plan Amendment No. 1, Zone Change No. 1, Map 71-19

General Plan Amendment No. 1, Zone Change No. 2, Map 92

General Plan Amendment No. 1, Zone Change No. 1, Map 93

General Plan Amendment No. 1, Zone Change No. 2, Map 94

Kern County Zoning Ordinance Revision 2015(A)

ALUCP No. 8, Map 500

**Final Environmental Impact Report  
(SCH No. 2014071089)**

**Lead Agency: Kern County Planning and Community Development Department**

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a proposed project against its significant unavoidable adverse impacts in determining to approve the project. The Indian Wells Valley Land Use Management Plan (IWVLMP) would result in environmental effects that, although mitigated to the extent feasible by the implementation of mitigation measures required for the project, would remain significant and unavoidable adverse impacts, as discussed in the final environmental impact report (EIR) and CEQA findings of fact. These impacts are summarized below and constitute those impacts for which this statement of overriding considerations is made.

1. The project would result in cumulative aesthetics impacts. The proposed IWVLMP would result in a cumulatively significant and unavoidable impact on aesthetics. Future construction of any development within the boundaries of the IWVLMP area has the potential to permanently alter that nature and appearance of the area. Site specific changes to the existing character of the plan area are more noticeable when located adjacent to vacant and rural residentially designated lands. As development occurs throughout the proposed project area over time, residents and visitors may potentially notice the visual effects of urbanization, even when the development is consistent with the existing aesthetic setting. Although there is no development proposed at this time, future development requests will require discretionary actions under CEQA and consideration before the appropriate hearing body, changes in land use can serve as a potential first steps toward future development and/or investment in the land. While these future proposals will be subject to existing local development ordinances and CEQA review, the subjective nature of aesthetics from one person to another ensures that despite the implementation of appropriate mitigation designed to reduce impacts to aesthetics, the visual character of the site may change. As such, any development will alter the aesthetic character of the site, thus cumulative impacts are considered significant and unavoidable.
2. The project would result in cumulative agricultural and forestry resources impacts. The proposed project would result in a cumulatively significant and unavoidable impact on agricultural and forestry resources. California is by far the number one agricultural producer and exporter in the United States. Loss of prime agricultural lands, primarily to urban uses, is an important land use issue in the Central Valley as population pressures and market demand expand into areas that are agriculturally productive. According to the 2004 Kern County General Plan Update, it was identified that build out of the General Plan could result in the conversion of approximately 80,047 acres of prime and important farmland and an additional 55,000 acres of grazing land. To date, according to the Kern County General Plans and Housing Element Annual Progress Report (January 1, 2013 to December 31, 2013) approximately 15,610 acres have been converted since 1998. While implementation of the proposed project would not directly result in the immediate loss of farmland, it would involve the reclassification of approximately 151,000 acres of agricultural zoned land. While a majority of this land does not have the necessary soils and water supply to sustain long-term agricultural operation activities, the rezoning of such land can nonetheless be considered an indirect impact. As such, cumulative impacts to agricultural resources is considered significant and unavoidable with the build out of the plan area and indirect loss of agriculturally zoned properties.
3. Impact 4.3-2: The project would violate air quality standards as adopted in (c)I or (c)II, or as established by EPA or air district or contribute substantially to an existing or projected air quality violation. The peak annual and daily level of construction-generated emissions of ROG and NOx along with the annual emissions of PM<sub>10</sub> resulting from implementation of the

IWVLMP would exceed the applicable EKAPCD thresholds, which is significant. Further, under the scenario where full build out potential of the land use designations prescribed under the IWVLMP would occur over a five-year period from 2015 to 2020, the annual and daily construction emissions generated in the IWVLMP project area would exceed the applicable EKAPCD thresholds for ROG, NOx, and PM<sub>10</sub>. Mitigation Measure MM 4.3-1 would need to be implemented to reduce construction-related pollutant emissions. However, while implementation of Mitigation Measure MM 4.3-1 would reduce construction-related emissions, they may not reduce these emissions to levels below the EKAPCD thresholds for each future discretionary development project, as the amount of emissions generated by each project would vary depending on its size, the land area that would need to be disturbed during construction, and the length of the construction schedule. Under these conditions, no further mitigation measures are available and this impact would be considered significant and unavoidable.

Further, the annual and daily level of operational emissions of ROG and NOx along with the annual emissions of PM<sub>10</sub> resulting from implementation of the IWVLMP would exceed the applicable EKAPCD thresholds, while the annual emissions of SOx would not exceed the applicable EKAPCD thresholds. Thus, impacts associated with ROG, NOx and PM<sub>10</sub> emissions during the operation of future land uses that are developed in accordance to the land use designations prescribed by the IWVLMP in the IWVLMP project area would be considered significant and unavoidable.

4. Impact 4.3-3: The project would result in a cumulatively considerable net increase in any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The IWVLMP project area is located within the Kern County portion of the Mojave Desert Air Basin (MDAB), an area that is designated as nonattainment for the state ozone (both 1-hour and 8-hour) and PM<sub>10</sub> standards. According to the Kern County *Guidelines for Preparing an Air Quality Assessment for Use in Environmental Impact Reports* document, projects that produce emissions that exceed the adopted thresholds of the EKAPCD for ROG, NOx, and PM<sub>10</sub> shall be considered significant for a project level and/or cumulatively for impacts to air quality. Therefore, if an individual project results in air emissions of ROG, NOx, and PM<sub>10</sub> that exceed the EKAPCD's thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these pollutants for which the proposed project regional is in non-attainment under an applicable federal or state ambient air quality standard. Further, both construction and operation emissions associated with the full build out potential of the IWVLMP would result in cumulatively considerable net increases of nonattainment pollutants in the MDAB, and impacts would be significant and unavoidable.
5. Impact 4.4-4: The project would expose sensitive receptors to substantial pollutant concentrations. Without any approved developments as part of the IWVLMP at this time, the health impacts of potential CO hotspots on existing and future sensitive receptors cannot be determined in this EIR. However, for the purposes of conducting a conservation analysis. It is anticipated that due to the large amount of land use developments that could occur in the IWVLMP project area from full build-out there could be potential air quality impacts associated with CO hotspots at certain intersections and/or roadways where a large amount of vehicular traffic occurs. Since no specific development projects have been identified in the IWVLMP, it is infeasible at the programmatic level to provide specific mitigation that would

reduce impacts to a less than significant level. However, it should be noted that the ability to mitigate these potential impacts is contingent on a variety of factors including the severity of the air quality impact, existing land use conditions, and the technical feasibility of being able to implement any proposed mitigation measures (e.g., relocations, road widening, etc.). Due to these various factors that could come into play, there may be scenarios in the future where a potential CO hotspot impact associated with a discretionary project in the IWVLMP project area would be significant and unavoidable. Therefore, this is considered a significant and unavoidable impact at this project level of review.

6. The project would result in cumulative air quality impacts. Air quality impacts associated with ROG, NOx, and PM<sub>10</sub> emissions during both construction and operation of future land use developments in the IWVLMP project area resulting from IWVLMP implementation would be significant and unavoidable as the applicable EKAPCD significance thresholds would be exceeded. Therefore, although the estimated construction emissions for the 13 identified cumulative projects near the IWVLMP project area are not available at this time, it can be concluded that when taken into consideration with those estimated for full build-out of the IWVLMP project area, would further contribute to the exceedance of the EKAPCD thresholds for the emissions of criteria pollutants. Thus, cumulative impacts due to both construction and operational emissions generated from full build-out of the IWVLMP, in conjunction with the related past, present, or reasonably foreseeable probably future projects, would be significant and unavoidable.

Further, due to an overall increase of commercial and industrial uses in the IWVLMP project area when full build-out potential of the IWVLMP is compared to the full build-out potential of the existing County General Plan and applicable specific plans, the amount of employment that would be introduced would be in excess of the projections included in the Kern County conformity analysis. Therefore, if full build-out under the IWVLMP is realized, the employment growth would not be consistent with the most recent Kern County conformity analysis and would involve cumulative air quality impacts associated with transportation or growth. Despite implementation of Mitigation Measure MM 4.3-1, this impact would be significant and unavoidable at this juncture.

7. Impact 4.7-1: The project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The IWVLMP does not include specific development proposals, but only identifies future land use designations that could occur in the IWVLMP project area, the amount of construction and operational GHG emissions that could be generated during any given time is unknown and any attempts to estimate these emissions at this juncture would be speculative. It is anticipated that at full build-out of the proposed IWVLMP, when compared to the full build-out scenario of the existing Kern County General Plan and applicable specific plans of the IWVLMP project area, the net annual GHG emissions generated in the IWVLMP would exceed the EKAPCD's annual threshold. However, EKAPCD's annual GHG emissions threshold is meant to be applicable to a stationary source project rather than the full potential build-out of an entire project area resulting from implementation of a land use management plan such as the proposed IWVLMP. Despite implementation of Mitigation Measure MM 4.7-1, there may be a future scenario where a discretionary project in the IVWLMP project area may generate GHG emissions that exceed 25,000 metric tons of CO<sub>2</sub>e annually and is unable to implement strategies that are capable of achieving a 29 percent reduction in GHG emissions against

BAU conditions. Because such a scenario may be probable in the future, it is concluded that this impact for the proposed IWVLMP would be significant and unavoidable.

8. Impact 4.7-2: The project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The GHG emissions generated from full build-out of the land use designations proposed under the IWVLMP would result in an annual increase of MTCO<sub>2</sub>e in the IWVLMP project area when compared against full build-out under the existing Kern County General Plan and applicable specific plans on the IWVLMP project area. Consequently, this net increase in overall GHG emissions could potentially hinder the state's ability to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020 as well as the goal of reducing GHG emissions to 80 percent below 1990 levels by 2050. Despite the implementation of Mitigation Measure MM 4.7-1, full build-out of the IWVLMP would result in a considerable increase in the emissions in the IWVLMP project area when compared to full build-out under the existing Kern County General Plan and applicable specific plans of the IWVLMP project area. As, such, impacts would remain significant and unavoidable.
9. The project would result in cumulative impacts to greenhouse gas emissions. CEQA considers a project's impacts related to GHG emissions inherently cumulative. Therefore, because GHG emissions generated by full build-out of the new land uses proposed by the IWVLMP in the IWVLMP project area would be greater than the GHG emissions that would be generated by full build-out under the existing Kern County General Plan and applicable specific plans of the IWVLMP project area, potential impacts associated with the generation of GHG emissions and the IWVLMP's potential to conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs have been concluded to be significant and unavoidable.
10. Impact 4.9-2: The project would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The IWV Groundwater Basin is in critical condition of overdraft where the amount of overflows far exceeds the natural inflows into the closed basin. Implementation of the proposed project is a first step towards establishing a sustainable groundwater basin for the IWV and implementation of the project will ensure that future heavy water development proposals within the valley are limited due to changes in land use and requirements for future environmental review of residential tract maps, along with commercial and industrial development proposals. As the IWV groundwater basin is currently in a condition of overdraft, any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. Therefore, even though this project would provide a net benefit to the long-term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts would remain significant and unavoidable.
11. The project would result in cumulative hydrology and water quality impacts. Construction of potential future development within the IWVLMP project area has the potential to introduce sediments and construction-related chemicals into surface water runoff. Implementation of the proposed project is a first step towards establishing a sustainable groundwater basin for the IWVLMP and implementation of the project will ensure that future heavy water

development proposals within the valley are limited due to changes in land use and requirements for future environmental review of residential tentative tract maps, along with commercial and industrial development proposals. Currently however, as specified above, the Indian Wells Valley groundwater basin is in a condition of overdraft. Any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts are considered cumulatively significant and unavoidable.

12. The project would result in cumulative noise impacts. Construction of approved and pending projects in the proposed project vicinity would create temporary construction-related and long-term, operations-related noise. As development occurs throughout the proposed project area, sensitive receptors would potentially be exposed to unacceptably high noise levels. Implementation of the project is anticipated to result in a general increase in ambient noise levels within the plan area, including the exacerbation of current noise standards. Further, significance criteria exceedances at numerous locations would potentially expose existing and residential area to noise levels greater than 65 CNEL. Future projects will be subject to goals, policies, and implementation measures of the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan, Ridgecrest Ranchos Specific Plan and local ordinance, however, cumulative noise impacts are concluded to occur with the future buildout of the plan area and therefore, cumulative noise levels resulting from other projects could result in significant cumulative noise levels or impacts.
13. Impacts 4.12-1: The project would induce substantial population and growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure). The proposed project would involve up to a net total decrease of approximately 49,876 possible residential units and 130,669 acres of potential farmland. However, there would be a net total increase of approximately 123,000 acres of open space, 212 acres of commercial use and 7,152 acres of industrial use. These new open space, commercial and industrial land uses could induce population growth as it provides new opportunities for business and recreational uses in the IWVLMP project area. The potential introduction of new employees would increase daytime populations in the project area which would generate an indirect effect on the potential for an increase in housing and residents, should the employees relocate for employment to the IWVLMP project area. Although it is speculative to determine when the population and employment opportunities in the IWVLMP area would increase, due to the removal of land use barriers to development there is a potential for a direct and indirect increase in population, housing, businesses and employees on the IWVLMP project area. This potential development increase would not fall within the population projections of the Kern COG for the project area, and would exceed the amount of development potential predicted by the County. Therefore, impacts associated with the potential for an increase in population, housing, employees and business are potentially significant and unavoidable.
14. The project would result in cumulative population and housing impacts. At maximum build-out of the IWVLMP, large increases in employment and daytime population as development is implemented could occur creating potential increases in residential population, in the case employees relocate closer to work, and potential increases in the need for residential units to accommodate the influx. future development is proposed, the County would review projects on a case-by-case basis to determine if there are any conflicts with relevant Kern County

Planning documents, in relationship to population growth projections. The potential increase in population and housing could exceed the population projections as planned for and accommodated by the Kern COG. Thus, for the IWVLMP and all future projects, the cumulative impact on population and housing in the program area would be significant and unavoidable.

15. The project would result in cumulative traffic and transportation impacts. At maximum build-out, the IWVLMP would add 212 acres of commercial development and 7,152 acres of industrial development. The implementation of such land uses could require the construction of a large number of transportation facilities in order to support such development, and would thus induce a potentially significant impact. As the lands within the IWVLMP program area are currently undeveloped and vacant, new development may require new circulation facilities to ensure there are appropriate local and regional connections available and able to support the development. As no development is proposed, implementation of the proposed project would not result in any specific project-level development at this time. Therefore, impacts on a project-level basis are considered less than significant, but at full build-out of the program, impacts would be considered cumulatively significant.
16. Impact 4.16-3: The project would result in insufficient water supplies available to serve the project from existing entitlements and resources. The proposed land uses within the IWVLMP area would result in a water demand of between 24,411.89 AFY to 35,064.69 AFY, compared with the existing land uses water demand ranging from 677,553.22 AFY to 1,077,786.51 AFY. Therefore, potential future water demand within the IWVLMP area would be substantially reduced by the proposed land use changes. However, since the Basin is currently in a state of overdraft in existing conditions, future development may still result in significant impacts to the Basin. Implementation of the IWVLMP is a first step towards establishing a sustainable groundwater basin for the IWV and implementation of the IWVLMP would ensure that future heavy water development proposals within IWV are limited due to changes in land use and requirements for future environmental review of residential tentative tract maps, along with commercial and industrial development proposals. There are policies and implementation measures in the County Ordinances that promote water conservation which could reduce water demands in the future. Additionally, given the fact that the IWV Groundwater basin has been identified by the Sustainable Groundwater Management Act as a basin in overdraft conditions, Groundwater Management Plans will be required providing further direction regarding water supply for future development proposals. Currently however the IWV Basin is in a condition of overdraft. Any proposal or development that utilizes groundwater has the potential to further reduce groundwater within the region. As such, even though this project provides a net benefit to the long term sustainability of groundwater, because the basin is currently in a condition of overdraft, impacts are considered significant and unavoidable.
17. The project would result in cumulative utilities and service system impacts. The full build-out of the IWVLMP would contribute to a cumulative effect related to utilities and service systems due to the substantial increase of commercial and industrial land uses, even with the substantial decrease in residential land uses. Future development projects implemented under the IWVLMP could generate a substantial amount of wastewater. Significant cumulative impacts to wastewater systems would occur if the cumulative projects within the IWVWD or Inyokern CSD service areas were to exceed treatment capacities or treatment capabilities. Future IWVLMP development projects and all other projects within the surrounding areas

would be required to submit construction waste management plans for the reuse and recycling of construction and demolition waste. All expanded or new development would include recycling facilities into site design, and development projects would participate in County programs designed to divert 50 percent of waste from landfills, and eventually statewide requirements to divert 75 percent of waste from landfills once finalized. Development would comply with all other federal, state, and local statutes and regulations related to the handling and disposal of solid waste. Industrial, residential and commercial development projects associated with IWVLMP land use changes would generate solid waste during construction and operation. Therefore, impacts would remain cumulatively significant and unavoidable.

## Findings

This Board of Supervisors finds and determines in approving the Indian Wells Valley Land Use Management Project that it has considered the identified means of lessening or avoiding the project's significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable or not reduced to below a level of significance after mitigation, such impacts are at an unacceptable level in light of the social, legal, economic, environmental, technological, and other project benefits discussed below, and such benefits override, outweigh, and make "acceptable" any such remaining environmental impacts of the project (*CEQA Guidelines Section 15092(b)*).

The following benefits and considerations outweigh the identified significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the findings, the final EIR, and the record of proceedings for the project. Each of these benefits and considerations is a separate and independent basis that justifies approval of the project, so that if a court were to set aside the determination that any particular benefit or consideration would occur and justifies project approval, this Board of Supervisors determines that it would stand by its determination that the remaining benefit(s) or considerations are sufficient to warrant project approval.

## Facts

Each benefit set forth below constitutes an overriding consideration warranting approval of the project, independent of the other benefits, and the Board of Supervisors determines that the adverse environmental impacts of the project are "acceptable" if any of these benefits would be realized. The project would provide benefits to the County of Kern as follows:

1. The proposed project would reduce future water consumption with water-balanced land uses.
2. The proposed project would promote landscaping that reduces or eliminates the need for supplemental water for irrigation.
3. The proposed project increases compatibility with the AICUZ for NAWS China Lake.
4. The proposed project would help reduce dust creation.
5. The proposed project would ensure consistency between the Kern County General and Specific Plans in the region with Title 19 of the Kern County Zoning Ordinance.

**Exhibit C**

**Mitigation Monitoring  
& Reporting Program  
(MMRP)**



Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan						
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials	
4.3	Air Quality	During processing of any future project	Planning and Community Development Department, Eastern Kern Air Pollution Control District			
#1	<b>MM 4.3-1:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of a Precise Development (PD) Plan shall prepare an Air Quality Impact Assessment (AQIA) report in compliance with standards established by the Eastern Kern Air Pollution Control District regarding the methodology used to quantify the reductions. The report shall quantify estimated emissions associated with the proposed development and identify proposed mitigation measures to reduce identified impacts.					
	<b>Steps to Compliance:</b>					
	A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.					
	B. The project proponent shall prepare an Air Quality Impact Assessment (AQIA) in compliance with EKAPCD standards.					
	C. The project proponent shall submit evidence of the AQIA to the Kern County Planning and Community Development Department and the Eastern Kern Air Pollution Control District.					
#2	<b>MM 4.3-2:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan located 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day, shall prepare a health risk assessment (HRA) to evaluate the health risks to these residential developments associated with TACs from the mobile sources traveling on these freeways and roadways. Based on findings in the HRA, appropriate measures shall be taken, if necessary, to reduce the cancer risk resulting from TAC-exposure to below 10 in one million for the maximally-exposed individual. These measures may include, but are not limited to, relocating the residential development beyond 500 feet of the freeway or roadway, or implementation of appropriate Minimum Efficiency Reporting Value (MERV) filters at the residential development.	During the processing of any future project	Planning and Community Development Department			
	<b>Steps to Compliance:</b>					
	A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.					
	B. The project proponent shall prepare a Health Risk Assessment if the project is located within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.					
	C. The project proponent shall implement the appropriate Minimum Efficiency Reporting Value or facilitate the relocation of the development beyond 500 feet of a freeway or roadway, based on the findings of the HRA.					
	D. The project proponent shall submit a copy of the HRA to the Kern County Planning and Community Development Department.					
4.4	Biological Resources					
#3	<b>MM 4.4-1:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or	During processing of any future proposed project	Planning and Community Development Department			

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall conduct a floristic survey for special-status plants within the impact area. The study shall follow the <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i> (CDFG, 2009). Based on the findings of the protocol survey, a botanical survey report, including an analysis of potential impacts, shall be prepared by a qualified botanist in accordance with the above-referenced protocol, and submitted to the Kern County Planning and Community Development Department and the appropriate regulatory agency.</p> <p>If special-status plant species are found, they shall be avoided whenever possible by delineating and implementing a no-disturbance buffer of at least 50 feet from the outer edge of the plant population(s) or specific habitat types(s) required by special-status plant species. If a state- or federally listed plant species is identified during botanical surveys, consultation with California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service shall be conducted to determine permitting needs and methods for mitigating the loss of the plant(s) if avoidance is not feasible, such as compensatory mitigation or onsite or offsite revegetation and monitoring.</p> <p>If plant species protected under the California Desert Native Plants Act are found, including all species of the family Agavaceae (century plants, nolinae, yuccas), family Cactaceae (cacti) [except for sahuaro cactus and barrel cactus], all species of the genus Prosopis (mesquites), all species of the genus Cercidium (palos verdes), catclaw acacia, desert holly, and other California native desert plants as identified in Division 23 of the California Food and Agriculture Code, the plants shall be avoided whenever possible by delineating and implementing a no-disturbance buffer of at least 50 feet from the outer edge of the plant populations(s) or specific habitat types(s). If avoidance is not feasible, plants protected under the California Desert Native Plants Act shall not be removed unless the appropriate permits, tags, and seals are obtained from the County sheriff or commissioner, in compliance with the California Desert Native Plants Act. (RTC 3/30/15)</p>	<p><b>Steps to Compliance:</b></p> <p>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</p> <p>B. The proponent shall conduct a floristic survey for special-status plants within the impact area. Based on the floristic survey, a botanical survey report shall be prepared by a qualified botanist. Copies of the survey shall be submitted to the Kern County Planning and Community Development Department and the appropriate regulatory agency.</p>			

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
#4	<p><b>MM 4.4-2:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall conduct appropriate biological surveys to determine the presence or absence of specific special status species or habitat. The biological study shall be conducted utilizing appropriate US Fish and Wildlife Service and/or California Department of Fish and Wildlife guidelines. If surveys indicate presence or potential presence of any special status species to be located on site, including, but not limited to, special-status and migratory birds protected by the MTBA and California Fish and Game Code § 3503, 3503.5 and 3513, the study shall further include site-specific avoidance, minimization and/or mitigation measures to reduce potential direct or indirect impacts to special-status species or habitat for such species. The study shall include but not be limited to review of following species: desert tortoise, Mohave ground squirrel, American badger, desert kit fox, burrowing owl, silvery legless lizard, rosy boa, Cooper's hawk, golden eagle, long-eared owl, mountain plover, prairie falcon, loggerhead shrike, Bendire's thrasher, crissal thrasher, Le Conte's thrasher, gray vireo, pallid bat, Townsend's big-eared bat, spotted bat, Tulare grasshopper mouse, short-nosed kangaroo rat, and San Joaquin whipsnake. The presence of these species shall require implementation of site-specific avoidance, minimization and/or mitigation measures developed in consultation with US Fish and Wildlife Service and/or California Department of Fish and Wildlife. Final result of the study shall be submitted to the Kern County Planning and Community Development Department for review and consideration.</p>	<p>During the processing of any future proposed project</p>	<p>Planning and Community Development Department, United States Fish and Wildlife Service(USFWS), California Department of Fish and Wildlife (CDFW)</p>		
#5	<p><b>MM 4.4-3:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall conduct a site-specific jurisdictional assessment of potential streams (desert washes) and associated wetland or riparian vegetation that could be impacted by future development projects within the Indian Wells Valley Land Management Plan area. If the biologist</p>	<p>During the processing of any future proposed project</p>	<p>Planning and Community Development Department, United States Fish and Wildlife Service(USFWS), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board</p>		

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan		Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>determines there are no potential jurisdictional features onsite, a brief technical memorandum documenting the findings of the assessment shall be submitted to the Kern County Planning and Community Development Department for their records.</p> <p>If potential jurisdictional features occur onsite that cannot be avoided, as determined in the initial assessment, a formal jurisdictional delineation shall be conducted that maps the limits of the features, and the findings shall be prepared in a jurisdictional delineation report suitable for submittal to the Regional Water Quality Control Board and California Department of Fish and Wildlife for obtaining either a Waste Discharge Requirement from the Regional Water Quality Control Board and/or a Streambed Alteration Agreement with California Department of Fish and Wildlife.</p> <p>Potential jurisdictional features identified in the jurisdictional delineation report shall be avoided to the extent feasible. If avoidance is not practical, prior to vegetation or ground disturbance activities that could impact these sensitive resources, the project applicant shall file a complete Report of Waste Discharge with the Lahontan Regional Water Quality Control Board to obtain Waste Discharge Requirements and shall also consult with California Department of Fish and Wildlife on the need for a streambed alteration agreement. Based on consultation with Regional Water Quality Control Board and California Department of Fish and Wildlife, if permits are required for the site-specific future development, appropriate permits shall be obtained prior to disturbance of jurisdictional resources. If required, a restoration plan shall be prepared for approval by the Regional Water Quality Control Board and California Department of Fish and Wildlife to compensate for any temporary or permanent impacts to streams, including desert washes, wetlands, or riparian vegetation. The restoration plan shall include the following elements: project goals and timeline, soil preparation requirements, planting plan, seed palate, first year watering requirements, maintenance, monitoring requirements, performance standards, adaptive management, environmental permitting, funding requirements and responsible parties.</p>		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>C. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</li> <li>D. A qualified biologist shall conduct a site-specific jurisdictional assessment of potential streams and associated wetland or riparian vegetation that could be impacted by future development projects in the IWVLMP area.</li> <li>E. In the case that potential jurisdictional features occur onsite that cannot be avoided, a qualified biologist shall prepare a formal jurisdictional delineation and submitted to the Regional Water Quality Control Board and California Department of Fish and Wildlife for obtaining either a Waste Discharge Requirement from the Regional Water Quality Control Board and/or a Streambed Alteration Agreement with California Department of Fish and Wildlife.</li> <li>F. If avoidance is not practical, the project applicant shall file a complete Report of Waste Discharge with Lahontan Regional Water Quality Control Board and obtain Waste Discharge Requirements and consult with CDFW.</li> <li>G. A qualified biologist shall prepare a restoration plan for approval by the Regional Water Quality Control Board and CDFW. Copies of this plan shall be submitted to Kern County Planning and Community Development Department, CDFW, USFWS, and the Lahontan Regional Water Quality Control Board.</li> </ul>				

**Justification:** Changes or alterations to the project have been required to substantially reduce the potentially significant environmental effects identified in the final EIR to the extent feasible.

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
4.5	<b>Cultural Resources</b>				
#6	<p><b>MM 4.5-1:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a Historic Resources Assessment, including a records search at the Southern San Joaquin Valley Information Center, historic resources survey, recordation of all identified historic built resources on California Department of Parks and Recreation 523 forms, and evaluation for their eligibility for listing in the California Register and for significance as a historical resource per CEQA Guidelines Section 15064.5 to implement any project specific impacts associated with the proposed future development. Said analysis will be utilized by the Kern County Planning and Community Development Department to determine project specific mitigation at the time of processing, if applicable. Mitigation may include, but are not limited to avoidance, compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, photo-documentation (such as HABS documentation), or public interpretation.</p>	<p>During the processing of any future proposed projects</p>	<p>Kern County Planning and Community Development Department; Southern San Joaquin Valley Information Center</p>		
#7	<p><b>MM 4.5-2:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a Phase I cultural resources inventory on a project-specific basis prior to the County's approval of project plans. The study shall be carried out by a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Professional</p>	<p>During the processing of any future proposed projects</p>	<p>Kern County Planning and Community Development Department, Southern San Joaquin Valley Information Center</p>		

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>Qualifications Standards for Archaeology, and shall be conducted in consultation with the local Native American representatives expressing interest. The cultural resources inventory would consist of: a cultural resources records search to be conducted at the Southern San Joaquin Valley Information Center; scoping with the NAHC and with interested Native Americans identified by the NAHC; a pedestrian archaeological survey where deemed appropriate by the qualified archaeologist; and recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms. If potentially significant archaeological resources are encountered during the survey, the County shall require that the resources are evaluated for their eligibility for listing in the California Register and for significance as a historical resource or unique archaeological resource per CEQA Guidelines Section 15064.5. Recommendations shall be made for treatment of these resources if found to be significant, in consultation with the County and the appropriate Native American groups for prehistoric resources. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means of mitigation to avoid impacts to significant resources. Methods of avoidance may include, but shall not be limited to, project re-route or re-design, project cancellation, or identification of protection measures such as capping or fencing. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, which may include data recovery or other appropriate measures, in consultation with the Kern County Planning and Community Development Department, and any local Native American representatives expressing interest for prehistoric resources.</p> <p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</li> <li>B. The proponent shall prepare a Phase I cultural resources inventory performed by a qualified archaeologist and local Native American monitor.</li> <li>C. The project proponent shall submit copies of the HRA to the Kern County Planning and Community Development Department for review.</li> <li>D. If potential significant archaeological resources are encountered, the qualified archaeologist shall evaluate their eligibility for listing in the California Register and for significance as a historical resources or unique archeological resource.</li> </ul>		Kern County Planning and Community Development Department		
#8	<p><b>MM 4.5-3:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall have a qualified paleontologist, defined as meeting SVP standards, retained to determine the necessity of conducting a study of the project area(s) based on the potential sensitivity of the project area for paleontological resources. If deemed necessary, the paleontologist shall conduct a paleontological resources inventory designed to identify potentially significant resources. The paleontological resources inventory</p> <p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</li> <li>B. The proponent shall retain a qualified paleontologist to determine the necessity of conducting a survey of the project area(s) paleontological</li> </ul>	During the processing of any future proposed projects	Kern County Planning and Community Development Department		

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	would consist of: a paleontological resources records search to be conducted at the Natural History Museum of Los Angeles County and/or other appropriate facilities; a field survey where deemed appropriate by the paleontologist; and recordation of all identified paleontological resources. The paleontologist shall provide recommendations regarding additional work for the project, if deemed necessary. Impacts to significant paleontological resources, if identified, shall be avoided, or properly mitigated.	C. If necessary, the qualified paleontologist shall conduct a paleontological resources inventory and shall provide recommendations regarding additional work for the project. Copies of the inventory shall be submitted to Kern County Planning and Community Development Department for review.	During the processing of any future proposed projects	Kern County Planning and Community Development Department, County Coroner, Native American Heritage Commission	
#9	<b>MM 4.5-4:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan that involves ground disturbance within the project area shall address the potential discovery and proper treatment of human remains, which is always a potential in areas that have not been previously disturbed or only partially disturbed through prior development. The Planning and Community Development Department shall require that, if human remains are uncovered during project construction, work in the vicinity of the find shall cease and the Kern County Coroner shall be contacted to evaluate the remains, following the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the Coroner will contact the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). The NAHC will then designate a Most Likely Descendant of the deceased Native American, who will engage in consultation to determine the disposition of the remains.	<b>Steps to Compliance:</b> A. This mitigation measure shall be incorporated as a condition of approval for any site plan review. B. If required, the project proponent shall contact the County Coroner to assess the find. C. If required, the County Coroner shall contact the Native American Heritage Commission to assess the find. D. The Kern County Planning and Community Development Department shall verify compliance with the mitigation measure.			
	<b>Justification:</b> Changes or alterations to the project have been required to substantially reduce the potentially significant environmental effects identified in the final EIR to the extent feasible.				
4.6	<b>Geology and Soils</b>				
#10	<b>MM 4.6-1:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall be required to retain a qualified geotechnical engineer to design development within the program area to withstand	During the processing of any future proposed projects	Planning and Development Building Inspection Department	Community Department	

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>probable seismically-induced hazards, including ground shaking and ground failure including liquefaction. All grading and construction onsite would be fully compliant with the seismic recommendations by the California-registered professional engineer in accordance with California and Kern County Building Code requirements. The required measures would encompass site preparation and foundation specifications. The final structural design would be subject to approval and follow-up inspection by the Kern County Building Inspection Department. Final design requirements would be provided to the onsite construction supervisor and the Kern County Building Inspector to ensure compliance. A copy of the approved design shall be submitted by the project proponent to the Inspector to ensure compliance. A copy of the approved design would be submitted to the Kern County Planning and Community Development Department.</p>	<p>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</p> <p>B. The project proponent shall retain a qualified geotechnical engineer to design development within the program area.</p> <p>C. The final structural design would be subject to review and approval and follow-up inspection by the Kern County Building Inspection Department.</p> <p>D. Final design requirements would be provided to the onsite construction supervisor and Kern County Building Inspector to ensure compliance. A copy of the approved design shall be submitted by the project proponent to the Kern County Planning and Community Development Department.</p>			
#11	<p><b>MM 4.6-2:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a soil report to identify the feasibility of using individual sewage disposal systems in accordance with the standards of good public health and engineering practice. The report must be prepared by a registered civil engineer, qualified in the field of soils engineering, or by some other specialist acceptable to the Environmental Health Division, and is subject to the review and approval of the Division. The proposed septic system and leach field are anticipated to be located away from surface drainages and protected from potential surface runoff. Proper siting and design of the leach field would minimize potential for a health impact from flooding. When designed correctly, septic systems would not result in health impacts, adversely affect natural habitat, or pollute groundwater</p>	<p>During the processing of any future proposed projects</p>	<p>Planning and Development Environmental Health Division</p>	<p>Community Department, Environmental Health Division</p>	
	<p><b>Justification:</b> Changes or alterations to the project have been required to substantially reduce the potentially significant environmental effects identified in the final environmental impact report (EIR) to the extent feasible.</p>				
4.7	<b>Greenhouse Gas Emissions</b>				
#12	<p><b>MM 4.7-1:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a Greenhouse Gas (GHG) emission</p>	<p>During the processing of any future proposed projects</p>		<p>Eastern Kern Air Pollution Control District, Planning and Community Development Department</p>	
	<p>Indian Wells Valley Land Use Management Plan Mitigation Monitoring and Reporting Program - DRAFT</p>				<p>Board of Supervisors May 19, 2015</p>

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>report for any proposal that exceeds the minimum GHG significance standards established by the Eastern Kern Air Pollution Control District. The Planning and Community Development department shall determine the necessity of this report during the preliminary review of the above identified discretionary actions. In addition to estimated emissions, the GHG report shall identify all measures (regulatory or applicant implemented) for the reduction by 29 percent of the project's "business as usual" operational CO2 equivalent emissions, or a reduction to be determined by any future Greenhouse Gas/Climate Change Action Plan prepared and adopted by the County. The GHG report shall be submitted to the Eastern Kern Air Pollution Control District for review and comment regarding the methodology used to quantify the reductions.</p> <p><b>Justification:</b> Changes or alterations to the project have been required to substantially reduce the potentially significant environmental effects identified in the final EIR to the extent feasible.</p>		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</li> <li>B. The proponent shall prepare a Greenhouse Gas emission report. The report shall be submitted to the Eastern Kern Air Pollution Control District for review and comment.</li> </ul>		
4.13	<b>Public Services</b>		Planning and Community Development Department		
#13	<p><b>MM 4.13-1:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map, or the processing of Precise Development (PD) Plan shall be subject to any development impact fee for public services adopted by the Kern County Board of Supervisor prior to the issuance of any building permit. Payment of that fee will be considered full mitigation for impacts to public services specifically referenced in the development impact fee.</p>	<p>During the processing of any future proposed projects</p>	Planning and Community Development Department		
#14	<p><b>MM 4.13-2:</b> The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map, or the processing of Precise Development (PD) Plan shall be subject to paying the required school fees in accordance with Government Code Section 65996 prior to the issuance of any building permit.</p>	<p>During the processing of any future proposed projects</p>	Planning and Community Development Department		
	<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</li> <li>B. The proponent shall pay fee and provide written proof of payment to the</li> </ul>				

Mitigation Measures Monitoring Program - Indian Wells Valley Land Use Management Plan					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
		<b>Justification:</b> Changes or alterations to the project have been required to substantially reduce the potentially significant environmental effects identified in the final EIR to the extent feasible.			
		Planning and Community Development Department.			
4.15	Traffic and Transportation	During the processing of any future proposed projects	Planning and Community Development Department		
#15	MM 4.15-1: The processing of any future proposed project that includes either a residential Tentative Tract Map consisting of five (5) parcels or more, any commercial or industrial parcel map or, the processing of Precise Development (PD) Plan shall prepare a traffic impact analysis to identify project specific construction and operational impacts. This study shall be prepared in conformance with Kern County Roads Department and Caltrans requirements for methodology and project assumptions and identify recommended actions and mitigation measures to reduce traffic impacts.	<p><b>Steps to Compliance:</b></p> <p>A. This mitigation measure shall be incorporated as a condition of approval for any site plan review.</p> <p>B. The project proponent shall conduct a traffic impact analysis. Copies of the analysis shall be submitted to Kern County Planning and Community Development Department for review and comment.</p>			
		<b>Justification:</b> Changes or alterations to the project have been required to substantially reduce the potentially significant environmental effects identified in the final EIR to the extent feasible.			

# **Resolutions**



**BEFORE THE PLANNING COMMISSION**  
**COUNTY OF KERN, STATE OF CALIFORNIA**

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In the matter of:

**RESOLUTION NO. 35-15**

**APPLICATION FOR GENERAL PLAN AMENDMENT NO. 6, MAP NO. 22; GENERAL PLAN AMENDMENT NO. 3, MAP NO. 46; GENERAL PLAN AMENDMENT NO. 6; SPECIFIC PLAN AMENDMENT NO. 7, MAP NO. 46; GENERAL PLAN AMENDMENT NO. 2; SPECIFIC PLAN AMENDMENT NO. 3, MAP NO. 47; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 47-25; GENERAL PLAN AMENDMENT NO. 1; MAP NO. 47-26; GENERAL PLAN AMENDMENT NO. 3, MAP NO. 47-28; SPECIFIC PLAN AMENDMENT NO. 1, MAP NO. 47-29; SPECIFIC PLAN AMENDMENT NO. 1, MAP NO. 47-30; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 47-34; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 47-35; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 47-36; GENERAL PLAN AMENDMENT NO. 2, MAP NO. 48-30; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 48-31; GENERAL PLAN AMENDMENT NO. 1; SPECIFIC PLAN AMENDMENT NO. 2, MAP NO. 69; GENERAL PLAN AMENDMENT NO. 3; SPECIFIC PLAN AMENDMENT NO. 4, MAP NO. 70; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 70-22; GENERAL PLAN AMENDMENT NO. 3, MAP NO. 71; SPECIFIC PLAN AMENDMENT NO. 1, MAP NO. 71-6; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 71-7; GENERAL PLAN AMENDMENT NO. 2, MAP NO. 71-10; GENERAL PLAN AMENDMENT NO. 6, MAP NO. 71-14; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 71-15; GENERAL PLAN AMENDMENT NO. 2, MAP NO. 71-18; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 71-19; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 92; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 93; GENERAL PLAN AMENDMENT NO. 1, MAP NO. 94**

The Indian Wells Valley is located in the northeastern corner of Kern County. The eastern and northern boundaries follow the existing Kern County/San Bernardino County and Kern County/Inyo County jurisdictional boundary lines. The western and southern boundaries of the IWV are located in an area largely consisting of federal desert lands. The plan area covers approximately 400-square miles. Eastern Kern County Desert Region refers to lands located east of the Los Angeles Aqueduct.

Kern County Planning and Community Development Department (PP14010)

**FINDINGS AND DETERMINATION**

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I, Lorelei H. Oviatt, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Babcock, seconded by Ms. Garcia, was duly passed and adopted by said Planning Commission at an official meeting hereof this 9th day of April, 2015, by the following vote, to wit:

**AYES:** Babcock, Garcia, Sprague

**NOES:** Louie, Poole

**ABSTAINED:** None

**ABSENT:** None

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*Lorelei H. Oviatt*  
**SECRETARY OF THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

## R E S O L U T I O N

### **SECTION 1. WHEREAS:**

(a) Pursuant to the California Government Code, Title 7, Section 65354 (known as the Planning and Zoning Law), the Kern County Planning Commission considers proposed amendments to the County's General and Specific Plans and must provide a recommendation on all such proposed amendments to the Kern County Board of Supervisors; and

(b) Pursuant to the Zoning Ordinance, Section 19.102.135, such advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) The Kern County Planning and Community Development Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section 7297.659; 660; 199; 629; 687; 688; 423; 630; 631; 690; 682; 683; 684; 677; 200; 679; 680; 413; 678; 681; 417; 419; 420; 421; 422; 202; 600; 601 of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(d) Said parcel of real property is described as follows:

APN: Various

(A complete legal description is on file with the Kern County Planning and Community Development Department); and

(e) Said application has been made pursuant to provisions of Chapter 19.102 of said Ordinance Code, and requests a series of proposed General Plan Amendments;

Specific changes to land use designations within the Indian Wells Valley are only proposed on (1) lands owned by the state or federal government, (or) (2) lands currently zoned A (Exclusive Agricultural) or A-1 (Limited Agricultural) by the Kern County Zoning Ordinance (or) (3) lands owned by individuals who have directly contacted Staff requesting a change; and

(f) The Planning and Community Development Department has reviewed the matter and prepared a report containing detailed description and analysis of the proposed amendment to the General Plan, (copy of the report is on file with the Planning and Community Development Department and incorporated herein by this reference as if set forth in full); and

(g) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that an Environmental Impact Report has been prepared for this project; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Community Development Department and all persons so desiring were duly heard; and

(k) Before making any findings on said Environmental Impact Report or any consideration of the proposal on its merits, this Commission called for any objections or comments on said Environmental Impact Report; and

The Director of the Planning and Community Development Department has furnished to this Commission, and the Commission has incorporated into the record of this matter, a document setting forth the significant environmental effects identified in said Environmental Impact Report, with proposed findings and consideration by this Commission in relation to said significant effects for the purposes of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, and setting forth evidence in support of the proposed findings; and a member of the Planning and Community Development Department Staff appeared before the Commission and gave additional testimony in support of the proposed findings; and

During said hearing, this Commission duly considered the adequacy and scope of said Environmental Impact Report and thereafter reviewed and considered the information therein contained with respect to the merits of the matters under consideration; and

(l) This Commission has considered the recommendation of the Planning and Community Development Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission has fully reviewed and considered the information in said Environmental Impact Report and Mitigation Measure Monitoring Program and hereby recommends it to be certified in relation to the subject of this resolution and, after careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be, and hereby, recommends the Board of Supervisors C E R T I F Y said Environmental Impact Report and A D O P T Mitigation Measure Monitoring Program and A P P R O V E, as recommended by Staff, the application for the reasons specified in this Resolution; and

(b) The findings of this Commission upon which its decision is based are as follows:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Program Environmental Impact Report, and the Planning Commission recommends the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Commission acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Program Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.

- (4) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.
- (5) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is in accordance with the “Police Powers” land use regulations granted to local cities/counties by the State of California. The Indian Wells Valley groundwater basin is the primary and sole source of water for the region and that adoption of these land use changes are necessary to protect the public health, safety and welfare of Indian Wells Valley residents to ensuring existing and future growth within the area will have a sustainable source of available water which is necessary to sustain any living environment or community.
- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the Kern County General Plan Land Use, Open Space and Conservation goals of:
- Guiding the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand.
  - Ensuring the provision of safe amenable living environments and the promotion of efficient and economical use of land.
  - Promoting the conservation of water quality and quantity in Kern County.
  - Minimizing land use conflicts between residential and resource, commercial; or industrial land uses.
  - Ensuring compatible land uses around airports.
- (7) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will facilitate more sustainable development in the unincorporated areas to promote the protection of limited groundwater resources.
- (8) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will facilitate conservation and protection of water resources and is consistent with the Kern County General Plan policies that encourage development of the County’s groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth and maintenance of the natural environment.
- (9) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, is consistent with the Kern County General Plan Nose Element Goals of:
- Ensuring that residents of Kern County are protected from excessive noise and that moderate levels of noise are maintained;

- Protect the economic base of Kern County by preventing the encroachment of incompatible land uses near known noise producing roadways, industries, railroads, airports, oil and gas extraction and other sources.
- (10) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, will ensure protection of incompatible future land uses with the exiting military operations conducted on base and associated activities conducted as part of and within the R-2508 Military Complex.
- (11) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, will ensure the County of Kern and the affected incorporated cities can address compatibility issues when making planning decision regarding NAWS China Land and the surrounding land uses.
- (12) The Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan are consistent and compatible with the adopted Airport Land Use Compatibility Plan, pursuant to Section 65302.3 of the California Government Code.
- (13) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will ensure that airport operations and all surrounding development within airport influence areas will be in accordance with the Airport Land Use Compatibility Plan; and

(c) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Kern County Planning and Community Development Department (PP14010) (applicant)  
LiUNA/Arthur Izzo (1)  
File (3)

jvc

**BEFORE THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

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In the matter of:

**RESOLUTION NO. 36-15**

**APPLICATION FOR ZONE CHANGE CASE NO. 19, MAP NO. 22; ZONE CHANGE CASE NO. 2, MAP NO. 23;  
ZONE CHANGE CASE NO. 33, MAP NO. 46; ZONE CHANGE CASE NO. 7, MAP NO. 47; ZONE CHANGE  
CASE NO. 1, MAP NO. 47-25; ZONE CHANGE CASE NO. 12, MAP NO. 47-26; ZONE CHANGE CASE NO. 13,  
MAP NO. 47-28; ZONE CHANGE CASE NO. 6, MAP NO. 47-29; ZONE CHANGE CASE NO. 17, MAP NO. 47-30;  
ZONE CHANGE CASE NO. 2, MAP NO. 47-35; ZONE CHANGE CASE NO. 2, MAP NO. 47-36; ZONE CHANGE  
CASE NO. 6, MAP NO. 48-30; ZONE CHANGE CASE NO. 12, MAP NO. 48-31; ZONE CHANGE CASE NO. 4,  
MAP NO. 69; ZONE CHANGE CASE NO. 7, MAP NO. 70; ZONE CHANGE CASE NO. 7, MAP NO. 71; ZONE  
CHANGE CASE NO. 2, MAP NO. 71-7; ZONE CHANGE CASE NO. 20, MAP NO. 71-10; ZONE CHANGE CASE  
NO. 20, MAP NO. 71-14; ZONE CHANGE CASE NO. 17, MAP NO. 71-15; ZONE CHANGE CASE NO. 5,  
MAP NO. 71-17; ZONE CHANGE CASE NO. 4, MAP NO. 71-18; ZONE CHANGE CASE NO. 1, MAP NO. 71-19;  
ZONE CHANGE CASE NO. 2, MAP NO. 92; ZONE CHANGE CASE NO. 1, MAP NO. 93; ZONE CHANGE CASE  
NO. 2, MAP NO. 94**

The Indian Wells Valley is located in the northeastern corner of Kern County. The eastern and northern boundaries follow the existing Kern County/San Bernardino County and Kern County/Inyo County jurisdictional boundary lines. The western and southern boundaries of the IWV are located in an area largely consisting of federal desert lands. The plan area covers approximately 400-square miles. Eastern Kern County Desert Region refers to lands located east of the Los Angeles Aqueduct.

Kern County Planning and Community Development Department (PP14010)

**FINDINGS AND DETERMINATION**

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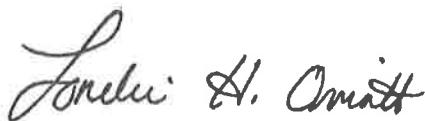
I, Lorelei H. Oviatt, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Babcock, seconded by Ms. Garcia, was duly passed and adopted by said Planning Commission at an official meeting hereof this **9th day of April, 2015**, by the following vote, to wit:

**AYES:** Babcock, Garcia, Sprague

**NOES:** Louie, Poole

**ABSTAINED:** None

**ABSENT:** None



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**SECRETARY OF THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

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**R E S O L U T I O N**

**SECTION 1. WHEREAS:**

(a) Pursuant to the California Government Code, Title 7, Section 65000, et seq. (known as the Planning and Zoning Law), the Kern County Board of Supervisors has adopted the Official Land Use and Zoning Ordinance for the County of Kern (Ordinance Code of Kern County, Chapter 19.02, et seq.), herein called the Zoning Ordinance; and

(b) The Zoning Ordinance establishes various classes of zones, prescribes land uses and regulations for the various zones, and adopts zoning maps for the purposes of dividing the County into zones and showing the zone boundaries; and

(c) The Zoning Ordinance regulates the use of buildings, structures, and land, as between agriculture, industry, business, residence, and other purposes, and other uses more specifically set forth in Section 65850 of said Government Code; and

(d) The Kern County Planning and Community Development Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section 7297.659; 660; 199; 629; 687; 688; 423; 630; 631; 682; 683; 684; 677; 200; 679; 413; 681; 417; 419; 420; 424; 421; 422; 202; 600; 601 of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(e) Said parcel of real property is described as follows:

APN: Various

(A complete legal description is on file with the Kern County Planning and Community Development Department); and

(f) Said application has been made pursuant to provisions of Chapter 19.112 of said Ordinance Code, and requests a zone change insofar as said requirements are applicable to the aforescribed parcel of real property, and more particularly changes in Zone Classifications within the unincorporated Indian Wells Valley area;

Specific changes to land use designations within the Indian Wells Valley are only proposed on (1) lands owned by the state or federal government, (or) (2) lands currently zoned A (Exclusive Agricultural) or A-1 (Limited Agricultural) by the Kern County Zoning Ordinance (or) (3) lands owned by individuals who have directly contacted Staff requesting a change; and

(g) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that an Environmental Impact Report has been prepared for this project; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Community Development Department and all persons so desiring were duly heard; and

(k) Before making any findings on said Environmental Impact Report or any consideration of the proposal on its merits, this Commission called for any objections or comments on said Environmental Impact Report; and

The Director of the Planning and Community Development Department has furnished to this Commission, and the Commission has incorporated into the record of this matter, a document setting forth the significant environmental effects identified in said Environmental Impact Report, with proposed findings and consideration by this Commission in relation to said significant effects for the purposes of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, and setting forth evidence in support of the proposed findings; and a member of the Planning and Community Development Department Staff appeared before the Commission and gave additional testimony in support of the proposed findings; and

During said hearing, this Commission duly considered the adequacy and scope of said Environmental Impact Report and thereafter reviewed and considered the information therein contained with respect to the merits of the matters under consideration; and

(l) This Commission has considered the recommendation of the Planning and Community Development Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) This Commission has fully reviewed and considered the information in said Environmental Impact Report and Mitigation Measure Monitoring Program and hereby recommends it to be certified in relation to the subject of this resolution and, after careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be, and hereby, recommends the Board of Supervisors **C E R T I F Y** said Environmental Impact Report and **A D O P T** Mitigation Measure Monitoring Program and **A P P R O V E**, as recommended by Staff, the application for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.
- (4) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.

- (5) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is in accordance with the “Police Powers” land use regulations granted to local cities/counties by the State of California. The Indian Wells Valley groundwater basin is the primary and sole source of water for the region and that adoption of these land use changes are necessary to protect the public health, safety and welfare of Indian Wells Valley residents to ensuring existing and future growth within the area will have a sustainable source of available water which is necessary to sustain any living environment or community.
- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification will implement development that is consistent with surrounding land uses.
- (7) The PD (Precise Development Combining) District will provide a means for public input and comments through the public hearing process and will allow for the imposition of conditions so that conflicts can be avoided with neighboring properties and ensure that the development will be compatible with adjacent uses.
- (8) The RS (Residential Suburban Combining) District will ensure that proposed development is consistent with the rural character of the Indian Wells Valley.
- (9) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the Kern County General Plan Land Use, Open Space and Conservation Policy 39 encourages the development of the County’s groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth and maintenance of the natural environment.
- (10) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure X that encourages the effective groundwater resources management for the long-term benefit of the County through the promotion of groundwater recharge activities in various zone districts, support for the development of Urban Water Management Plans and promotion of Department of Water Resources grant funding for all water providers, support for the development of groundwater management plans and support for the development of future sources of additional surface water and groundwater, including conjunctive use, recycled water, conservation, additional storage of surface water and groundwater and desalination.
- (11) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure Y that encourages the County to promote efficient water use by utilizing measures such as requiring water conserving design and equipment in new construction, encouraging water conserving landscaping and irrigation methods and encouraging the retrofitting of existing development with water conserving devices.
- (12) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan in efforts to control fugitive dust associated with developed property; and
- (d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:  
Kern County Planning and Community Development Department (PP14010) (applicant) (1)  
LiUNA/Arthur Izzo (1)  
File (3)

jvc

BEFORE THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA

In the matter of:

**RESOLUTION NO. 37-15**

**APPLICATION FOR REVISIONS TO THE KERN COUNTY ZONING ORDINANCE – 2015(A)**

Countywide  
Kern County Planning and Community Development Department (PP14010)

**FINDINGS AND DETERMINATION**

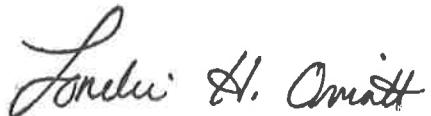
I, Lorelei H. Oviatt, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Babcock, seconded by Ms. Garcia, was duly passed and adopted by said Planning Commission at an official meeting hereof this **9th day of April, 2015**, by the following vote, to wit:

**AYES:** Babcock, Garcia, Sprague

**NOES:** Louie, Poole

**ABSTAINED:** None

**ABSENT:** None



**SECRETARY OF THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

**R E S O L U T I O N**

**SECTION 1. WHEREAS:**

(a) Pursuant to the California Government Code, Title 7, Section 65000, et seq. (known as the Planning and Zoning Law), the Kern County Board of Supervisors has adopted the Official Land Use and Zoning Ordinance for the County of Kern (Ordinance Code of Kern County, Chapter 19.02, et seq.), herein called the Zoning Ordinance; and

(b) The Zoning Ordinance establishes various classes of zones, prescribes land uses and regulations for the various zones, and adopts zoning maps for the purposes of dividing the County into zones and showing the zone boundaries; and

(c) The Zoning Ordinance regulates the use of buildings, structures, and land, as between agriculture, industry, business, residence, and other purposes, and other uses more specifically set forth in Section 65850 of said Government Code; and

(d) The project includes textual changes to the Kern County Zoning Ordinance (Title 19) to address landscape requirements within the Indian Wells Valley and soil stabilization requirements in all of Eastern Kern County Desert Region (All unincorporated area lands located east of the Los Angeles Aqueduct); and

(e) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(f) Said notice of hearing stated that an Environmental Impact Report has been prepared for this project; and

(g) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Community Development Department and all persons so desiring were duly heard; and

(h) Before making any findings on said Environmental Impact Report or any consideration of the proposal on its merits, this Commission called for any objections or comments on said Environmental Impact Report; and

The Director of the Planning and Community Development Department has furnished to this Commission, and the Commission has incorporated into the record of this matter, a document setting forth the significant environmental effects identified in said Environmental Impact Report, with proposed findings and consideration by this Commission in relation to said significant effects for the purposes of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, and setting forth evidence in support of the proposed findings; and a member of the Planning and Community Development Department Staff appeared before the Commission and gave additional testimony in support of the proposed findings; and

During said hearing, this Commission duly considered the adequacy and scope of said Environmental Impact Report and thereafter reviewed and considered the information therein contained with respect to the merits of the matters under consideration; and

(i) This Commission has considered the recommendation of the Planning and Community Development Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) This Commission has fully reviewed and considered the information in said Environmental Impact Report and Mitigation Measure Monitoring Program and hereby recommends it to be certified in relation to the subject of this resolution and, after careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be, and hereby, recommends the Board of Supervisors C E R T I F Y said Environmental Impact Report and A D O P T Mitigation Measure Monitoring Program and A P P R O V E, as recommended by Staff, the application for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

(1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.

(2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

(3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.

- (4) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.
- (5) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is in accordance with the “Police Powers” land use regulations granted to local cities/counties by the State of California. The Indian Wells Valley groundwater basin is the primary and sole source of water for the region and that adoption of these land use changes are necessary to protect the public health, safety and welfare of Indian Wells Valley residents to ensuring existing and future growth within the area will have a sustainable source of available water which is necessary to sustain any living environment or community.
- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification will implement development that is consistent with surrounding land uses.
- (7) The PD (Precise Development Combining) District will provide a means for public input and comments through the public hearing process and will allow for the imposition of conditions so that conflicts can be avoided with neighboring properties and ensure that the development will be compatible with adjacent uses.
- (8) The RS (Residential Suburban Combining) District will ensure that proposed development is consistent with the rural character of the Indian Wells Valley.
- (9) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the Kern County General Plan Land Use, Open Space and Conservation Policy 39 encourages the development of the County’s groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth and maintenance of the natural environment.
- (10) Implementation of the Indian Wells Valley Land Use Management Plan, including identified changes in zone classification is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure X that encourages the effective groundwater resources management for the long-term benefit of the County through the promotion of groundwater recharge activities in various zone districts, support for the development of Urban Water Management Plans and promotion of Department of Water Resources grant funding for all water providers, support for the development of groundwater management plans and support for the development of future sources of additional surface water and groundwater, including conjunctive use, recycled water, conservation, additional storage of surface water and groundwater and desalination.
- (11) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan Land Use, Open Space and Conservation Implementation Measure Y that encourages the County to promote efficient water use by utilizing measures such as requiring water conserving design and equipment in new construction, encouraging water conserving landscaping and irrigation methods and encouraging the retrofitting of existing development with water conserving devices.
- (12) Implementation of the Indian Wells Valley Land Use Management Plan, including the text amendments to Title 19 of the Kern County Zoning Ordinance is consistent with the Kern County General Plan in efforts to control fugitive dust associated with developed property; and

(d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Kern County Planning and Community Development Department (applicant) (1)  
LiUNA/Arthur Izzo (1)  
File (3)

jvc

BEFORE THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA

In the matter of:

**RESOLUTION NO. 38-15**

**APPLICATION FOR AIRPORT LAND USE COMPATIBILITY PLAN NO. 8, MAP NO. 500**

All of Kern County  
Kern County Planning and Community Development Department (PP14010)

**FINDINGS AND DETERMINATION**

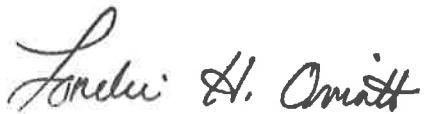
I, Lorelei H. Oviatt, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Babcock, seconded by Ms. Garcia, was duly passed and adopted by said Planning Commission at an official meeting hereof this **9th day of April, 2015**, by the following vote, to wit:

**AYES:** Babcock, Garcia, Sprague

**NOES:** Louie, Poole

**ABSTAINED:** None

**ABSENT:** None



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SECRETARY OF THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA

**R E S O L U T I O N**

**SECTION 1. WHEREAS:**

(a) Subject to the Aeronautics Law, State Aeronautics Act, and Public Utilities Code (Chapter 4, Article 3.5), Kern County has adopted an Airport Land Use Compatibility Plan, and the Kern County Planning Commission considers proposed amendments to the Airport Land Use Compatibility Plan and must provide a recommendation on all such proposed amendments to the Kern County Board of Supervisors; and

(b) Pursuant to the California Government Code, Section 65103, such advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) The Kern County Planning and Community Development Department has made an application pertaining to amendment of the Airport Land Use Compatibility Plan regarding areas within Kern County; and

(d) Said parcel of real property is described as follows:

APN: Various

(A complete legal description is on file with the Kern County Planning and Community Development Department); and

(e) Said application has been made in accordance with requirements of the Planning and Community Development Department, and requests an amendment to Chapter 4.18 Naval Air Weapons Station (NAWS) China Lake of the Airport Land Use Compatibility Plan; and

(f) The Planning and Community Development Department has reviewed the matter and prepared a report containing detailed description and analysis of the proposed amendment to the Airport Land Use Compatibility Plan, (copy of the report is on file with the Planning and Community Development Department and incorporated herein by this reference as if set forth in full); and

(g) Said application has been made in the form and in the manner prescribed by the Planning and Community Development Department and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that an Environmental Impact Report has been prepared for this project; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Community Development Department and all persons so desiring were duly heard; and

(k) Before making any findings on said Environmental Impact Report or any consideration of the proposal on its merits, this Commission called for any objections or comments on said Environmental Impact Report; and

The Director of the Planning and Community Development Department has furnished to this Commission, and the Commission has incorporated into the record of this matter, a document setting forth the significant environmental effects identified in said Environmental Impact Report, with proposed findings and consideration by this Commission in relation to said significant effects for the purposes of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, and setting forth evidence in support of the proposed findings; and a member of the Planning and Community Development Department Staff appeared before the Commission and gave additional testimony in support of the proposed findings; and

During said hearing, this Commission duly considered the adequacy and scope of said Environmental Impact Report and thereafter reviewed and considered the information therein contained with respect to the merits of the matters under consideration; and

(l) This Commission has considered the recommendation of the Planning and Community Development Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission has fully reviewed and considered the information in said Environmental Impact Report and Mitigation Measure Monitoring Program and hereby recommends it to be certified in relation to the subject of this resolution and, after careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be, and hereby, recommends the Board of Supervisors C E R T I F Y said Environmental Impact Report and A D O P T Mitigation Measure

Monitoring Program and APPROVE, as recommended by Staff, the application for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is recommended for approval despite the existence of certain significant environmental effects identified in said Program Environmental Impact Report, and the Planning Commission recommends the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit A, appended hereto and made a part hereof by reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit A and that such evidence is substantial and supports such finding.

This Commission acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) hereby recommends the Board of Supervisors adopt a Statement of Overriding Considerations set forth in Exhibit B, appended hereto, and made a part hereof, which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

Said Program Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines and the Kern County Guidelines for implementation thereof.

- (3) Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.
- (4) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the goals, policies and implementation measures contained within the Kern County General Plan and will provide consistency between General Plan land use map code designations and zone district classifications as required by State law.
- (5) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is in accordance with the "Police Powers" land use regulations granted to local cities/counties by the State of California. The Indian Wells Valley groundwater basin is the primary and sole source of water for the region and that adoption of these land use changes are necessary to protect

the public health, safety and welfare of Indian Wells Valley residents to ensuring existing and future growth within the area will have a sustainable source of available water which is necessary to sustain any living environment or community.

- (6) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan is consistent with the Kern County General Plan Land Use, Open Space and Conservation goals of:
- Guiding the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand.
  - Ensuring the provision of safe amenable living environments and the promotion of efficient and economical use of land.
  - Promoting the conservation of water quality and quantity in Kern County.
  - Minimizing land use conflicts between residential and resource, commercial; or industrial land uses.
  - Ensuring compatible land uses around airports.
- (7) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will facilitate more sustainable development in the unincorporated areas to promote the protection of limited groundwater resources.
- (8) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will facilitate conservation and protection of water resources and is consistent with the Kern County General Plan policies that encourage development of the County's groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth and maintenance of the natural environment.
- (9) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, is consistent with the Kern County General Plan Nose Element Goals of:
- Ensuring that residents of Kern County are protected from excessive noise and that moderate levels of noise are maintained;
  - Protect the economic base of Kern County by preventing the encroachment of incompatible land uses near known noise producing roadways, industries, railroads, airports, oil and gas extraction and other sources.
- (10) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, will ensure protection of incompatible future land uses with the exiting military operations conducted on base and associated activities conducted as part of and within the R-2508 Military Complex.

- (11) Adoption of the proposed amendments to the Airport Land Use Compatibility Plan (ALUCP) Section 4.18 Naval Air Weapons Station (NAWS) China Lake, will ensure the County of Kern and the affected incorporated cities can address compatibility issues when making planning decision regarding NAWS China Land and the surrounding land uses.
- (12) The Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan are consistent and compatible with the adopted Airport Land Use Compatibility Plan, pursuant to Section 65302.3 of the California Government Code.
- (13) Implementation of the Indian Wells Valley Land Use Management Plan, including associated land use amendments to the Kern County General Plan, Inyokern Specific Plan, South Inyokern Specific Plan and Ridgecrest Ranchos Specific Plan will ensure that airport operations and all surrounding development within airport influence areas will be in accordance with the Airport Land Use Compatibility Plan; and

(d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Kern County Planning and Community Development Department (PP14010) (applicant)  
LiUNA/Arthur Izzo (1)  
File (3)

jvc

# **Planning Commission Summary**



**SUMMARY OF PROCEEDINGS  
KERN COUNTY PLANNING COMMISSION**

Chambers of Ridgecrest City Council  
Ridgecrest City Hall  
100 W. California Avenue  
Ridgecrest, California

Regular Meeting

Thursday, April 9, 2015 - 6:00 p.m.

**COMMISSION CONVENED**

5 Present

ROLL CALL: Commissioners: Babcock, Garcia, Louie, Poole, Sprague

Both Present

Advisory Members: Hall, Deputy County Counsel  
Oviatt, Director, Planning and Community Development Department

NOTE: Ba, Ga, Lo, Po, and Sp are abbreviations for Commissioners Babcock, Garcia, Louie, Poole, and Sprague, respectively. For example, Ba/Sp denotes Commissioner Babcock made the motion and Commissioner Edwards seconded it. The abbreviation "Ab" means absent and "Abd" abstained.

**CA-CONSENT AGENDA:** Items Approved by Roll Call Vote on One Motion

**COMMISSION MEMBER ANNOUNCEMENT OR REPORTS:** None

Ba/Po

**APPROVAL OF MINUTES:** March 26, 2015. UNANIMOUSLY APPROVED.

**PUBLIC HEARINGS:**

**NEW CASES:**

Ba/Ga  
3 Ayes  
2/Noes/Lo/Po

1. Indian Wells Valley Land Use Management Plan (IWVLMP) - The Kern County Planning Commission will conduct a public hearing to consider the Indian Wells Valley Land Use Management Plan (IWVLMP) project which includes a series of proposed General Plan Amendments, changes in Zone Classifications within the unincorporated Indian Wells Valley area and an amendment to Chapter 4.18 Naval Air Weapons Station (NAWS) China Lake of the Airport Land Use Compatibility Plan.

Res. #35-15  
Res. #36-15  
Res. #37-15  
Res. #38-15

Additionally, the project includes textual changes to the Kern County Zoning Ordinance (Title 19) to address landscape requirements within the Indian Wells Valley and soil stabilization requirements in all of Eastern Kern County Desert Region (All unincorporated area lands located east of the Los Angeles Aqueduct).

Specific changes to land use designations within the Indian Wells Valley are only proposed on (1) lands owned by the state or federal government, (or) (2) lands currently zoned A (Exclusive Agricultural) or A-1 (Limited Agricultural) by the Kern County Zoning Ordinance (or) (3) lands owned by individuals who have directly contacted Staff requesting a change.

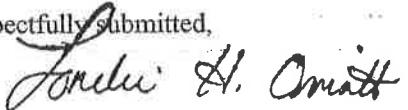
The Indian Wells Valley is located in the northeastern corner of Kern County. The eastern and northern boundaries follow the existing Kern County/San Bernardino County and Kern County/Inyo County jurisdictional boundary lines. The western

and southern boundaries of the IWV are located in an area largely consisting of federal desert lands. The plan area covers approximately 400-square miles. Eastern Kern County Desert Region refers to lands located east of the Los Angeles Aqueduct. - STAFF RECOMMENDATION: ADVISE THE PLANNING COMMISSION TO RECOMMEND THE BOARD OF SUPERVISORS CERTIFY THE ENVIRONMENTAL IMPACT REPORT; ADOPT SECTION 15091 FINDINGS AND SECTION 15093 STATEMENT OF OVERRIDING CONSIDERATIONS; ADOPT MITIGATION MEASURE MONITORING PROGRAM; APPROVE GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS AS RECOMMENDED BY STAFF; APPROVE ZONE CHANGES AS RECOMMENDED BY STAFF; ADOPT TEXT AMENDMENTS TO TITLE 19 OF THE KERN COUNTY ZONING ORDINANCE AS RECOMMENDED BY STAFF; AND ADOPT TEXT AMENDMENTS TO THE AIRPORT LAND USE COMPATIBILITY PLAN AS RECOMMENDED BY STAFF - Environmental Review: Environmental Impact Report - (SD #1 and #2) - Kern County Planning and Community Development Department (PP14010) STAFF PRESENTATION GIVEN BY CRAIG M. MURPHY, ADVANCED PLANNING DIVISION CHIEF. THE FOLLOWING INDIVIDUALS SPOKE IN OPPOSITION OF THE PROJECT: SOPHIA MERK, MARK MASON, LAURIE PARSON, RITA READ, MICHAEL NEEL, ERNEST BELL, JOHN PAPA, DELL HLEDIK, CAROL VAUGHN, RONALD PORTER, STEVE ROGERS, KATHY VEJTASA, BRYAN COSNER, EARL SEAMAN, PEGGY RICHTER, KATHLEEN BROWN, PAT FARRIS, BILL MANOFSKY, DON DECKER, BILL FARRIS, JUDIE DECKER, CHARLES SODERIN, AL HUEY, AND MARILYN NEEL. THE INDIVIDUALS IN OPPOSITION VOICED THEIR CONCERNs WITH WHAT THEY FEEL IS A TAKING OF THEIR PROPERTY AND BELIEVE THAT THE PROCESS HAS BEEN DONE TOO QUICKLY AND BACKWARDS. THE FOLLOWING INDIVIDUALS SPOKE IN SUPPORT OF THE PROJECT: CHRIS ELLIS, ANNETTE DEMAY, RICH WILEY, DON ZDEBA, JACK CONNELL, DOREEN CRABTREE, CLAUDIA ETHUN, LYNN LOSCAR, TOM MULVIHILL, MIKE STONER, PAT QUIST, NICK PANZER, ROD STIEFVATER, WEST KATZENSTEIN, AND ED HACKETT. THESE INDIVIDUALS VOICED THEIR SUPPORT OF THE PROJECT AND BELIEVE THIS IS THE CORRECT FIRST STEP TO HELPING WITH THE WATER ISSUES IN THEIR COMMUNITY. INDIVIDUALS ALSO THANKED MS. OVIATT AND STAFF FOR THEIR EFFORTS AND FOR ALLOWING THEM TO VOICE THEIR CONCERNs AND/OR SUPPORT. STAFF PROVIDED THE FOLLOWING ADDITIONAL INFORMATION IN RESPONSE TO PUBLIC COMMENT: THE PROJECT IS NOT DRIVEN BY THE NAVY AND IS DIRECTED BY THE BOARD OF SUPERVISORS, THE GROUNDWATER SUSTAINABILITY AGENCY (GSA) WILL NOT HAVE LAND USE AUTHORITY AND ONLY HAS JURISDICTION OVER SUCH THINGS AS WATER PUMPING, WELLS, AND WATER USE AND THIS PLAN WAS DESIGNED TO HELP REDUCE THE OVERDRAFT GAP THAT THE GSA WILL HAVE TO ACHIEVE, STAFF REVISIONS TO THE PROPOSED PROJECT TOOK INTO CONSIDERATION PUBLIC COMMENTS RECEIVED BY COMMUNITY MEMBERS AND PARCEL AERIALS. COMMISSIONER LOUIE STATED HE WAS CONCERNED WITH REZONING RESIDENTS' LAND AND THERE STILL BEING A FIVE TIME OVERDRAFT AND HE WASN'T SURE THAT THE PROJECT WAS APPROPRIATE CONSIDERING IT DOES NOT DO MORE. COMMISSIONER POOLE ASKED MR. HALL IF THIS ACTION WOULD BE CONSIDERED A "TAKING." MR. HALL NOTED THAT THIS PROJECT WOULD NOT MEET THE REQUIREMENTS OF A TAKING BECAUSE THERE IS NO WATER AND

STATED THAT YOU CAN'T SAY WE ARE TAKING A USE THAT YOU CANNOT DO. COMMISSIONER POOLE THEN STATED THAT SHE TOO WAS UNSURE IF THIS ACTION WOULD MAKE A MEANINGFUL STEP. COMMISSIONER BABCOCK NOTED THAT IF THIS ACTION IS NOT TAKEN WE COULD LOSE NAWS CHINA LAKE AND RIDGECREST ALONG WITH IT. COMMISSIONER BABCOCK STATED HE COULD SUPPORT THE PLAN BECAUSE AT THIS TIME IT IS ALL WE HAVE AND SOMETHING NEEDS TO BE DONE IMMEDIATELY. COMMISSIONER GARCIA STATED THAT THIS ACTION IS NOT A DEPRIVATION, WHICH IS WHAT A TAKING IS AND BELIEVED STAFF HAS DONE A GREAT JOB TRYING TO PRESERVE WHAT THE RESIDENTS ARE DOING NOW WHILE TRYING TO ALLOW THE COMMUNITY TO SURVIVE. CHAIRMAN SPRAGUE STATED THAT WE DO NOT HAVE SUSTAINABILITY FOR THE AREA AND A NEW SOURCE OF WATER HAS NOT BEEN IDENTIFIED SO THIS WILL TAKE A COMMUNITY AND COUNTY EFFORT. A MOTION WAS MADE BY COMMISSIONER BABCOCK AND A SECOND BY COMMISSIONER GARCIA RECOMMENDING THE BOARD OF SUPERVISORS CERTIFY THE ENVIRONMENTAL IMPACT REPORT; ADOPT THE SECTION 15091 FINDINGS OF FACT AND 15093 STATEMENTS OF OVERRIDING CONSIDERATIONS ATTACHED TO THE STAFF REPORT AS EXHIBIT A AND B, RESPECTIVELY; ADOPT THE MITIGATION MEASURE MONITORING PROGRAM ATTACHED TO THE STAFF REPORT AS EXHIBIT C; APPROVE GENERAL PLAN AMENDMENTS AND SPECIFIC PLAN AMENDMENTS AS RECOMMENDED BY STAFF IN ATTACHMENT A OF THE STAFF REPORT AND REVISED AS READ INTO THE RECORD BY STAFF; APPROVE CHANGE IN ZONE CLASSIFICATIONS AS RECOMMENDED BY STAFF IN ATTACHMENT A OF THE STAFF REPORT AND REVISED AS READ INTO THE RECORD BY STAFF; ADOPT TEXT AMENDMENTS TO TITLE 19 OF THE KERN COUNTY ORDINANCE CODE AS RECOMMENDED BY STAFF AND SHOWN IN UNDERLINE AND ~~STRIKETHROUGH~~ IN ATTACHMENT B OF THE STAFF REPORT; ADOPT TEXT AMENDMENT TO THE AIRPORT LAND USE COMPATIBILITY (ALUCP) AS RECOMMENDED BY STAFF AND SHOWN IN UNDERLINE AND ~~STRIKETHROUGH~~ IN ATTACHMENT C OF THE STAFF REPORT; AND ADOPT THE SUGGESTED FINDINGS AS SET FORTH IN THE RESOLUTIONS. THE MOTION CARRIED WITH THREE AYES AND TWO NOES.

MEETING ADJOURNED AT 10:27 p.m.

Respectfully submitted,



LORELEI H. OVIATT, Secretary  
KERN COUNTY PLANNING COMMISSION

Attest:



RON SPRAGUE, Chairman

jvc

