

ATTACHMENT A: GENERAL PLAN LAND USE MAP CHANGES

Background

As part of the General Plan Update, the Board of Supervisors authorized the creation of a parallel process to consider individual General Plan Amendment (Map Change) requests. These Map Change requests were accepted from 2005 until November 2007. A total of 57 applications were submitted during this period. Three applications were located in the Ukiah Valley and will be considered in the development of the Ukiah Valley Area Plan with that process. Three additional applicants withdrew their requests from further consideration. The remaining 51 were screened for a variety of environmental and plan consistency factors by staff and PMC consultants, with each application being placed in one of four groups:

- **Group One:** Minimal environmental impacts and consistent with the existing and proposed General Plan documents
- **Group Two:** Minimal environmental impacts with a recommendation to an alternative General Plan classification more appropriate with the area than the classification originally requested.
- **Group Three:** Minimal environmental impacts but inconsistent with the General Plan.
- **Group Four:** Potentially significant environmental impacts requiring additional review.

In a workshop held January 14, 2008, the Board of Supervisors received public comment on staff recommendations. The Supervisors decided that all Group One and Two applicants, plus four applicants from Group Three should comprise the “Preferred Project” with the remaining Group Three applicants being included in an “EIR Alternative.” The EIR Alternative map change requests would be studied in the same level of detail as the “Preferred Project” but without a staff recommendation to be included with the Final General Plan. Group Four applicants were encouraged by the Supervisors to negotiate with planning staff to modify their applications to reduce impacts to a point where they could be included in the General Plan Update process. Five applications became a part of the Preferred Project and an additional one was subsequently included in the EIR Alternative only. Staff advised the remaining Group Four applicants to file separate General Plan Amendments at the conclusion of the update process.

Table of Draft General Plan Map Change Requests

Forty-five (45) Map Change Requests ultimately were incorporated into the General Plan Process. 29 were recommended to be a part of the Preferred Project while 16 were recommended for the EIR Alternative. All are listed below in two separate tables which include their application number, owner/applicant information, map change requests and affected acreage. For more information on each application, refer to the GPU number in the table and go to the appropriate pages of this attachment.

Difference Between Staff Report and Final EIR Maps

Staff has provided black and white copies of maps in this document. Color versions are available in your Final EIR Report, Appendix B. Aside from two maps, there are no other differences between the two versions.

Land Use Map Change Applications recommended for the Preferred Project

GPU Number	Applicant / Owner Name	Existing GPU	Proposed GPU	Total Acreage
11-2005	Steve Carpenter	PL	RMR40	32.90
1-2006	Apperson	RR5	RR2	5.95
10-2006	Julia Christian	RMR20	RR2	9.63
11-2006	Harlin & Betty Bozarth	RMR20	RR2	9.64
12-2006	Pamela Roscoe	PL	RL160	287.20
13-2006	Richard & Janine O'Neil	RR5	I	2.80
15-2006	Joe & Roxane Boyl	SR	C	2.04
1-2007	Peter & Lorna Opatz	RL160	AG40	154.59
3-2007	Betty Delaney	RL160	RR10	25.36
4-2007	Snow Mountain Tree Farm	FL160/i	RR10	97.33
5-2007	Karen Calvert, Trustee	FL160	RMR20	40.60
9-2007	JCA Associates, LLC	I / FL160	RR10	11.68
14-2007	Michael & Michelle Anderson	RR5 RL160 FL160	RR5	236.00
16-2007¹	Carolynn L. Logan	RMR40	RMR20	36.17
20-2007	Harwood Investment Co.	AG40	RMR20	60.97
21-2007	Arthur H. Harwood	I	RC	11.09
23-2007	Timothy & Debrah Zimmerer	RR1	I	1.32
25-2007	John E. Fetzer	AG40	RR5	11.30
26-2007	James & Barbara McCulloch	RL160/AG40	RMR40	132.52
27-2007	Granite Construction Co.	RL160	I	35.31
29-2007	M.R. Vineyards	RL160	AG40	1013.00
30-2007	Middleridge Vineyards	RL160	AG40	599.49
31-2007	Daisy Cochrane	RR10	RR5	22.42
33-2007	Thomas & Maryann Adkisson	RR10	RR5	26.21
34-2007	Stephen & Star Roberts	AG40	RR5	11.18
38-2007²	Robert Rosetti	C	SR	2.49
39-2007	Thomas Pepper & Elizabeth Ryan	RR10	RR5	10.03
41-2007	Dunlap, Bloom & Black	RR2/RMR20	SR40K	6.37
44-2007	Fernando Garcia	RMR20	RR10	19.96

The map change applications listed above are those recommended by staff and/or the Board of Supervisors for inclusion in the Preferred Project Alternative. This alternative was developed based on staff review, discussion with the applicants and input from the Board of Supervisors at their Jan 14 and Feb 26, 2008 Planning Workshops. **Upon conclusion of the update process, the Preferred Project map changes will be officially incorporated into the County's General Plan land use map.** Following the release of the Draft General Plan, two application requests have been modified.

- (1) **GPU #16** – Staff changed its recommendation that this application and the surrounding land be incorporated in the Preferred Project. Staff continues to maintain this recommendation. Please refer to this application in this attachment for more information.
- (2) **GPU #38** – This application has been withdrawn by request of the applicant.

Land Use Map Change Applications Recommended for the EIR Alternative

GPU Number	Applicant / Owner Name	Existing GPU	Proposed GPU	Total Acreage
10-2006	Dennis Linney & Judith Geer	RR5	RR1	2.00
16-2006	Yokum, Newman, Garrett	RR5	RR2	9.91
2-2007	Randy & Mary MacDonald	RMR20	RR10	41.61
6-2007	Niels & Linda Bjerre	RMR20	RR2	7.33
13-2007	Rick & Donna Hewitt	RMR40	RR10	42.37
15-2007	Peter Mikhail & Michael Mikhail Peter Mikhail	RL160	AG40	180.02
22-2007	Michele Tellier	RR5	RR2	5.97
28-2007	Morgan DeBold & Sandra Darr	RL160 RMR40	RMR20	73.04
32-2007	Thomas & Maryann Adkisson	FL/RL160	RR20	71.74
36-2007	Caroline & Kenneth Gillespie	RMR40	RMR20	69.21
37-2007	Roger & Naomi Joyner Living Trust	RMR40/RL160	RMR20	95.02
40-2007	Ron and Petra Meaux	RL160	AG40	207.00
42-2007	Douglas & Ruthanne Volz	RR5	RR1	2.39
45-2007	Elmer & Debra Wellik	AG40	SR	4.30
46-2007³	Jonathan & Katrina Frey	AG40	AG40 RMR40	153.12
47-2007⁴	Gitlin	RR5	RR2	12.50

The Map Change applications included in the EIR Alternative are those requests that posed only limited environmental impacts but were inconsistent with the General Plan maps or policies. The Board of Supervisors could choose to incorporate one or more of the properties listed above into the Preferred Project because those environmental reviews have been completed. EIR Alternative requests that are not moved to the Preferred Project will not have their General Plan designations changed.

Following the release of the Draft General Plan documents, staff has two updates to be aware of:

- (3) **GPU #46 (Frey)** is shown in the Final General Plan and EIR as recommended for inclusion with the Preferred Project. Updated information from the County's Assessor's office indicates that this request **is not** compatible with Williamson Act provisions. **Staff recommends this request return to the EIR Alternative only.**
- (4) **GPU #47 (Gitlin)** The *revised* application was inadvertently omitted from the Draft General Plan. Based on the scoring criteria that placed it in Group Three, *staff recommends inclusion in the EIR alternative only.*

Recommendation

The initial staff recommendation is to maintain the two groups as defined in the pages above. However, the Planning Commission may choose to move or modify one or more of the applications or individual parcels from either group.