

## **ORDINANCE 2025-780**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORTUNA TO AMEND FORTUNA MUNICIPAL CODE TITLE 17, SECTION 17.02.030, ZONING MAP, TO ADOPT THE QUALIFIED COMBINING ZONE TO IMPLEMENT THE 6<sup>TH</sup> CYCLE HOUSING ELEMENT AND MILL DISTRICT SPECIFIC PLAN, AND FIND THE AMENDMENTS TO BE EXEMPT FROM ADDITIONAL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW PURSUANT TO PUBLIC RESOURCES CODE AND CEQA GUIDELINES**

**WHEREAS**, the City of Fortuna, California (City) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

**WHEREAS**, California Government Code Section 65850, et seq. authorizes cities to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

**WHEREAS**, California Government Code subdivision (a) of Section 65860 requires that a city's zoning regulations be consistent with its general plan; and

**WHEREAS**, pursuant to and in accordance with the provisions of the State of California Guidelines for Implementation of the California Environmental Quality Act (Title 14 of the California Code of Regulations, hereafter "CEQA Guidelines"), the City is the lead agency for deciding whether a project is subject to CEQA, and for the preparation and consideration of appropriate environmental documents for the proposed project; and

**WHEREAS**, on February 18, 2025, the Fortuna City Council adopted Resolution 2025-04, adopting the Mill District Specific Plan (MDSP) to implement the various goals, policies, and programs of the Fortuna General Plan, 2030;

**WHEREAS**, the MDSP includes Zoning Map amendments for seventy-nine (79) properties, identified as Area A in Exhibit A, attached hereto and hereby incorporated in its entirety by reference, that are zoned Commercial Thoroughfare (C-T) and Residential Multifamily with the Qualified combining zone established by Ordinance No. 88-532 Z (R-M-Q-2); and

**WHEREAS**, for the properties in Area A, as identified in Exhibit A, the Zoning Map amendments change the R-M-Q-2 zoning and the C-T zoning to Multifamily Residential with a Qualified combining zone (R-M-Q) to be established by this Ordinance. That the R-M-Q zone specifies that by right uses (without discretionary review) shall include single family residences and multifamily housing developments in which at least 20 percent of the units are affordable to lower-income households, and conditionally permitted uses include multifamily housing developments in which less than 20 percent of the units, excluding a designated manager's unit, are not affordable to lower income households is consistent the Mill District Specific Plan of the Fortuna General Plan, state housing law, and is in the public interest; and

**WHEREAS**, on February 18, 2025, the Fortuna City Council adopted Resolution 2025-03 adopting Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, and certifying the Final Supplemental Environmental Impact Report (SEIR) prepared for the MDSP, and that the MDSP SEIR also analyzed Zoning Map amendments for Area A, being the same geographic area depicted in Figure 3-3 of the adopted MDSP and mapped in Figure 3 and labeled as

areas 6, 8, 9, and 10 in the section 2.7, page 47, of the certified SEIR for the MDSP dated August 29, 2024. Therefore, the City has already complied with the requirements of CEQA for the Area A Zoning Map amendments; and

**WHEREAS**, on August 7, 2019, the City Council, by Resolution 2019-21, adopted the 6th Cycle Housing Element covering the planning period of 2019-2027 ("Housing Element"), and the Housing Element includes programs to implement the goals and policies contained therein, and to address any inconsistencies with state law; and

**WHEREAS**, Housing Element Program H-10, Maintain an Inventory of Affordable Housing Sites and Ensure Site Feasibility, commits the City to "rezone all sites zoned R-M with a General Plan designation of Residential High, to allow residential use by right. This by right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households"; additionally, Table 34, Vacant Residential Sites Inventory, of the Housing Element, lists the properties in Area B and Area C, as identified in Exhibit A, as sites to meet the City of Fortuna's 6<sup>th</sup> cycle lower income Regional Housing Needs Allocation (RHNA); and

**WHEREAS**, the properties in Area B, as identified in Exhibit A, are zoned Residential Multifamily with the Qualified combining zone established by Ordinance No. 88-532 Z (R-M-Q-2), and the properties in Area C, as identified in Exhibit A, are zoned Residential Multifamily with the Qualified combining zone established by Ordinance No. 2002-633 Z (R-M-Q-16); and

**WHEREAS**, Ordinance No. 88-532 Z imposes a requirement that multifamily development is subject to the approval of a use permit, and Ordinance No. 2022-633 Z prohibits multifamily development; as such both Ordinances create regulatory barriers to the implementation of Program H-10's objective to "Encourage the development of housing for all segments of the community, specifically lower income": and

**WHEREAS**, for the eight (8) properties identified as Area B and Area C the Zoning Map amendments change the respective R-M-Q-2 and R-M-Q-16 zones to Multifamily Residential with a Qualified combining zone (R-M-Q) to be established by this Ordinance; and

**WHEREAS**, the Multifamily Residential with a Qualified combining zone (R-M-Q) to be established by this Ordinance implements Housing Element Program H-10 and achieves consistency with the Housing Element by removing the aforementioned regulatory barriers created by Ordinance No. 88-532 Z and Ordinance No. 2002-633 Z, is consistent with state law, and is in the public interest, because it specifies that by right uses (without discretionary review) shall include single family residences and multifamily housing developments in which at least 20 percent of the units are affordable to lower-income households, and conditionally permitted uses include multifamily housing developments in which less than 20 percent of the units, excluding a designated manager's unit, are not affordable to lower income households are conditionally permitted; and

**WHEREAS**, the Housing Element is within the scope of the City's General Plan Program Environmental Impact Report (PEIR), certified and adopted by the City Council on October 26, 2010, by Resolution 2010-45, and therefore, no further environmental review is required; and

**WHEREAS**, the amendments to the Zoning Map for Area B and Area C are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085, which states a rezoning that implements the schedule of actions in an approved housing element is statutorily exempt from CEQA; and Section 15061(b)(3) of the CEQA Guidelines, the common sense exemption, which states that a project is not subject to CEQA where it can be seen with certainty that there is no possibility

that the project would have a significant effect on the environment; and

**WHEREAS**, the amendments to the Zoning Map are consistent with the City's General Plan Administrative and Implementation Program AI-4: "The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: Zoning Ordinance, Subdivision Ordinance, Building Code, and Development Standards"; and

**WHEREAS**, the Fortuna Planning Commission held a duly noticed public hearing on October 28, 2025, to consider and receive public testimony on the amendments to the Zoning Regulations, and the associated CEQA recommendation; and

**WHEREAS**, on October 28, 2025, the Planning Commission unanimously adopted Resolution No. P-2025-3137, recommending that the Fortuna City Council adopt the amendments to the Zoning Regulations, and find the amendments to be exempt from additional environmental review pursuant to CEQA Guidelines Sections 15162 and 15061(b)(3); and

**WHEREAS**, the review and adoption of the amendments is in conformance with the requirements of California Government Code Sections 65853 through 65857, which require a duly noticed public hearing of the Planning Commission whereby the Planning Commission shall provide its written recommendation to the City Council for its consideration; and

**WHEREAS**, the City caused to be published in the November 6, 2025 edition of the North Coast Journal, a Notice of Public Hearing on the proposed amendments; additionally, the City posted the same Notice of Public Hearing in conspicuous locations including City Hall and the City website, specifying the availability of the proposal, the date, time, and location of the public hearing for these amendments to the Zoning Regulations, and recommended CEQA finding; and

**WHEREAS**, the Fortuna City Council held a duly noticed public hearing on December 1, 2025, to consider the amendments and recommended CEQA finding; and

**WHEREAS**, the City Council has considered the staff report, supporting documents, public testimony, the Planning Commission's recommendation that the City Council adopt the proposed amendments to the Zoning Regulations, and all appropriate information that has been submitted with these amendments; and

**WHEREAS**, all legal prerequisites to the adoption of the Ordinances have occurred.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FORTUNA DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Recitals.** The above and foregoing recitals are true and correct, and each is incorporated in full herein by reference.

**SECTION 2. Public hearing and notices and public participation.** All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with state law.

**SECTION 3. Findings.** That all of the following findings are hereby made:

**California Environmental Quality Act (CEQA).**

- A. **Finding for Area A:** The adoption of Zoning Map amendments for Area A, as identified in Exhibit A, are in compliance with the California Environmental Quality Act pursuant to City

Council Resolution 2025-03 whereby the City Council adopted Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, and certifying the Final Supplemental Environmental Impact Report (SEIR) prepared for the MDSP. As part of adopting Resolution 2025-03, the City Council found that the processing and approval of the amendments to the Land Use Element, adoption of the Mill District Specific Plan and Implementing Q-Qualified Zone and Design Guidelines in compliance with the requirements of the California Environmental Quality Act (CEQA). Furthermore, the MDSP SEIR also analyzed Zoning Map amendments for Area A, being the same geographic area depicted in Figure 3-3 of the adopted MDSP and mapped in Figure 3 and labeled as areas 6, 8, 9, and 10 in the section 2.7, page 47, of the certified SEIR for the MDSP dated August 29, 2024. Therefore, the City has already complied with the requirements of CEQA for the Area A Zoning Map amendments.

**B. Finding for Area B and Area C.**

1. As part of approving Resolution 2019-21 and adopting 6<sup>th</sup> cycle Housing Element on August 19, 2019, the City Council made findings pursuant to CEQA Guidelines Section 15162(a)(3), finding the Housing Element, inclusive of Program H-10, had been analyzed in the City's certified General Plan Program Environmental Impact Report (PEIR), and no substantial changes or new information merits subsequent analysis of the amendments.
2. The Zoning Map amendments for Area B and Area C intend to satisfy the requirements of Government Code Section 65583.2(c), which is identified as Program H-10 in the City's approved and certified 2019-2027 Housing Element; Program H-10 is thereby a scheduled program of actions. The facts in the record show that the Zoning Map amendments do not involve zoning actions allowing the construction of oil and gas infrastructure or a distribution center, as defined by Public Resources Code Sections 21064.8 and 21060.4. Likewise, Area B and Area C do not contain areas located within natural and protected lands, as defined by Public Resources Code Section 21067.5. Therefore, the Zoning Map amendments for Area B and Area C are statutorily exempt from further environmental review pursuant to Public Resources Code Section 21080.085.
3. The Zoning Map amendments for Area B and Area C are exempt as a "common sense" exemption under CEQA Guidelines Section 15061(b)(3) because they implement Housing Element programs to achieve compliance with state law and that promote fair and equal housing opportunities but do not involve any physical changes with the potential to create an adverse effect on the environment. It can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment. The amendments will align the FMC with General Plan Housing Element policies and programs and state law. Prior to adoption of the Housing Element, the applicable housing element policies and programs were analyzed for potential environmental impacts and were found to not have a significant impact on the environment.

- C. Upon adoption of the amendments, staff will file a Notice of Exemption in accordance with CEQA.

**Consistency with the Fortuna General Plan**

- D. In approving Resolution P-2025-3137, the Planning Commission found that the proposed amendments to the Zoning Map are consistent with the with Housing Element and Mill District

Specific Plan of the General Plan because the subject ordinance will amend the FMC Title 17, Zoning Regulations, as set forth herein, to implement adopted programs of the Mill District Specific Plan and the Housing Element to achieve consistency with the Housing Element, and will ensure consistency with state law.

#### **Public Interest**

- E. In approving Resolution P-2025-3137, the Planning Commission found that the proposed amendments to the Zoning Map are in the public interest because the amendments promote the orderly and efficient development of land within the City, and encourage a wide range of housing types and densities. The amendments to the Zoning Map for Area A ensure the long-term retention of an established single family residential neighborhood, do not create conditions that could exacerbate or result in the displacement of existing residents, while removing regulatory barriers to the creation of a variety of housing types and ownerships, and at a range of densities; and

#### **Consistency with the Zoning Regulations and the Fortuna Municipal Code**

- F. In approving Resolution P-2025-3137, the Planning Commission found that the amendments to the Zoning Map are internally consistent with Title 17, and other adopted titles of the FMC.

**NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Fortuna** hereby amends the Fortuna Municipal Code Title 17, Section 17.02.030, Zoning Map of the City of Fortuna by reclassifying the zoning of property described in Exhibit A, attached hereto and hereby incorporated in its entirety by reference, to implement the Mill District Specific Plan (MDSP), Programs of the 6<sup>th</sup> cycle Housing Element, and to be consistent with state law, as follows:

#### **SECTION 4. Zoning Map Amendments.**

- A1. The approximately 15.5 acre area that is comprised of seventy-five (75) properties on the south side of Newburg Road, and that are along South 15th, South 16th, and Spring streets; and the properties west of Fortuna Boulevard along 1st Street and 2nd Avenue, and on the north side of 3rd Street, and being a portion of Area A as identified in Exhibit A, is hereby reclassified **from** Residential Multifamily with the Qualified combining zoning established by the adoption of Ordinance No. 88-532 Z (R-M-Q-2) **to** Residential Multifamily with the Qualified combining zone (R-M-Q) as established by this Ordinance; and
- A2. The approximately 0.32 acre area that is comprised of Assessor Parcel Numbers 201-081-019 201-081-018, 201-081-031, and 201-081-029, and being a portion of Area A as identified in Exhibit A, is hereby reclassified **from** the Commercial Thoroughfare (C-T) zoning district **to** Residential Multifamily with the Qualified combining zone (R-M-Q) as established by this Ordinance; and
- B. The approximately 5.29 acre area that is comprised of four (4) properties on the north side of South 3rd Street east of the Summer Street intersection, and one (1) property on the north side of Redwood Way, north of the intersection of Redwood Way and Barry Avenue, and all five properties identified as Area B in Exhibit A, is hereby reclassified **from** the Residential Multifamily Qualified zoning district as established by the adoption of Ordinance No. 88-532 Z (R-M-Q-2) **to** Residential Multifamily with the Qualified combining zone (R-M-Q) as established by this Ordinance; and

- C. The approximately 0.46 acre area that is comprised of three (3) properties with situs addresses of 2381, 2407, and 2431 Virginia Drive, and identified as Area C in Exhibit A, is hereby reclassified **from** Residential Multifamily with the Qualified combining zone established by the adoption of Ordinance No. 2002-633 Z (R-M-Q-16) **to** Residential Multifamily with the Qualified combining zone (R-M-Q) as established by this Ordinance.

**SECTION 5. Zone Qualification.** The special restrictions and regulations set forth in Section 7 herein apply to the property described in Exhibit A of this Ordinance that are reclassified from Commercial Thoroughfare (C-T), Residential Multifamily with the Qualified Combining zone established by the adoption of Ordinance No. 88-532 Z (R-M-Q-2), and Residential Multifamily with the Qualified combining zone established by the adoption of Ordinance No. 2002-633 Z (RM-Q-16) to Residential Multifamily Qualified (R-M-Q) zone pursuant to Fortuna Zoning Regulations Chapter 17.04.090, which authorizes the modification of the principal zone by adding or deleting principal permitted or conditional uses to implement the Fortuna General Plan, including the Housing Element, and the MDSP by application of the Qualified combining zone.

**SECTION 6. Purpose of Qualification.** The special restrictions and regulations imposed on the properties described in Exhibit A are to specify the principally and conditionally permitted uses consistent with the Mill District Specific Plan, Programs of the Housing Element, and state law.

**SECTION 7. Special Restrictions.** For all of the properties described in Exhibit A of this Ordinance, the principal permitted uses and conditional permitted uses otherwise allowed under the Multifamily residential zoning district (R-M) of Fortuna Zoning Regulations Section 17.03.012 shall be modified as follows:

**A. Principal Permitted Uses.**

1. Single family dwelling and two-family dwellings.
2. Multifamily housing developments in which at least 20 percent of the units are affordable to lower income households as defined California Government Code Section 65582(l), and subject to the Objective Planning Standards for Mixed-Use Residential and Multifamily Development, adopted pursuant to Resolution 2023-26 or as later amended by the city council (hereinafter the "multifamily design standards").
3. Housing units developed pursuant to California Government Code Sections 65852.21 and 66411.7.
4. Supportive housing developments, subject to the R-M zone density, objective standards for Height Regulations; Lot Standards, Yards and Floor Area Ratio; Required Open Space, Off-Street Parking, the multifamily design standards, and the requirements of FMC 17.06.18X.
5. Community care facilities for six or fewer (FMC 17.08.152), and supportive housing (FMC 17.08.507) and transitional housing (17.08.509). Community care facilities for six or fewer, and supportive and transitional housing, are residential uses that are permitted in the same manner as other residential dwellings of the same type in the same zone, and subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

**B. Conditional Uses.**

1. Multifamily housing developments in which less than 20 percent of the units, excluding a designated manager's unit, are not affordable to lower income households as defined the

California Government Code Section 65582(l). Multifamily housing developments are subject to the Objective Planning Standards for Mixed-Use Residential and Multifamily Development, adopted pursuant to Resolution 2023-26 or as later amended by the city council (hereinafter the “multifamily design standards”);

2. Rest homes;
3. Community care facilities with seven or more (FMC 17.08.152);
4. Mobile home parks, subject to the provisions of FMC 17.06.123.

**SECTION 8. Property Description.** Exhibit A of this ordinance identifies the properties to be rezoned.

**SECTION 9. Effective Date.** The effective date of this ordinance is thirty (30) days after adoption by the City Council of the City of Fortuna.

**SECTION 10. Severability.** If any provision of this ordinance is determined to be invalid, such invalidity does not affect the remaining provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this ordinance are severable. The City Council of the City of Fortuna declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

**SECTION 11. Limited Repeal.** Any provision of the City of Fortuna Municipal Code or appendices to it that are inconsistent with the requirements of this ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this ordinance.

**FIRST READING CONDUCTED** at a regular meeting of the City Council on this 1st day of December 2025, by the following vote:

AYES: Council Members Conley, Diaz, Stevens, Mayor Pro Tem Trent, Mayor Johnson

NAYS: None

ABSENT: None

ABSTAIN: None

  
Mike Johnson, Mayor

ATTEST.

  
Buffy L. Gray, Deputy City Clerk

**SECOND READING PERFORMED AND ADOPTED** on the 15th day of December 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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Mike Johnson, Mayor

ATTEST:

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Siana L. Emmons, City Clerk



# EXHIBIT A

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-042-001	1486 NEWBURG RD	Area A	0.10	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-002	1502 NEWBURG RD	Area A	0.10	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-003	1514 NEWBURG RD	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-004	1536 NEWBURG RD	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-005	430 S 16TH ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-006	440 S 16TH ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-009	452 S 16TH ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-010	470 S 16TH ST	Area A	0.84	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-042-011	457 S 15TH ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-012	not assigned	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-042-013	439 S 15TH ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-014	431 S 15TH ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-016	not assigned	Area A	0.01	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-042-017	446 S 16TH ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-001	1650 NEWBURG RD	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-003	451 S 16TH ST	Area A	0.31	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-081-010	446 S SPRING ST	Area A	0.25	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-016	441 S 16TH ST	Area A	0.21	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-018	1690 NEWBURG RD	Area A	0.11	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-019	1680 NEWBURG RD	Area A	0.09	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-021	1701 1ST ST	Area A	0.28	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-023	477 S 16TH ST	Area A	0.21	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-025	481 S 16TH ST	Area A	0.30	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-026	456 SPRING ST	Area A	0.25	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-081-027	not assigned	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-029	not assigned	Area A	0.07	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-081-031	not assigned	Area A	0.05	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-081-032	434 SPRING ST	Area A	0.15	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-033	431 S 16TH ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-034	1566 NEWBURG RD	Area A	0.15	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-035	477 S 16TH ST	Area A	0.24	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-036	483 S 16TH ST	Area A	0.35	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Taxable MH on fee parcel

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-081-037	486 S SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-039	479 S SPRING ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-082-004	538 S SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-082-005	510 S SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-082-006	530 S SPRING ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-082-008	1702 1ST ST	Area A	0.98	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-083-011	455 S SPRING ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-083-016	447 S SPRING ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-083-025	1805 1ST ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 10+ Units
201-083-028	491 S SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-083-030	485 SPRING ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-083-031	not assigned	Area A	0.22	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Public Land, Schools, Non Taxable Entities
201-084-001	509 S SPRING ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-084-005	527 S SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-084-006	not assigned	Area A	0.06	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-091-002	548 S SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-091-003	562 S SPRING ST	Area A	0.16	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-091-004	574 S SPRING ST	Area A	0.15	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-091-005	592 S SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-091-007	1651 2ND AV	Area A	1.37	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Rural - Improved
201-092-005	638 S SPRING ST	Area A	0.24	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-006	650 S SPRING ST	Area A	0.14	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-007	658 S SPRING ST	Area A	0.14	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-009	1699 3RD ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-092-010	1695 3RD ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-011	1685 3RD ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-021	1620 2ND AV	Area A	0.40	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 5-9 Units
201-092-024	1702 2ND AV	Area A	0.16	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-025	1666 2ND AV	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-031	1675 3RD ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-032	not assigned	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-092-033	676 S SPRING ST	Area A	0.26	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential



**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-092-034	608 SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-036	622 SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-001	not assigned	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-093-002	573 S SPRING ST	Area A	0.10	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-003	587 S SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-004	1807 2ND AV	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-009	558 SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-093-010	555 S SPRING ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-093-011	not assigned	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-094-001	607 S SPRING ST	Area A	0.24	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-094-007	659 S SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-094-012	681 S SPRING ST	Area A	0.37	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-094-013	627 S SPRING ST	Area A	0.22	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-094-014	641 S SPRING ST	Area A	0.21	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
202-011-001	694 S SPRING ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-149-023	not assigned	Area B	0.53	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential

**EXHIBIT A (continued)**

<b>APN</b>	<b>Situs Address</b>	<b>Zoning Area</b>	<b>Parcel Acreage (+/-)</b>	<b>GP Land Use Designation</b>	<b>Current Zoning</b>	<b>Current Zoning Ord.</b>	<b>Proposed Zoning</b>	<b>Assessor Description</b>
201-149-024	not assigned	Area B	0.53	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-149-026	not assigned	Area B	3.76	Residential High (RH)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Rural - Improved
201-149-037	not assigned	Area B	0.24	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-149-039	not assigned	Area B	0.23	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
200-165-021	2381 VIRGINIA DR	Area C	0.17	Residential Medium (RM)	RM (Q-16)	Ord. No. 2002-633 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
200-165-022	2407 VIRGINIA DR	Area C	0.15	Residential Medium (RM)	RM (Q-16)	Ord. No. 2002-633 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
200-165-023	2431 VIRGINIA DR	Area C	0.14	Residential Medium (RM)	RM (Q-16)	Ord. No. 2002-633 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential