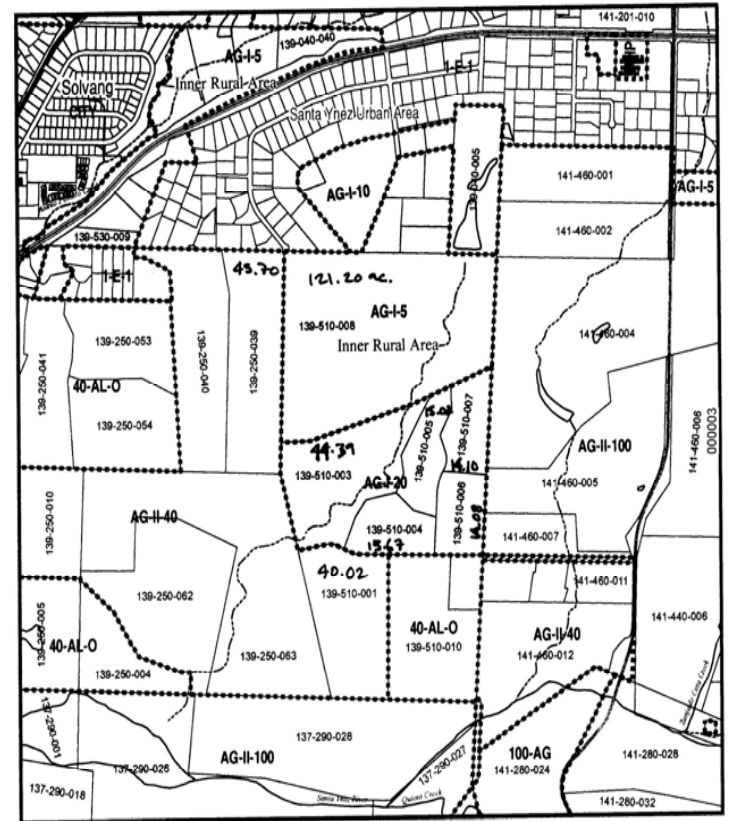


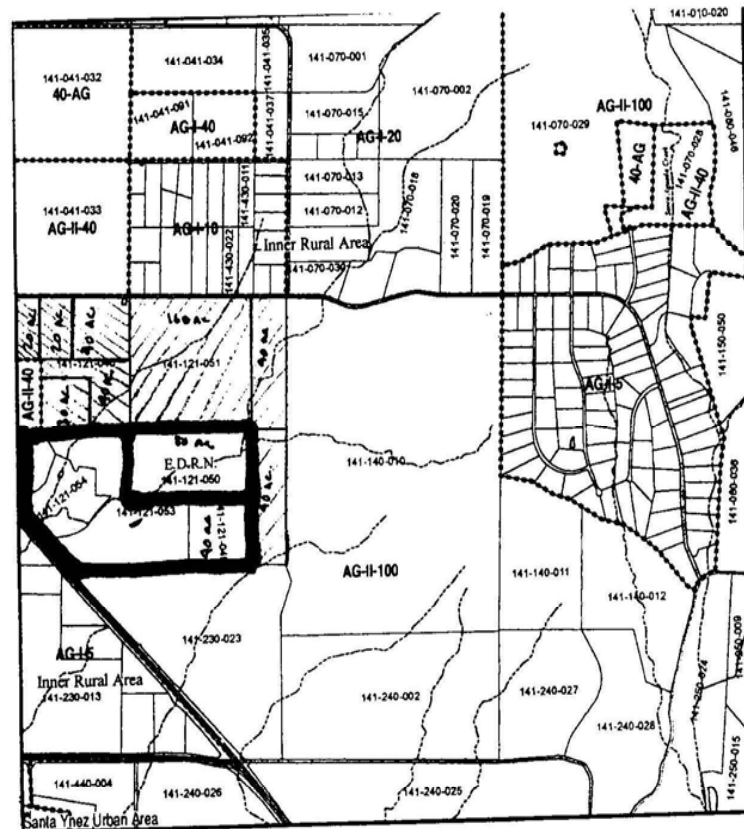
Mills Parcel

- 121.21 acres and Undeveloped.
- Currently Zoned AG-I-5 (Urban/Inner-Rural).
- Immediately south of Janin Acres Subdivision.
- Not visible from any public road.
- Not a Gateway Parcel.
- Existing zoning provides a logical transition between 1-10 acres parcels to the north and 5-40 acres to the south.
- Existing AG-I designation is compatible with E-1 zoning.
- 5 acre parcels are not urban
- Site has adequate services and infrastructure.
- GPAC recommended and BOS approved excluding parcel from consideration.



Shepherd Parcel

- 80 acres and undeveloped and in several active agricultural leases.
- Zoned AG-I-10 with EDRN overlay.
- Current zoning was designated in 1976.
- Not visible from any public road.
- Not a Gateway parcel.
- Property is located adjacent to numerous developed legal non-conforming size parcels.
- Parcel has adequate infrastructure.
- Future subdivision would be compatible with surrounding uses.
- 10 acre parcels are consistent with rural designation.



Assessor's page shows potential for additional legal lots immediately north of Shepherd parcel.

