

Exhibit 10 – Policy Option 2: List of EIR Analyzed Sites Eligible for Rezoning

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level
GEY-1	21837 Geyserville Ave	140-180-035	LC	LC, AH	UR 20	R3 20	4.5	Vacant	20	90*	63	9	18	High
GEY-2	No Address	140-150-022, 140-150-023, 140-150-024, 140-150-025, 140-150-026, 140-150-027	UR 4.8	R1 4.8	UR 10	R2 10	1.56	Residential						High
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	R1 4.8	UR 20	R3 20	1.07	Residential	20	20	14	2	4	High
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	R1 4.8	UR 20	R3 20	1.31	Residential	20	25	18	3	4	High
FOR-1	6555 Covey Rd	083-073-017	LI	MP, AH	UR 20	R3 20	2.86	Light industrial	20	57	40	6	11	High
GUE-1	14156 Sunset Avenue	070-070-040	UR 4	R1 4	UR 20	R3 20	1.38	Public Facilities						Moderate
GUE-2	16450 Laughlin Road	069-270-002	UR 2	RR 2	UR 20	R3 20	3.34	Residential						Moderate
GUE-3	16500 Cutton Court	069-280-043	UR 4	R1 4	UR 20	R3 20	2.00	Residential						Moderate
GUE-4	16050 Laughlin Road	069-230-007	UR 2	RR 2	UR 20	R3 20	4.23	Residential	20	83*	50	17	16	Moderate
FOR-3	6194 Forestville Street	084-020-004	UR 2	R1 2	UR 20	R3 20	1.66	Vacant	20	33	23	3	7	High
FOR-4	6090 Van Keppel Road	083-073-010	UR 2	RR 2	UR 20	R3 20	3.55	Residential	20	70	49	7	14	High
FOR-5	6475 Packing House Road	084-020-003	UR 2	R1 2	UR 20	R3 20	2.85	Vacant						Moderate

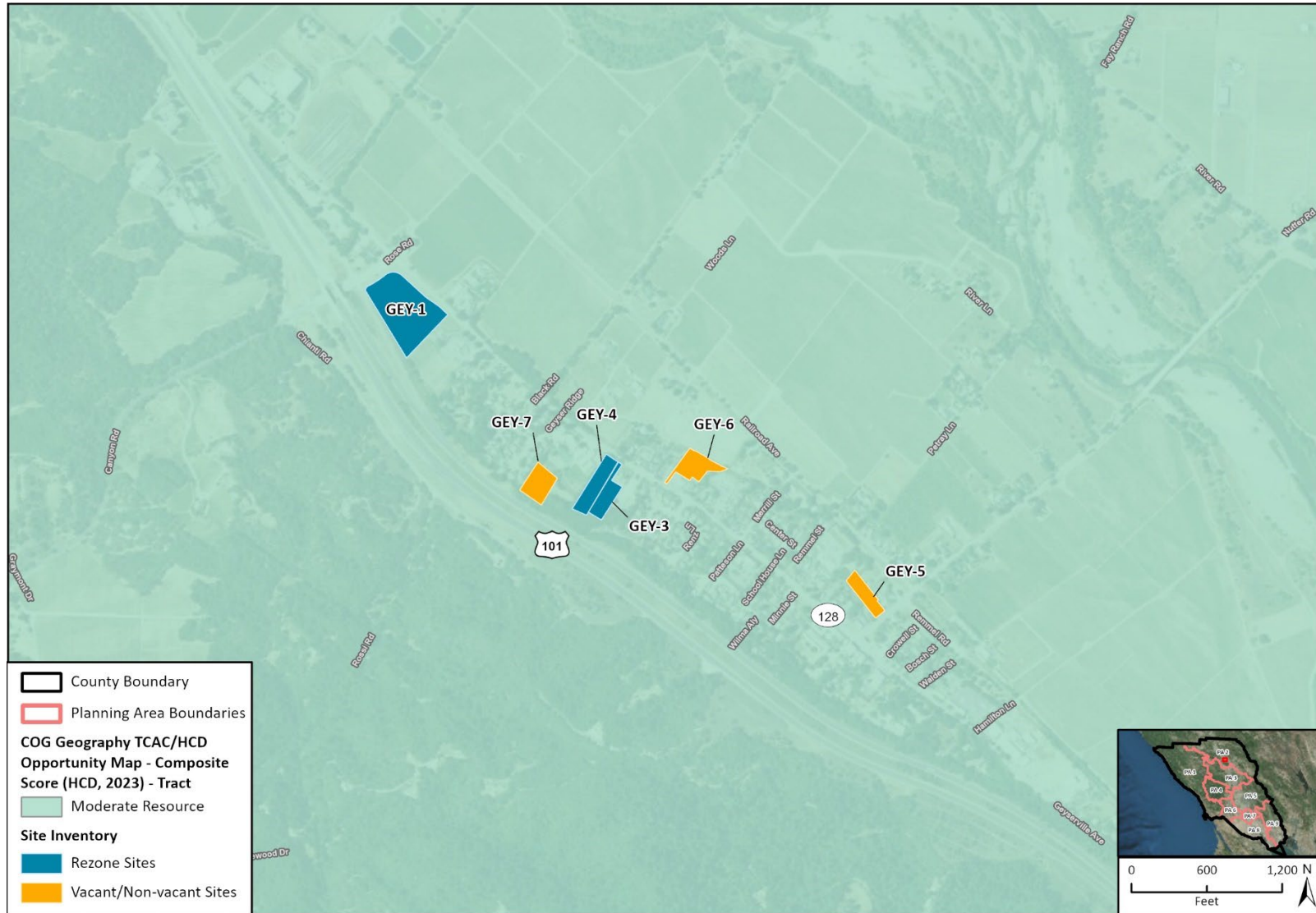
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FOR-6	6250 Forestville Street	084-020-011	LI	M1	UR 20	R3 20	4.94	Vacant						Moderate
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	LC	UR 20	R3 20	3	Religious Building	20	60*	36	12	12	Low
LAR-2	201 Wikiup Drive	039-040-040	LC	CO	UR 20	R3 20	0.76	Vacant						Moderate
LAR-3	1 Airport Boulevard	039-025-060	LC	CO, AH	UR 20	R3 20	0.45	Vacant	20	9	0	4	5	Low
LAR-4	245 Airport Blvd	039-025-026	UR 9	R2 9	UR 20	R3 20	0.29	Vacant	20	5	0	2	3	Low
LAR-5	175 Airport Boulevard	039-025-028	UR 9	R2 9	UR 20	R3 20	4.49	Vacant						Moderate
LAR-6	145 Wikiup Drive	039-040-035	LC	CO	UR 20	R3 20	0.51	Commercial						Moderate
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	R1 5	UR 20	R3 20	1.51	Residential	20	29	17	6	6	Low
LAR-8	5224 Old Redwood Hwy	039-390-022	LC	CO	LC	CO WH	0.46	Vacant	16	7	0	4	3	Low
SAN-1	3525 Brooks Avenue	134-132-057	LI	RR	UR 20	R3 20	2.81	Residential						Low
SAN-2	298 W Robles Avenue	134-111-068	GI	M2	LI	M1 WH	8.3	Warehouse	16	132	0	66	66	Low
SAN-3	3569 Brooks Avenue	134-132-056	LI	RR	UR 20	R3 20	3.8	Residential						Low
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	PC	LC	LC WH	6.26	Motel & commercial	16	100	0	50	50	Low
SAN-5	3509 Brooks Avenue	134-132-034	LI	RR	UR 20	R3 20	3.34	Residential						Low
SAN-6	3824 Dutton Avenue	134-072-040	GI	M1	GI	M1 WH	3.01	Auto storage	16	48	0	24	24	Low
SAN-7	3280 Dutton Avenue	134-072-038	GI	M1	GI	M1 WH	3.01	Vacant	16	48	0	24	24	Low

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SAN-8	3427 Moorland Avenue	134-111-020	UR 5	RR	UR 20	R3 20	1.02	Residential	20	18	11	4	3	Low
SAN-9	150 Todd Road	134-171-059	LI	M3	LI	M3 WH	6.57	Light manufacturing	16	105	0	53	52	Low
SAN-10	4020 Santa Rosa Avenue	134-192-016	LI, RR 3	M1, RR 3	LI, RR 3	M1 WH	5.26	Parking lot	16	84	0	42	42	Low
GLE-1	950 & 987 Carquinez Avenue 136651 & 13675 Arnold Drive	054-290-057	LC	LC	No Change	LC WH	0.73	Commercial						Highest
GLE-2	No Address	054-290-084	LC	LC	No Change	LC WH	0.12	Residential						Highest
GRA-1	9001 Donald St	130-165-001	UR 5	R1 5	UR 20	R3 20	1.12	Vacant	20	22	15	2	5	Highest
GRA-2	3400 Ross Road	130-090-009	GI	M1	GI	M2 WH	2.28	Industrial	16	36*	0	18	18	Highest
GRA-3	3155 Frei Rd	130-180-079	RR 2	RR 2	UR 20	R3 20	1.18	Residential	20	22	15	2	5	Highest
GRA-4	3280 Hicks Road	130-146-003	UR 2	RR 2	UR 20	R3 20	2.08	Residential	20	40	28	4	8	Highest
GRA-5	8525 Graton Road	130-176-013	UR 2	RR 2	UR 20	R3 20	1.92	Vacant						High
PEN-1	10078 Main Street	047-174-009	GC	C2	LC	C2 WH	0.05	Single Story Store	16	0	0	0	0	Low
PEN-2	635 Goodwin Ave	047-152-020	UR 2	RR 1	UR 20	R3 20	1.01	Vacant	20	20	12	4	4	Low
PEN-3	10070, 10078, 11790 Main Street	047-174-008	GC	C2	LC	C2 WH	0.16	Single Story Store	16	2	0	1	1	Moderate
PEN-4	635 Goodwin Ave	047-152-019	UR 2	RR 2	UR 20	R3 20	1.72	Vacant	20	34	20	7	7	Low
PEN-5	No Address	047-173-028, 047-173-029	LC	LC	No Change	LC WH	0.32	Residential						Low

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PEN-6	355 Adobe Road	047-091-013	UR 1	RR 1	UR 20	R3 20	1.95	Residential	20	37	22	7	8	Low
PEN-7	220 Hatchery Road	047-153-004	UR 2	RR 2	UR 20	R3 20	5	Residential	20	99	59	20	20	Low
PEN-8	202 Main Street	047-166-023	GC	C3	GC	C2 WH	0.65	Warehouse	16	10*	0	5	5	Moderate
PEN-9	11830 Main Street	047-166-025	GC	C3	GC	C2 WH	0.31	Warehouse	16	4*	0	2	2	Moderate
AGU-1	188 Academy Lane	056-531-005	UR 1	R1 1	UR 20	R3 20	0.87	Residential	20	16*	10	3	3	Low
AGU-2	211 Old Maple Ave	056-531-006	UR 1	R1 1	UR 20	R3 20	2.81	Vacant	20	56*	34	11	11	Low
AGU-3	18621 Railroad Avenue	052-272-011	UR 5	R1 5	UR 20	R3 20	3.15	Religious Building	20	63	38	13	12	Low
SON-1	20549 Broadway	128-311-015	RR 3	RR 3	UR 20	R3 20	1	Residential	20	18	11	4	3	Low
SON-2	20559 Broadway	128-311-016	RR 3	RR 3	UR 20	R3 20	1	Residential	20	18	11	4	3	Low
SON-3	20535 Broadway	128-311-014	RR 3	RR 3	UR 20	R3 20	1	Residential	20	18	11	4	3	Low
SON-4	20563 Broadway	128-311-017	RR 3	RR 3	UR 20	R3 20	1	Residential	20	19	11	4	4	Low

**Site Capacity has been reduced to account for site specific constraints.*

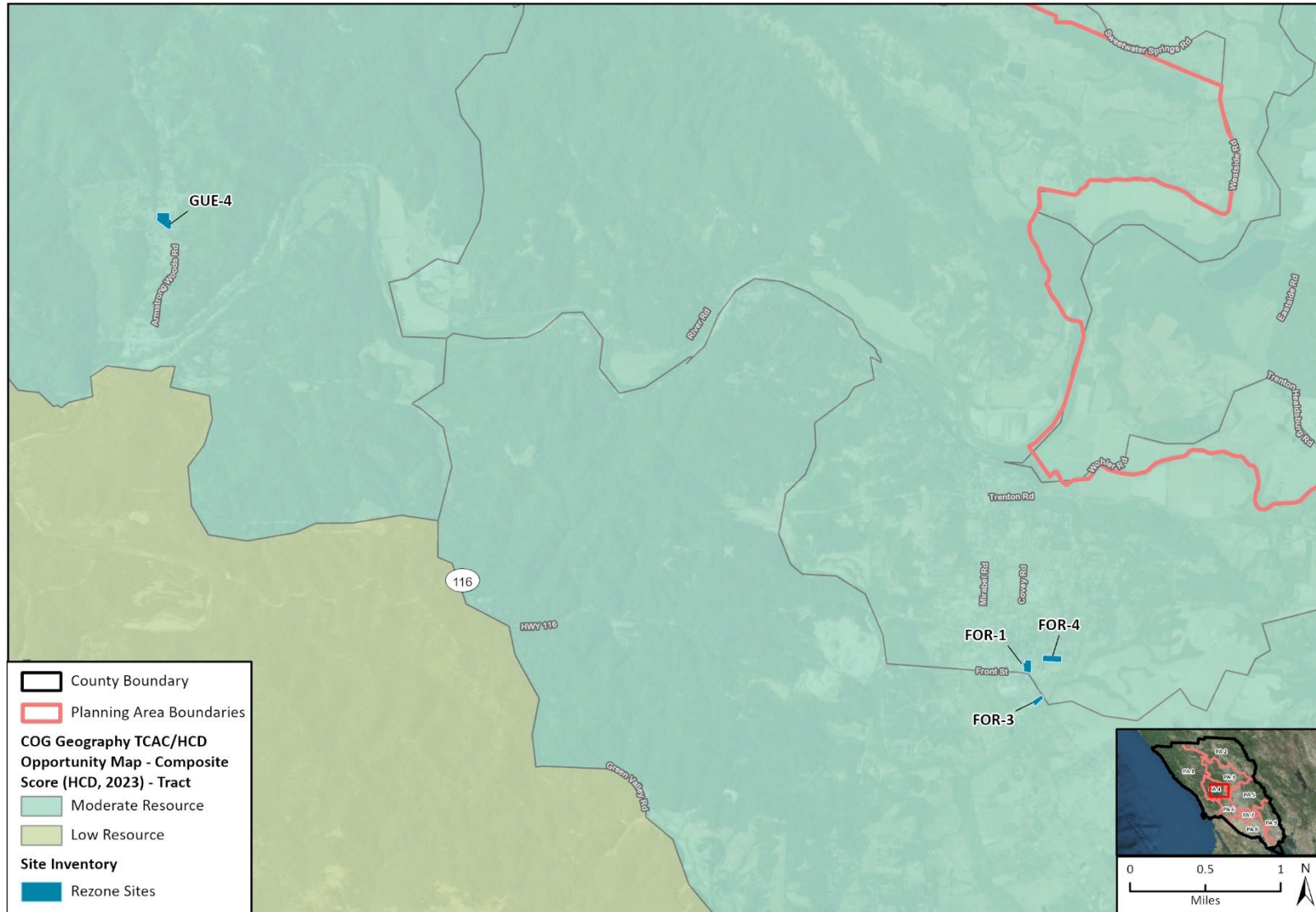
Planning Area 2 – Cloverdale/N.E. County



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19-08587_Rezoning Pipeline
 Site Inventory - PA2_Cloverdale/N.E. County

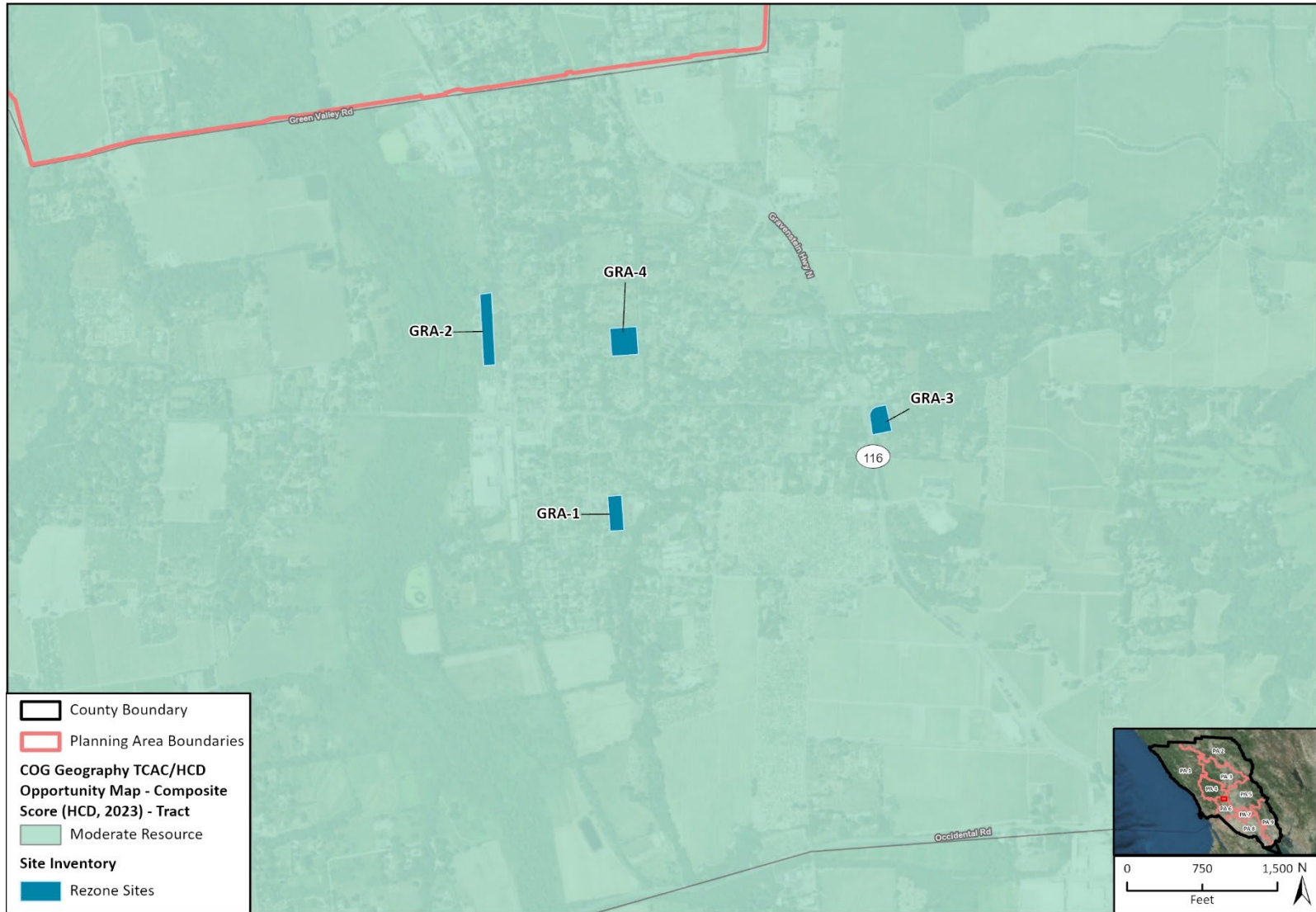
Planning Area 4 – Russian River



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19-08587_Resoning Pipeline
 Site Inventory - PA4_Russian River

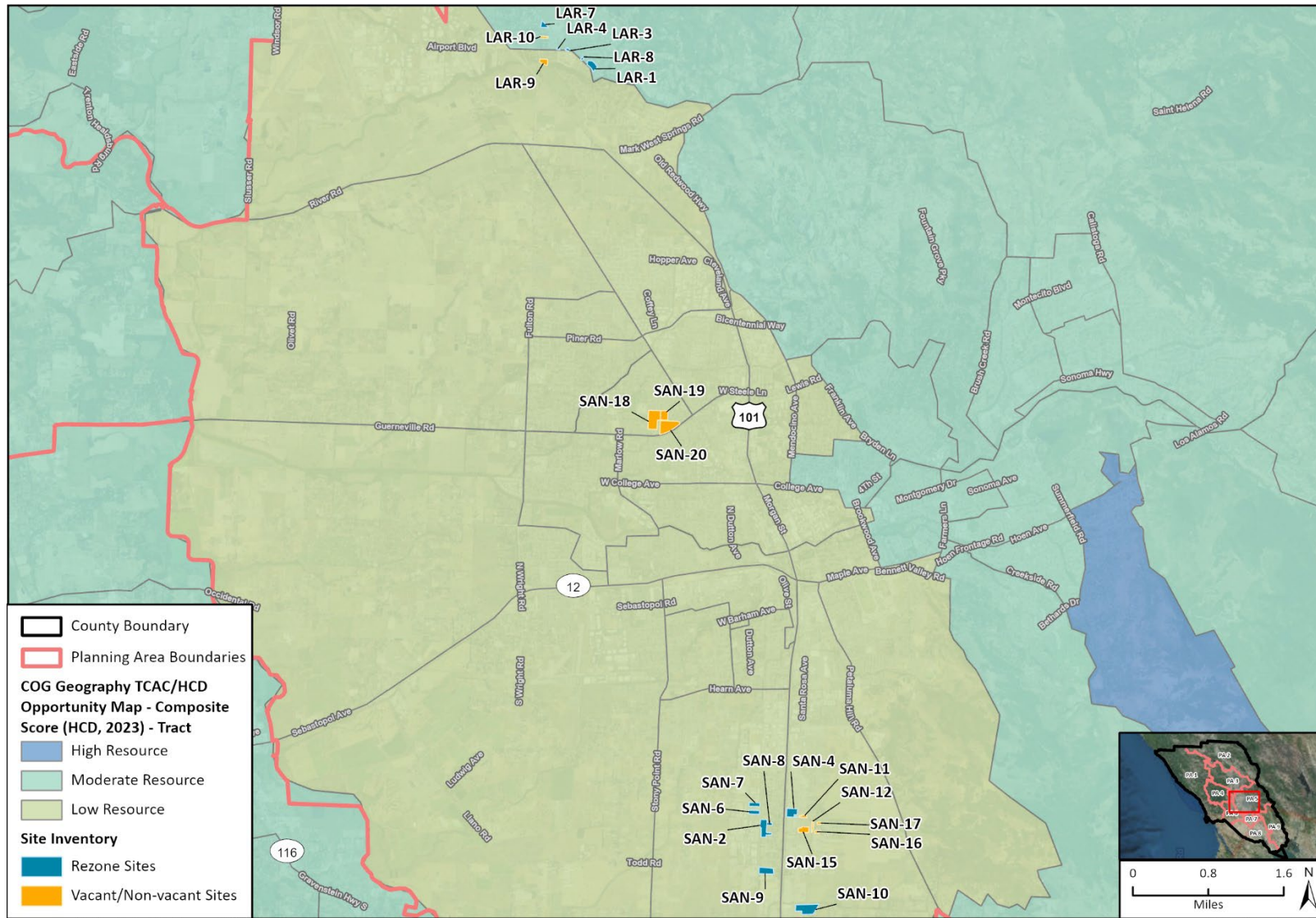
Planning Area 5 – Santa Rosa



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19-08587_Rezoning Pipeline
 Site Inventory - PA6_S Sebastopol

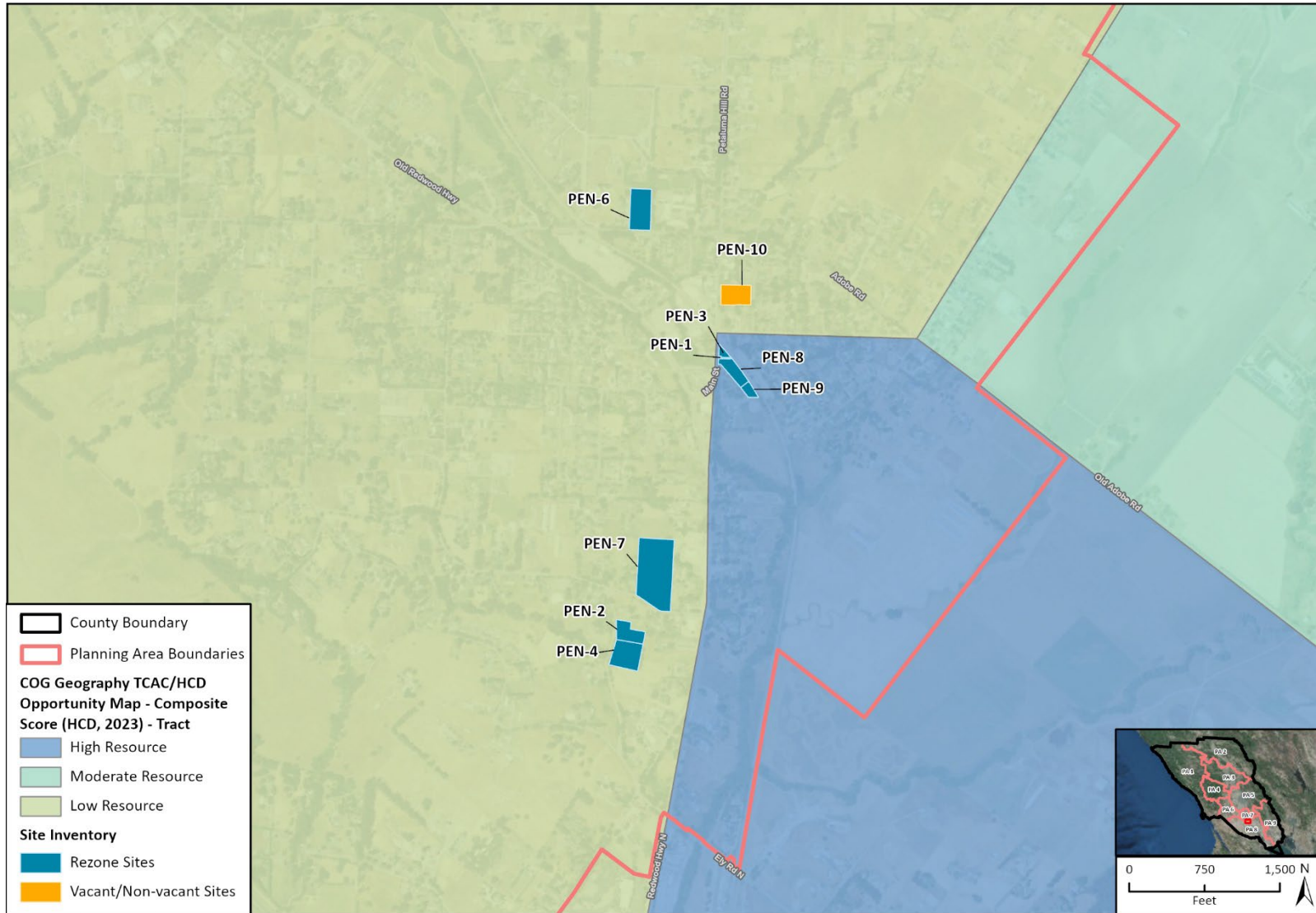
Planning Area 6 – Sebastopol



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19-08587 - Rezoning Pipeline
 Site Inventory - PA5_Santa Rosa

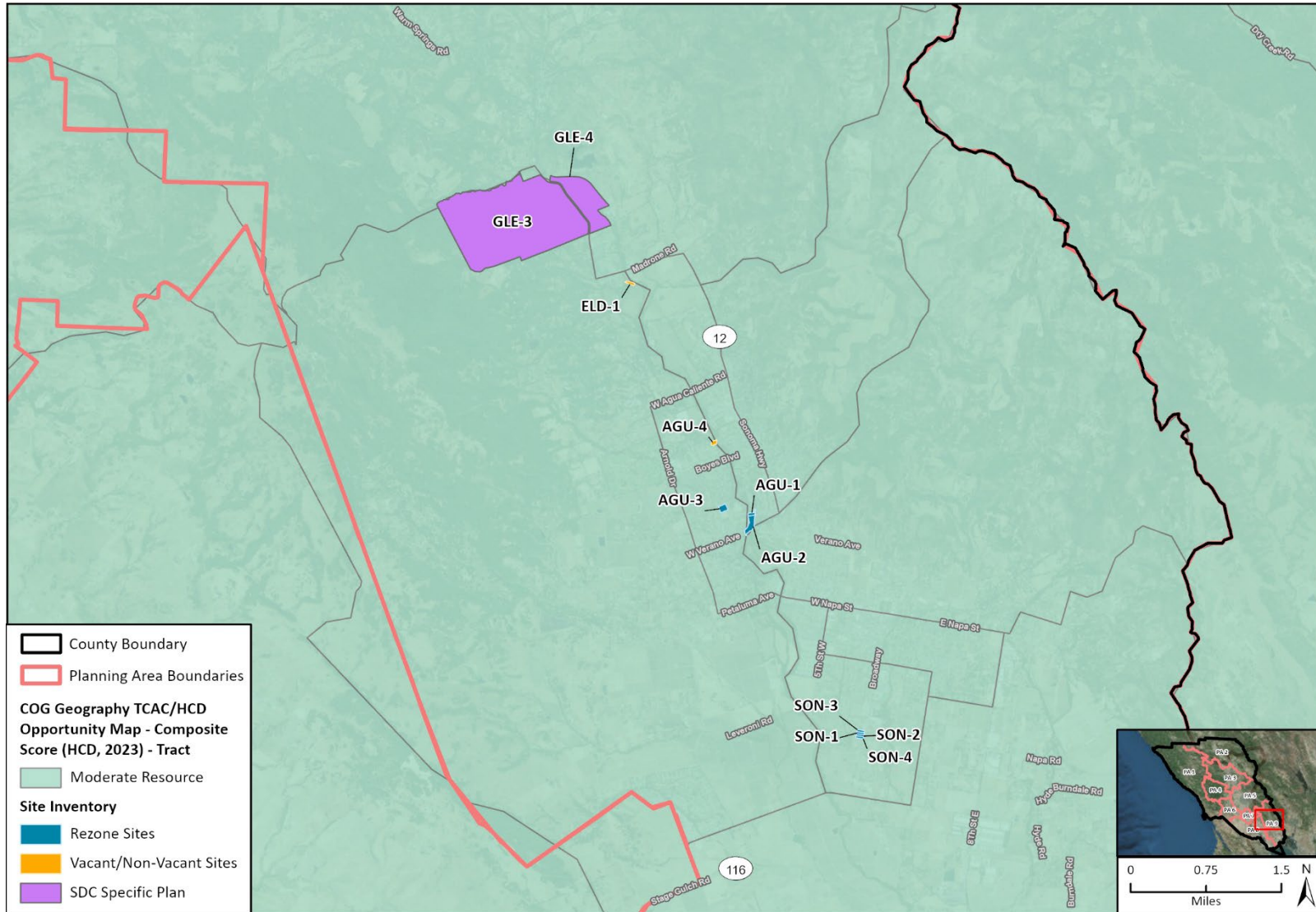
Planning Area 7 – Rohnert Park/Cotati/Penngrove



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19-08587_Resoning Pipeline
 Site Inventory - PA7_Rohnert Park_Cotati

Planning Area 9 – Sonoma Valley



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