



## STAFF REPORT

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<b>MEETING DATE:</b>	May 14, 2026
<b>ITEM TITLE, PRESENTER:</b>	Staff Report – Spanish Valley Zoning Map Discrepancies
<b>RECOMMENDATION:</b>	No formal action is required at this time. Staff will continue incorporating Planning Commission feedback and coordinating with the County Attorney’s Office and affected parcel owners to develop recommendations.

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### Request Summary

Staff has identified potential discrepancies between the current Spanish Valley zoning map and prior adopted or historical mapping versions. The purpose of this discussion is to acknowledge the discrepancies, confirm the version currently being utilized for administrative purposes, and outline a process for future review and potential mitigation.

### Background

A review of available zoning mapping records indicates that certain parcel designations and boundary areas may differ between the current version and prior versions of the Spanish Valley zoning map. At this time, staff is proceeding with the most recently provided version for administrative consistency and ongoing land use review.

### Discussion

While the current version will be used moving forward, staff recognizes that discrepancies may impact parcel owners, zoning interpretations, and future development applications. Additional review is needed to determine:

- The origin and extent of the discrepancies;
- Whether prior mapping versions were formally adopted or amended;
- Potential impacts to affected properties; and
- Appropriate corrective or mitigating actions, if necessary.

### Staff Recommendation

Staff recommends acknowledging the identified discrepancies, utilizing the current version for interim administrative purposes, and to continue review and coordination with the Planning Commission and affected property owners regarding potential mitigation options.