

Tehama County Housing Element 2014–2019

Public Review Draft



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TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT

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I. INTRODUCTION

**TEHAMA COUNTY GENERAL PLAN
HOUSING ELEMENT**

INTRODUCTION

I.1 ORGANIZATION

This Housing Element is organized into four sections. These sections provide an introduction and identify the housing needs in the community, the constraints to development, resources for future development, and goals, policies, and programs to address the needs and constraints in Tehama County. The sections are as follows:

Introduction: **Provides for the organization, community context, purpose, and requirements of the Housing Element, and data sources, community involvement, and the Housing Element’s consistency with the other elements of the General Plan.**

Housing Program: **Sets forth the County’s goals, policies, and programs designed to address the housing needs in Tehama County.**

Background Report: **Provides information supporting the determination of housing needs and constraints. The Background Report is divided into three sections:**

Section One – Housing Needs Assessment: contains a demographic and housing profile of the county and includes a discussion of current and future housing needs

Section Two – Housing Resources and Constraints: contains an analysis of the constraints that may impact the development of housing and provides an inventory of land in the incorporated area suitable for development as well as the financial and administrative resources available to facilitate housing production

Section Three – Review of Previous Housing Element: evaluates the County’s past performance based on its progress toward the objectives identified in the 2009–2014 Housing Element

I.2 COMMUNITY CONTEXT

Tehama County is located in Northern California, at the upper end of the Sacramento Valley. It is bordered on the north by Shasta County, to the east by Plumas County, to the south by Butte and Glenn counties, and to the west by Trinity and Mendocino counties. Tehama County has a total land area of approximately 2,951 square miles, or 1,888,640 acres. The topography of Tehama County includes predominantly foothills and mountains in its eastern and western portions, with the Sacramento Valley occupying most of the area between these portions.

According to the 2000 US Census, the population of the unincorporated areas of Tehama County was 35,719. As of January 1, 2013, the California Department of Finance estimates that the population of the unincorporated areas of Tehama County is 41,538. As of January 1, 2013, the California Department of Finance estimates the population of all of Tehama County—including the three incorporated cities, Red Bluff (14,186), Corning (7,629) and Tehama (419)—to be 63,772. Red Bluff is the county seat and the

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most populous city in the county. Several unincorporated communities are located throughout the county. Most of the county population lives in the Sacramento Valley. The western and southeastern portions of Tehama County are relatively uninhabited. These areas contain lands managed by federal agencies, mainly National Forest lands and wildlife and wilderness areas. A portion of Lassen Volcanic National Park is located in the far northeastern corner of Tehama County.

I.3 PURPOSE OF THE ELEMENT

The California legislature has identified “decent housing and a suitable living environment” as one of the state’s top priorities. The Housing Element is one of the seven required elements in the County’s General Plan. The Housing Element is the only element of the General Plan that must be submitted to the California Department of Housing and Community Development (HCD) in order to determine compliance with state laws.

The County’s draft 2014–2019 Housing Element must be submitted to HCD for review. At the end of the review period, HCD will issue a letter to the County identifying any concerns with the analysis or with the proposed goals, policies, and programs. In order to achieve certification, the County must work with HCD to address any outstanding concerns related to the Housing Element. After adoption by the Board of Supervisors, the final 2014–2019 Housing Element must be submitted to HCD for a final 90-day review.

State certification of the Housing Element provides the County with a number of benefits and opportunities for addressing housing needs in the unincorporated area of Tehama County. For instance, a certified Housing Element provides priority access to limited state housing funds and it offers greater protection from potential legal challenges to the Housing Element. In addition, the County is protected from potential financial penalties that may result from future state legislation.

I.4 REQUIREMENTS OF A HOUSING ELEMENT

State housing law (Government Code Section 65583) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This element updates the 2009–2014 Housing Element. This update also establishes the required components of a Housing Element as follows:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels. These needs are to include the jurisdiction’s share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints on the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Tehama County from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of special housing needs (such as disabled and developmentally disabled, elderly, large families, farmworkers, families with a female head of household, and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

I.5 DATA SOURCES

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews, and the review of existing documents. This included data provided by HCD in data packets for Tehama County, state and local government agencies, and information from local organizations.

Data used in this element was also generated by the Tehama County Planning Department regarding progress on attaining the goals and objectives outlined in the previous Housing Element. Current real estate information comes from Internet databanks and local newspapers. Several nonprofit organizations that serve the special needs of some county residents provided information on housing needs for specific groups.

I.6 COMMUNITY INVOLVEMENT

The County held a Housing Element public workshop on May 1, 2014. The meeting was noticed in the Red Bluff Daily News (both in print in a half-page ad for two weekends, and on their website for eight days). Flyers were posted in County public offices, the local libraries, the Planning Department front counter area, and **on the Planning Department's webpage, and a special public hearing notice was placed in the Red Bluff Daily News's Legal Notice section.** See **Appendix A** for the half-page ad and the legal notice, as well as the PowerPoint presentation given at the public workshop. In addition, a public notice inviting service providers in the region was sent out. Those service providers included the following:

- Mercy Housing California
- Northern Valley Catholic Social Services
- Community Housing Improvement Program (CHIP)
- PATH
- Coring Christian Assistance Program
- Alternatives to Violence
- Tehama County Public Health Advisory Board
- Community Action Agency
- Hands of Hope
- Home Help for Hispanic Mothers
- Passages – Drug & Alcohol Division and Area Agency on Aging
- Red Bluff Fire Department
- St. Elizabeth's Hospital Social Services
- Tehama County Head Start
- Tehama County Veterans Services
- Community Action Agency
- Tehama County Social Services Department

There were no participants at the meeting other than the Tehama County Planning Commission members and staff. The meeting started with a brief PowerPoint presentation made by Planning Director Sean M. Moore. The presentation provided a summary of Housing Element state law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the

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2010 Census, and a timeline for the next step in the process for adoption of the 5th round Housing Element update that is due to be adopted by June 2014.

Discussion items from the meeting:

- Types of housing projects covered
- Affordable housing
- Any additional rezones needed
- Types of special housing needs
- Care facilities
- Last Housing Element update and the range of issues covered including transitional, supportive, employee, and farmworker housing

(To be updated after Planning Commission and Board of Supervisors approval meetings)

2009 Housing Element Rezoning Requirement

Program HE-3.A of the 2009 Housing Element required the rezoning of 30 acres of land to the R-4 zoning district in order to accommodate the Regional Housing Needs Allocation (RHNA) for the 2007–2014 planning period. As a result, the County rezoned one parcel of 36 acres adjacent to Red Bluff in March 2014. As with all zoning changes in the county, certain public noticing was required and was completed **per the requirements of state planning law. This land was identified for residential use in the County's 2009 General Plan**; therefore, rezoning of the parcel to R-4 would provide consistency between the General Plan land use designation and the zoning district for this parcel. Public notices concerning the rezone were placed at the County offices as well as posted in the Red Bluff Daily News. Local Native American tribes were notified via mail. The County received several comments from neighbors of the property and the Tea Party at the January 2014 public meeting when the rezone was first presented to the Board of Supervisors. However, only a few members of the public attended the March adoption meeting. The Board of Supervisors and County Planning Commission were regularly updated on the rezone process by the County Planning Director as part of the interim public meetings. The Board of Supervisors adopted the rezone on March 25, 2014.

I.7 CONSISTENCY WITH THE GENERAL PLAN

The Tehama County 2014–2019 Housing Element is a required component of the Tehama County **General Plan, which was completed and adopted in 2009. State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies."** The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the county.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2014 to 2019 and complies with the state-mandated five-year update cycle.

H. HOUSING PROGRAMS

TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT HOUSING PROGRAMS

This section identifies the goals, policies, and programs that the County proposes to implement in the 2014–2019 planning period in order to address the housing needs and obstacles to development. The Background Report of the Housing Element, which follows this section, identifies the housing needs and constraints to and resources for the development of housing in the unincorporated area of Tehama County and evaluates the County's progress in accomplishing the objectives of the previous Housing Element.

H.1 GOALS AND POLICIES

The following goals and policies have been developed to address the housing needs and constraints in Tehama County. The policies will guide the **programs and the objectives necessary to fulfill the County's** housing goals.

GOAL HE-1: HOUSING NEED – ENSURE THAT THERE ARE AN ADEQUATE NUMBER OF HOUSING UNITS AT A RANGE OF DENSITIES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF COUNTY RESIDENTS.

POLICIES:

- HE-1.A** Encourage a variety of housing opportunities affordable to all county residents.
- HE-1.B** Where feasible, encourage developers to offer housing at a range of densities.
- HE-1.C** Promote the development of housing in community areas with existing infrastructure and services.
- HE-1.D** Encourage the development of higher-density development in areas in close proximity to services and transportation as well as in areas with adequate infrastructure.
- HE-1.E** Support infill, mixed-use development, and redevelopment in unincorporated towns in the county as well as in areas adjacent to the cities of Red Bluff and Corning.
- HE-1.F** Encourage the production of second units and manufactured housing as an additional source of affordable housing.

GOAL HE-2: AFFORDABLE HOUSING – ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO ALL ECONOMIC SEGMENTS OF THE COUNTY.

POLICIES:

- HE-2.A** Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing and housing affordable for extremely low-, very low-, and low-income households.
- HE-2.B** Make information on housing, housing programs, and housing assistance available to the public.
- HE-2.C** Work to expand homeownership opportunities for lower-income households.
- HE-2.D** Work with developers to identify sites and potential funding sources for the development of affordable housing.

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GOAL HE-3: ADEQUATE SITES – ENSURE THE PROVISION OF ADEQUATE SITES AND FACILITIES TO SUPPORT FUTURE HOUSING NEEDS.

POLICIES:

- HE-3.A** Maintain an inventory of vacant land that is suitable for residential development.
- HE-3.B** Ensure that sufficient vacant, residentially zoned land is available to accommodate future growth in the county.
- HE-3.C** Avoid concentrations of high-density development, such as apartments, in any one area of the county by encouraging a range of residential zoning designations spread throughout the unincorporated communities in the county.

GOAL HE-4: SPECIAL NEEDS HOUSING – FACILITATE THE DEVELOPMENT OF HOUSING TO SERVE PERSONS WITH SPECIAL NEEDS.

POLICIES:

- HE-4.A** Seek and support programs that address the housing needs of special needs groups such as seniors, persons with physical disabilities, persons with developmental disabilities, farmworkers, those in need of temporary shelter, single-parent families, and large families.
- HE-4.B** Work with local agencies to identify and pursue funding for housing for special needs groups.
- HE-4.C** Facilitate housing opportunities for special needs groups, including those persons with physical and/or developmental disabilities.

GOAL HE-5: HOUSING CONSERVATION – WORK TO IMPROVE, MAINTAIN, AND CONSERVE THE COUNTY'S EXISTING HOUSING STOCK.

POLICIES:

- HE-5.A** Encourage regular maintenance of housing as a means of conserving existing housing stock.
- HE-5.B** Work to rehabilitate the existing housing stock and strive to replace housing units in need of repair.
- HE-5.C** Conserve the county's existing stock of affordable housing.
- HE-5.D** Pursue state, federal, and other funding sources to assist lower-income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions.

GOAL HE-6: ADDRESSING CONSTRAINTS – ADDRESS AND, WHEREVER POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, OR DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF COUNTY RESIDENTS.

POLICIES:

- HE-6.A** Facilitate the development of infrastructure (sewer, water, and access roads) in appropriate locations to better serve housing and job creation opportunities.
- HE-6.B** Maintain an efficient and streamlined permit processing system.
- HE-6.C** Provide incentives or fee deferrals for developments that provide housing affordable to lower-income households.
- HE-6.D** Maintain an updated Zoning Code in which residential development standards are clearly defined.
- HE-6.E** Whenever possible, provide priority processing to developments that meet critical county needs, such as affordable housing.
- HE-6.F** Grant density bonuses for developers of affordable housing who comply with state requirements.
- HE-6.G** Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.
- HE-6.H** Identify and remove constraints to housing for special needs groups, including those persons with physical and/or developmental disabilities.

GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY – PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS WITHOUT DISCRIMINATION REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, HOUSEHOLD COMPOSITION, SOURCES OF INCOME, OR OTHER ARBITRARY FACTORS.

POLICIES:

- HE-7.A** Discourage discrimination in housing.
- HE-7.B** Promote housing opportunities for all persons, regardless of race, color, ancestry, age, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

GOAL HE-8: ENERGY CONSERVATION – ENCOURAGE THE USE OF ENERGY AND RESOURCE CONSERVATION IN THE DEVELOPMENT OF HOUSING IN THE COUNTY.

POLICIES:

- HE-8.A** Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.
- HE-8.B** Promote energy-efficient design in residential development.

H.2 IMPLEMENTATION PROGRAMS

The following programs are designed to implement the County's housing goals and policies. Each program includes the responsibilities, objectives, funding sources, and time frames for implementation.

PROGRAMS – GOAL HE-1: HOUSING NEED

HE-1.A Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.

Responsibility: Planning Department

Objective: Approve at least five developments that include a range of housing types.

Time Frame: Ongoing

Funding Source(s): General Fund

HE-1.B Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the remaining Regional Housing Need Allocation (RHNA) for lower-income households; the County will identify and zone sufficient sites to accommodate any shortfall. The Planning Department will report annually on the County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.

Responsibility: Planning Department

Objective: Identify annual housing priorities and prepare annual report.

Time Frame: Annually, by April 1

Funding Source: General Fund

PROGRAMS – GOAL HE-2: AFFORDABLE HOUSING

HE-2.A Affordable Housing Development Funding: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Responsibility: Planning Department/Community Action Agency

Objective: Support applications by developers for funding of affordable housing.

Time Frame: Meet with developers annually, assist with application as projects come forward

Funding Sources: Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing

HE-2.B At-Risk Affordable Housing: Continue to monitor the dates that rent- or price-restricted affordable housing projects in the unincorporated county will convert to market-rate units. Work with owners and agencies to preserve this stock of affordable housing.

Responsibility: Planning Department

Objective: Identify affordable housing units which are at risk of becoming market-rate units and assist the complex in preserving the affordability of the complex.

Time Frame: Annually

Funding Sources: General Fund

HE-2.C State and Federal Funding: The County will apply for state and federal monies for direct support of low-income housing construction and rehabilitation. A number of state and federal programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the county and then directly or indirectly pursue those programs. The County will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The County will attempt to secure funding for affordable housing programs during the planning period. Programs the County will consider are:

- State Predevelopment Loan Program
- Affordable Housing Innovation Program
- Multifamily Housing Program
- US Department of Agriculture (USDA) Rural Development, Section 515 Program
- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHOME
- US Department of Housing and Urban Development (HUD) Section 202 Program

Responsibility: Planning Department

Objective: Secure state and federal monies for direct support of low-income housing construction and rehabilitation.

Time Frame: Annually. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County will contact HCD to determine the application deadlines for the various funding sources. The County will apply for funding as it becomes available and as staffing and budget permit.

Funding Sources: General Fund and/or state and/or federal funding sources

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HE-2.D Single-Room Occupancy Units: Permit single-room occupancy (SRO) dwelling units within the R-3 and R-4 zoning districts by right and in the C-3 zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.

Responsibility: Planning Department

Objective: Amend the Zoning Code to permit single-room occupancy units.

Time Frame: Amend Zoning Code by June 2016

Funding Source: General Fund

PROGRAMS – GOAL HE-3: ADEQUATE SITES

HE-3.A Vacant Land Inventory: Continue to maintain and update the established database of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. Use the information in the inventory to revise the Housing Element as appropriate to ensure **adequate residential land is available to meet the County's RHNA targets.**

Responsibility: Planning Department

Objective: Develop a vacant land inventory.

Time Frame: Ongoing

Funding Sources: General Fund

HE-3.B Housing Distribution: Continue to use land inventory information to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or overconcentration of assisted housing in particular areas of the county.

Responsibility: Planning Department

Objective: Ensure that assisted housing is appropriately distributed.

Time Frame: 2014–2019

Funding Sources: General Fund

HE-3.C Reduced Density/EDU Factors for Mobile/Manufactured Home Units: When establishing or amending development impact **fees or similar fees, the County's** fee calculations will assign mobile/manufactured home units a lower density or EDU (equivalent dwelling unit) factor than single-family dwelling units, resulting in reduced fees for mobile/manufactured home units.

Responsibility: Planning Department

Objective: Stimulate very low-income and extremely low-income mobile home unit production through reduced impact fees.

Time Frame: 2014 and ongoing

Funding Source: General and designated County funds, depending on the affected fee program

HE-3.D Affordable Housing Funding for Mobile/Manufactured Home Units: When applying for,

administering, and expending state, federal, and other funding for the development of affordable housing units, the County will give preferential consideration to developments or projects that produce mobile/manufactured home units affordable for extremely low- and very low-income groups, to the fullest extent permitted by the applicable funding source guidelines.

Responsibility: Planning Department

Objective: Encourage extremely low- and very low-income mobile/manufactured unit production through priority grant funding treatment.

Time Frame: 2014 and ongoing

Funding Source: Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing

HE-3.E

Publicize Affordable Mobile/Manufactured Home Unit Opportunities: The County will make affirmative efforts to publicize the availability of affordable mobile/manufactured home sites. This effort will include, at a minimum, placing information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website, and providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups.

Responsibility: Planning Department

Objective: Ensure public/developer awareness of affordable mobile/manufactured home unit opportunities, thereby encouraging such construction.

Time Frame: 2014 and ongoing

Funding Source: General Fund

HE-3.F

MH Combining District Expansion and Protection: **The County's** preparation and review of the General Plan Annual Report will include identification and consideration of areas appropriate for rezoning to the MH Special Mobile Home Combining District. Additionally, the County will consider and where appropriate provide fee reductions and priority processing for property owner-initiated rezonings into the MH Special Mobile Home Combining District. Furthermore, approval of any proposal to rezone property out of the MH Special Mobile Home Combining District will include a finding, based on substantial evidence, that such rezoning will not interfere with the accommodation of the County's RHNA for the very low-income and extremely low-income income groups.

Responsibility: Planning Department

Objective: Increase the sites available for the installation of the most affordable mobile/manufactured home units.

Time Frame: 2014 and ongoing

Funding Source: General Fund

Programs – Goal HE-4: Special Needs Housing

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HE-4.A Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.

Responsibility: Planning Department

Objective: Work with local nonprofit agencies to secure funds for one farmworker housing and/or provide assistance to two farmworker housing projects in the unincorporated area.

Time Frame: 2014 and ongoing

Funding Source: General Fund as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD

HE-4.B Housing Choice Voucher Assistance: Given the expected population increase over the next five years, work to increase the number of Housing Choice Vouchers (formerly Section 8) in the county. An additional 20 vouchers will be sought. The County will prepare resolutions and letters or provide technical assistance in support of this effort. The County will make a special effort to inform eligible female heads of households about Housing Choice Vouchers and other programs for housing through its Community Action Agency, and assist them in applying for these programs.

Responsibility: Planning Department/ Community Action Agency

Objective: Secure an additional 20 Housing Choice Vouchers for very low-income residents and eligible female heads of households.

Time Frame: 2014–2019

Funding Source: HUD, Section 8 funds

HE-4.C Emergency Shelter Development: The County will assist nonprofit organizations in developing a homeless shelter and transitional living area by sponsoring grants and, if possible, using funds from available welfare programs. The County will use the Local Continuum of Care Plan to identify and assist the needs of homeless persons and families and the homeless service providers.

Responsibility: Planning Department/Community Action Agency and Department of Social Services

Objective: Assist in the development of an emergency shelter.

Time Frame: 2014 and ongoing

Funding Source: Emergency Shelter Grant (ESG) funds, Supportive Housing Act Program (SHP) grants, HUD Continuum of Care grants, General Fund

HE-4.D Large Household Housing: The County will develop an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives. The County will make information about the incentive program available at the County Planning Department, as well as on the County Planning Department website.

Responsibility: Planning Department, Board of Supervisors

Objective: *Provision of incentives for the development of larger rental housing units.*

Time Frame: *Incentive program completion by December 2015*

Funding Source: *General Fund, various funding sources as identified in Background Report **Table 2-14** – Summary of Financial Resources for Housing*

HE-4.E

Senior Housing: The County will review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County.

Responsibility: *Planning Department, Building Division*

Objective: *Facilitate the development of housing for seniors.*

Time Frame: *2014 and ongoing*

Funding Sources: *General Fund, appropriate state and federal funds*

HE-4.F

Project-Based Rental Assisted Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

Responsibility: *Planning Department, Building Division*

Objective: *Facilitate the development of rental assisted housing.*

Time Frame: *2014 and ongoing*

Funding Sources: *General Fund, appropriate state and federal funds*

HE-4.G

Farmworker Housing Incentives: The County will consider and where appropriate provide fee reductions and priority processing for farmworker housing.

Responsibility: *Planning Department*

Objective: *Establish 20 farmworker housing units (extremely low income).*

Time Frame: *2014 and ongoing*

HOUSING PROGRAMS

Funding Source: General Fund and designated County funds, depending on the affected fee program

HE-4.H Farmworker Housing Funding Assistance: The County will apply for or support applications for funding for farmworker housing. The County will periodically review available funding programs to identify additional funding sources for farmworker housing.

Responsibility: Planning Department

Objective: Establish 50 farmworker housing units (extremely low income).

Time Frame: June 2015, annually thereafter

Funding Source: General Fund and/or state and/or federal funding sources

HE-4.I Reasonable Accommodation: The County will develop procedures for reasonable accommodation in accordance with fair housing and disability laws, and will amend the **County's formal** policy documents, resolutions, and/or the county code wherever necessary to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing.

Responsibility: Planning Department

Objective: Establish a reasonable accommodation procedure.

Time Frame: Procedures shall be completed and formalized by June 2015.

Funding Source: General Fund

HE-4.J Special Needs Households: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will **apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.**

Responsibility: Planning Department, Board of Supervisors

Objective: Meet special needs and seek funding for special needs groups.

Time Frame: Seek funding opportunities beginning in 2014–2015 and annually thereafter; all program components are ongoing

Funding Source: Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups

PROGRAMS – GOAL HE-5: HOUSING CONSERVATION

HE-5.A Housing Stock Condition: Prepare an updated report on the condition of housing stock in the unincorporated areas of Tehama County, with focus on more populated communities. Conditions of housing stock will be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock.

Responsibility: Planning Department

Objective: Prepare housing condition survey.

Time Frame: Completion of housing stock conditions report by June 2016

Funding Source: General Fund, state and/or federal funding sources

HE-5.B Building Inspection/Code Enforcement: Increase efforts to identify substandard housing and housing in need of substantial rehabilitation. Provide information about rehabilitation programs—public, private, and/or nonprofit—to low- and moderate-income households with homes or apartments in need of repairs.

Responsibility: Building and Safety Department

Objectives: Identify substandard housing or housing with code violations and provide information on rehabilitation program to eligible households.

Time Frame: 2014 and ongoing

Funding Source: General Fund and/or CDBG funds

PROGRAMS – GOAL HE-6: ADDRESSING CONSTRAINTS

HE-6.A Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development.

Responsibility: Board of Supervisors, Planning Department

Objectives: Continue to work with service districts to improve and expand County infrastructure to support existing and future development.

Time Frame: 2014 and ongoing

Funding Source: CDBG, USDA funds, General Fund, and, if available, redevelopment funds

HE-6.B Annexation: The County will work with the cities of Red Bluff, Corning, and Tehama to develop policies facilitating annexation and orderly expansion of residential development in areas adjacent to the cities that are planned for such uses, pursuant to applicable city and County policies, thereby facilitating residential development with access to existing municipal services. Also, the County and cities will develop procedures on reallocating their RHNA housing targets after property is annexed to a city.

HOUSING PROGRAMS

Responsibility: *Planning Department, Local Agency Formation Commission (LAFCo)*

Objectives: *Coordinate with the cities of Red Bluff, Corning, and Tehama to develop policies facilitating annexations in areas that are planned for development.*

Time Frame: *2014 and ongoing*

Funding Source: *General Fund*

HE-6.C

Annexation, Community Service Districts: The County will continue to work with community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development.

Responsibility: *Planning Department, LAFCo, Community Service Districts (CSD)*

Objectives: *Coordinate with CSDs to facilitate annexations and services in areas that are planned for development.*

Time Frame: *2014 and ongoing*

Funding Source: *General Fund, CSD funds*

HE-6.D

Permit Processing: Review the County's permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.

Responsibility: *Planning Department/Building and Safety Department*

Objectives: *Review permitting procedures to ensure streamlined permit process.*

Time Frame: *2014 and ongoing*

Funding Source: *General Fund*

HE-6.E

Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with physical disabilities and/or developmental disabilities, in areas consistent with existing development policies.

Responsibility: *Planning Department*

Objectives: *Provide expedited processing and/or technical assistance for affordable housing projects.*

Time Frame: *2014 and ongoing*

Funding Source: *General Fund*

HE-6.F

Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.

Responsibility: *Planning Department*

Objectives: *Provide fee deferrals for a minimum of two affordable projects.*

Time Frame: *2014–2019*

Funding Source: Affordable Housing Program Fee

HE-6.G

Flexibility in Development Standards: In order to encourage the provision of affordable housing, including housing for seniors and persons with disabilities and/or developmental disabilities, amend the Zoning Code to allow flexibility in the development standards, as determined by the County, when adequately justified as needed by the developer.

Responsibility: Planning Department

Objectives: If demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects.

Time Frame: 2014 and ongoing

Funding Source: General Fund

PROGRAMS – GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY

HE-7.A

Equal Housing Opportunity: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information.

Responsibility: Planning Department/Community Action Agency

Objectives: Provide information on housing discrimination at County offices and website, and other public places.

Time Frame: 2014 and ongoing

Funding Source: General Fund

HE-7.B

Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).

Responsibility: Planning Department/Community Action Agency

Objectives: Refer discrimination cases to DFEH or HUD or other appropriate agencies.

Time Frame: 2014 and ongoing

Funding Source: General Fund

HOUSING PROGRAMS

PROGRAMS – GOAL HE-8: ENERGY CONSERVATION

HE-8.A Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.”

Responsibility: Building and Safety Department

Objectives: Enforcement of provisions of Title 24 for new residential development.

Time Frame: 2014 and ongoing

Funding Source: General Fund

HE-8.B Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need.

Responsibility: Planning Department/Community Action Agency

Objectives: Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established.

Time Frame: 2014 and ongoing

Funding Source: CDBG and/or HOME funds (if County establishes weatherization program)

H.3 QUANTIFIED OBJECTIVES

Quantified housing objectives are provided in **Table H-1** for the construction of new housing units, the rehabilitation of existing units, and the preservation of affordable and special needs housing units as a result of implementation of the above programs. These objectives, which are for the 2014–2019 planning period, are based on past development trends and the results of the County’s programs discussed above.

**TABLE H-1
SUMMARY OF QUANTIFIED OBJECTIVES
FOR UNINCORPORATED TEHAMA COUNTY**

Income Group	New Construction	Rehabilitation	Preservation	Total
Extremely Low* Income	56			56
Very Low	56	5	144	205
Low	76	10		86
Moderate	89			89
Above Moderate	209			209
Total	486	15	144	645

Note: * Extremely low-income group was determined using 50 percent of the very low-income group.

During the planning period, the actions identified by the County will assist in the construction of 56 extremely low-income, 56 very low-income, 76 low-income, and 89 moderate-income units. Furthermore, the construction of 209 above moderate-income units is anticipated. The development of units that are expected to be affordable to lower-income households will likely include a mix of multifamily units, mobile homes, mixed-use development, and second units. The development of units affordable to moderate- and above moderate-income residents is expected to be achieved through the construction of low-density multifamily units (e.g., duplexes) and single-family homes.

In addition to new construction units, 15 lower-income housing units should be rehabilitated between 2014 and 2019, while 144 units will be preserved through the Housing Choice Voucher Program. Furthermore, certain actions—the results of which are not shown in this table, such as the potential establishment of a first-time homebuyer program—will help create homeownership opportunities for lower-income families.

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1. HOUSING NEEDS ASSESSMENT

TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT BACKGROUND REPORT

HOUSING NEEDS ASSESSMENT

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the unincorporated area of Tehama County. This information is used to determine existing and future housing needs in the county. It serves as the foundation for the development of the County’s goals, policies, and programs that are designed to meet its identified housing needs.

1.1 POPULATION

According to the California Department of Finance (DOF), the estimated population of unincorporated Tehama County was 41,538 in 2013. The population increased by approximately 15.6 percent between 2000 and 2010. **Table 1-1** shows the population trends in unincorporated Tehama County from 1970 to 2013.

The unincorporated portion of the county, while growing in population, has experienced a steadily declining growth rate over the past quarter century. Part of this is explained by a significant decline in net migration to the county. Net migration is based mainly on the abundance or lack of jobs in an area. The decline in net migration occurred during a time of economic recession in California, which may partially explain the decline.

**TABLE 1-1
POPULATION GROWTH TRENDS,
UNINCORPORATED TEHAMA COUNTY**

Year	Population	Numerical Change	Percentage Change
1970 ¹	17,951	—	
1980 ¹	24,288	6,337	35.3%
1990 ¹	30,991	6,703	27.6%
2000 ¹	35,719	4,728	15.3%
2008 ²	40,936	5,217	14.6%
2010 ¹	41,306	370	0.9%
2013 ²	41,538	232	0.6%

Sources: 1. US Census Bureau

2. DOF, E-4 Population Estimates for Cities, Counties, and the State, 2011–2013, with 2010 Census Benchmark

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. **Table 1-2** shows the projected population for Tehama County, both overall and for the unincorporated areas. These projections are based on interim county population estimates prepared by the DOF.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-2
POPULATION PROJECTIONS**

Year	County Population	Unincorporated Population
2013	63,772	41,538
2018	77,457	51,462
2028	91,677	63,385

Source: DOF 2013; Tehama County 2008–2028 General Plan EIR, Table 4.11-3

Population by Age

The age distribution of the county's population is shown in **Table 1-3**. Compared with the state as a whole, the population of Tehama County is older. The median age in the county was 39.5 in 2010, while the median age in the state was 29.9. Approximately 25.6 percent of the county's population is 19 years old or younger, compared with 35.8 percent of the state's population. However, the proportion of county residents age 65 and over is greater than that of the state (20.2 percent versus 10.1 percent).

**TABLE 1-3
POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY**

Age Group	2000		2010		Percentage Change, 2000–2010
	Number	Percentage of Population	Number	Percentage of Population	
Under 5 Years	1,887	5.3%	2,371	5.7%	25.65%
5–9 Years	2,629	7.4%	2,553	6.2%	-2.89%
10–14 Years	2,972	8.3%	2,816	6.8%	-5.25%
15–19 Years	2,734	7.7%	2,849	6.9%	-4.21%
20–24 Years	1,415	4.0%	1,940	4.7%	37.10%
25–34 Years	3,402	9.5%	3,994	9.7%	17.40%
35–44 Years	5,235	14.7%	4,823	11.7%	-7.87%
45–54 Years	5,170	14.5%	6,474	15.7%	25.22%
55–59 Years	2,107	5.9%	3,087	7.5%	46.51%
60–64 Years	2,062	5.8%	3,056	7.4%	48.21%
65–74 Years	3,517	9.8%	4,359	10.6%	23.94%
75–84 Years	2,080	5.8%	3,284	7.9%	57.88%
Over 85 Years	509	1.4%	695	1.7%	36.54%

Source: US Census Bureau 2000, 2010

1. HOUSING NEEDS ASSESSMENT

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This age group represents just 21.4 percent of the population in the county, compared to 31.6 percent of the population in the state. As illustrated by **Table 1-3**, the greatest decrease in population occurred in the number of people age 35 to 44. This is typical for many rural counties. Due to limited educational and job opportunities, many people in that age group leave for places where such opportunities are more readily available. Substantial increases occurred in the population of people age 75 and older. In part, this is due to longer life expectancies. Another factor is the attraction of the county to persons of retirement age, mainly with its rural character, lower housing costs, and availability of services for seniors.

1.2 EMPLOYMENT

Table 1-4 shows the unemployment rate in Tehama County over the past five complete years. Historically, the county unemployment rate has been higher than that of the state overall. This is a pattern typical of rural counties in which agriculture has a predominant role in the economy. For example, in 2013, the county's unemployment rate was 2.2 percent higher than the state's unemployment rate of 9.4 percent.

**TABLE 1-4
AVERAGE ANNUAL EMPLOYMENT,
TEHAMA COUNTY**

Year	Employed	Unemployed	Unemployment Rate
2008	22,800	2,310	9.2%
2009	22,790	2,950	7.2%
2012	21,770	3,180	13.7%
2013	22,100	2,900	11.6%

Source: California Employment Development Department 2013

Note: Labor statistics for the years 2010 and 2011 are not available.

Table 1-5 shows employment in Tehama County by industry. According to the 2007–2011 American Community Survey (ACS), the largest number of persons employed in Tehama County worked in the Educational, Health and Social Services sector, with 3,347 persons or 22.2 percent of the workforce. The second and fourth largest employers, respectively, were the Retail Trade sector (1,983 persons – 13.1 percent) and the Construction sector (1,372 persons – 9.1 percent). Agriculture and forestry, which historically have been the mainstays of the county economy, still employ a significant number of workers (1,477 persons – 9.8 percent); it is the third largest sector.

Table 1-5 illustrates a shift in the Tehama County economy from basic industries, such as agriculture and lumber, to a more service-based economy. The Educational, Health and Social Services sector had the largest numerical increase in employment since the 2000 Census, with an increase of 663 persons, followed by Construction with 530 persons. Public Administration experienced the largest percentage increase in employment, with a 76.0 percent increase. Other significant increases occurred in Construction (63.0 percent) and Finance, Insurance, Real Estate, and Rental and Leasing (35.8 percent). The largest numerical decrease in employment since 2000 occurred in the Manufacturing sector, with a decrease in 530 employed persons, followed by Transportation and Warehousing, and Utilities with a loss of 96 employees. The greatest percentage decreases in employment since 2000 occurred in Manufacturing (-34.0 percent) and Transportation and Warehousing, and Utilities (-11.7 percent). Despite recent losses, employees in agriculture, education, retail, and construction account for 54.2 percent of all employed persons in Tehama County.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-5
EMPLOYMENT BY INDUSTRY,
UNINCORPORATED TEHAMA COUNTY**

Industry Type	2000		2011		Percentage Change, 2000–2011
	Number*	Percentage	Number*	Percentage	
Agriculture, forestry, fishing, hunting and mining	1,260	9.3%	1,477	9.8%	17.2%
Construction	842	6.2%	1,372	9.1%	63.0%
Manufacturing	1,560	11.6%	1,030	6.8%	-34.0%
Wholesale trade	404	3.0%	360	2.4%	-11.0%
Retail trade	1,968	14.6%	1,983	13.1%	0.8%
Transportation and warehousing, and utilities	821	6.1%	725	4.8%	-11.7%
Information	204	1.5%	191	1.3%	-6.4%
Finance, insurance, real estate, and rental and leasing	571	4.2%	773	5.1%	35.8%
Professional, scientific, management, administrative	988	7.3%	996	6.6%	0.8%
Educational, health and social services	2,684	19.9%	3,347	22.2%	24.7%
Arts, entertainment and recreation services	888	6.6%	1,022	6.8%	15.1%
Other services	725	5.4%	818	5.4%	0.1%
Public administration	568	4.2%	1,000	6.6%	76.0%
Total	13,483	100.0%	15,094	100.0%	12.0%

Source: ACS 2007–2011, DP-03

* Employed persons 16 years of age and older.

Table 1-6 shows the major employers, those that have more than 100 employees, in Tehama County, as recorded by the California Employment Development Department. The major employers represent a range of industries. The private sector is heavily represented in the listing, with only two of the largest employers in the county in the public sector. Some of the largest employers are located in Corning, and include Sierra Pacific Industries, Bell-Carter Olive Company, and Rolling Hills Casino.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-6
TEHAMA COUNTY MAJOR EMPLOYERS**

Employer Name	Location	Industry
Bell-Carter Olive Co.	Corning	Olives (wholesale)
Cal Fire	Red Bluff	Fire Departments
Corning Ford	Corning	Automobile Dealers–New Cars
California Department of Forestry & Fire Protection	Red Bluff	Government–Forestry Services
Home Depot	Red Bluff	Home Centers
John Wheeler Logging Inc	Red Bluff	Logging Companies (Mfrs)
Pacific Gas & Electric Co.	Red Bluff	Electric Companies
Petro Stopping Center	Corning	Truck Stops & Plazas
Precision Towing	Red Bluff	Wrecker Service
Red Bluff Union High School	Red Bluff	Schools
Rolling Hills Casino	Corning	Casinos
Sierra Pacific Industries	Corning	Millwork (manufacturers)
Sierra Pacific Industries	Red Bluff	Lumber–Manufacturers
Sierra Pacific Windows	Red Bluff	Windows
St. Elizabeth Community Hospital	Red Bluff	Hospitals
Tehama County Education Dept	Red Bluff	County Government–Education Programs
Tehama County Health Svc	Red Bluff	County Government–Public Health Programs
Tehama County Health Svc Agcy	Red Bluff	Mental Health Services
Tehama County Mental Health	Red Bluff	Mental Health Services
Tehama County Sheriff/Records	Red Bluff	Government Offices–County
Tehama County Social Svc Dept	Red Bluff	County Government–Social/Human Resources
Wal-Mart	Red Bluff	Department Stores
Wal-Mart Distribution Center	Red Bluff	Distribution Centers (wholesale)

Source: California Employment Development Department 2014

1. HOUSING NEEDS ASSESSMENT

1.3 HOUSEHOLD CHARACTERISTICS

Household Growth

As of January 1, 2013, there were 18,218 households in the unincorporated portion of Tehama County. **Table 1-7** shows the household growth trends in the county from 1980 to 2013. As depicted, the growth in the number of households in the unincorporated portion of the county has been steady in recent years.

**TABLE 1-7
HOUSEHOLD GROWTH TRENDS,
UNINCORPORATED TEHAMA COUNTY**

Year	Households	Numerical Change	Percentage Change
1980	8,893	—	—
1990	11,493	2,600	29.3%
2000	13,303	1,810	15.8%
2009	16,078	2,775	20.9%
2010	18,049	1,971	12.3%
2013	18,218	169	0.9%

Sources: US Census Bureau; California Department of Finance 2013

Estimated from California Department of Finance figures for population and persons per household.

Household Type

A summary of unincorporated Tehama County household characteristics is provided in **Table 1-8**. According to the 2010 Census, the majority of households in unincorporated Tehama County are family households (72.3 percent). While family households increased numerically between 2000 and 2010, the proportion of family households decreased from 2000, when family households accounted for 74.4 percent of all households. Non-family households increased by 26.5 percent between 2000 and 2010, with persons living alone increasing by 36.8 percent. Households with individuals 65 years of age or older retained essentially the same proportion of total households between 2000 and 2010, while households with persons under 18 decreased.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-8
HOUSEHOLD CHARACTERISTICS
UNINCORPORATED TEHAMA COUNTY**

Household Type	2000		2010		Percentage Change
	Number	Percentage	Number	Percentage	
Total Households	13,303	100.0%	15,596	100.0%	17.2%
Female-Headed Householders	1,847	13.9%	1,471	9.4%	-20.3%
<i>Female householder, with children</i>	1,183	8.9%	867	5.6%	-26.7%
<i>Female householder, no children</i>	664	5.0%	604	3.9%	-9.0%
Family Households	9,891	74.4%	11,821	72.3%	19.5%
Non-Family Households	3,412	25.6%	4,315	27.7%	26.5%
Householder living alone	2,780	20.9%	3,804	24.8%	36.8%
Households with Individuals <18 years old	4,534	34.1%	4,794	30.7%	5.7%
Households with Individuals >65 years old	4,291	32.3%	5,236	33.6%	22.0%

Source: US Census Bureau 2000, 2010

Households by Tenure

As is shown in **Table 1-9**, a majority of households in unincorporated Tehama County are owner occupied (74.8 percent in 2010). Proportionally, the ownership tenure rate for the county decreased slightly between 2000 and 2010 (2.7 percent in 10 years).

**TABLE 1-9
HOUSEHOLDS BY TENURE,
UNINCORPORATED TEHAMA COUNTY**

Tenure	2000		2010		Percentage Change, 2000–2010
	Number	Percentage	Number	Percentage	
Owner	10,295	77.5%	11,666	74.8%	13.3%
Renter	2,986	22.5%	3,930	25.2%	31.6%
Total	13,303	100.0%	15,596	100.0%	17.2%

Source: US Census Bureau 2000, 2010

Households by Size

Table 1-10 shows the breakdown of household sizes by tenure. Two- to four-person households constitute the largest percentage of owner-occupied units, and one-person households comprise the largest percentage of rental units. However, the percentage of two- to four-person owner-occupied units is nearly triple that of the next largest percentage of owner-occupied units by household size (one-person). In contrast, among renter-occupied units, one-person units have a higher percentage rate than that of two- to four-person units. Another item of note is that while a majority of households of five persons or more are in owner-occupied units, the percentage of such households in renter-occupied units (5.0 percent) is only slightly lower than owner-occupied units (7.9 percent).

The average household size for the unincorporated area of Tehama County, as of 2013, according to the DOF, was 2.62 persons per household.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-10
HOUSEHOLD SIZE BY TENURE,
UNINCORPORATED TEHAMA COUNTY, 2013**

Household Size	Owner Occupied	Percentage of Owner Occupied	Renter Occupied	Percentage of Renter Occupied
1 person	2,708	23.7%	1,096	28.1%
2–4 persons	7,829	68.4%	2,037	13.3%
5+ persons	909	7.9%	763	5.0%
Total	11,446	100.0%	3,896	100.0%

Source: Tehama County Housing Element Data Packet 2013

Percentages may not add to 100 percent due to rounding.

Overcrowded Households

The US Census Bureau defines overcrowding as a situation in which more than one person occupies a housing unit per room, excluding kitchens and bathrooms. Units with 1.5 persons per room or more are considered severely overcrowded and indicate a significant housing need.

Table 1-11 shows the number of overcrowded households in unincorporated Tehama County. As shown in the table, overcrowding is not a significant housing problem in the county, in terms of percentage of total households. According to the 2007–2011 ACS, there were a total of 742 overcrowded households, representing only 4.7 percent of the total households. Of these 742 households, 139 (0.9 percent) were severely overcrowded.

**TABLE 1-11
OVERCROWDED HOUSEHOLDS 2011**

Households	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Households	11,775		3,785		15,560	
Total Overcrowded Households	236	2.0%	506	13.4%	742	4.7%
1–1.5 Persons per Room (Overcrowded)	225	1.9%	378	9.9%	603	3.9%
1.5 or More Persons per Room (Severely Overcrowded)	11	<1%	128	3.4%	139	0.9%

Source: ACS 2007–2011, Table B25014

Household Income

According to the 2008–2012 ACS, the median household income for Tehama County was \$40,307. This was an increase of approximately 29.2 percent over the 2000 median household income of \$31,206. When compared with California as a whole, the county's 2012 median household income is significantly less than the state's at \$61,400.

Table 1-12 shows the household incomes in unincorporated Tehama County. The number of households earning less than \$10,000 declined by 33.5 percent between 2000 and 2012, while households earning over \$100,000 increased by 197.4 percent during the same period. In 2000, 8.3 percent of the

1. HOUSING NEEDS ASSESSMENT

households in the unincorporated county earned between \$75,000 and \$100,000 annually. By 2012, this proportion had increased to 9.2 percent. One factor in the shift to higher income could be the increase in employment in sectors that have jobs paying higher wages, most notably the professional and health sectors (see **Table 1-5**).

**TABLE 1-12
HOUSEHOLD INCOME, UNINCORPORATED TEHAMA COUNTY**

Annual Income	2000		2012		Percentage Change
	Number	Percentage	Number	Percentage	
Less than \$10,000	1,317	9.9%	876	5.6%	-33.5%
\$10,000–\$14,999	1,050	7.9%	1,127	7.2%	7.3%
\$15,000–\$24,999	2,374	17.8%	2,171	13.8%	-8.6%
\$25,000–\$34,999	1,995	15.0%	2,084	13.2%	4.5%
\$35,000–\$49,999	2,285	17.1%	2,545	16.2%	11.4%
\$50,000–\$74,999	2,406	18.1%	3,083	19.6%	28.1%
\$75,000–\$99,999	1,105	8.3%	1,504	9.2%	36.1%
\$100,000 or more	795	6.0%	2,364	15.1%	197.4%
Median Income*	\$31,206		\$40,307		29.2%

* For county overall, including incorporated areas.

Source: US Census Bureau 2000; ACS 2008–2012

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Tehama County, the area median income (AMI) for a family of four in 2013 was \$57,900.

- Extremely Low Income Up to 30% of AMI
- Very Low Income 31%–50% of AMI
- Low Income 51%–80% of AMI
- Moderate Income 81%–120% of AMI
- Above Moderate Income Above 120% of AMI

Table 1-13 shows the maximum annual income level for each income group adjusted for household size for Tehama County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-13
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE,
TEHAMA COUNTY, 2014**

Household Size	Income Level Category			
	Extremely Low	Very Low	Low	Moderate
1-Person	\$12,150	\$20,300	\$32,450	\$48,650
2-Person	\$13,900	\$23,200	\$37,050	\$55,600
3-Person	\$15,650	\$26,100	\$41,700	\$62,550
4-Person	\$17,350	\$28,950	\$46,300	\$69,500
5-Person	\$18,750	\$31,300	\$50,050	\$75,050
6-Person	\$20,150	\$33,600	\$53,750	\$80,600
7-Person	\$21,550	\$35,900	\$57,450	\$86,200
8-Person	\$22,950	\$38,250	\$61,150	\$91,750

Source: HCD 2013

Households Overpaying

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

According to the 2007–2011 ACS, an estimated 4,994 households (36.4 percent) were overpaying for housing in 2011. Of those households, 4,155 were lower-income households. **Table 1-14** provides additional overpayment data by tenure and income level.

Typically lower-income households, especially those categorized as extremely low and very low, experience a higher percentage of housing problems (including cost burden) than do higher-income households.

**TABLE 1-14
HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF
INCOME FOR HOUSING COST (OVERPAYMENT BY INCOME CATEGORY)**

Household Type	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Total Lower Income
Ownership Households	1,756	1,631	2,203	1,795	3,358	10,743	5,591
Overpaying owner households	988	748	776	776	694	3,982	2,512
Percentage of overpaying owners	56.3%	45.9%	35.2%	43.2%	20.7%	37.1%	44.9%
Renter Households	702	580	823	397	487	2,989	2,105
Overpaying renter households	689	432	522	151	21	1,815	1,643

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Household Type	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Total Lower Income
Percentage of overpaying renters	98.1%	74.6%	63.4%	38.0%	4.3%	60.7%	78.1%
Total Households	2,458	2,211	3,026	2,193	3,845	13,733	7,695
Overpaying households	1,677	1,181	1,298	927	(89)	4,994	4,155
Percentage of overpaying households	68.2%	53.4%	42.9%	42.3%	-2.3%	36.4%	54.0%

Source: Tehama County Housing Element Data Packet 2013

1.4 HOUSING STOCK CHARACTERISTICS

Housing Units by Type

Table 1-15 illustrates the type of housing in the unincorporated portion of Tehama County in 2000 and 2013. According to the 2000 Census, there were 15,179 housing units in the unincorporated portion of the county. As of January 1, 2013, the DOF estimates that there are 18,218 housing units in unincorporated Tehama County.

As indicated by **Table 1-15**, as of 2013, the majority of housing units in unincorporated Tehama County are single-family detached residences, representing approximately 65.7 percent of all housing units. While single-family detached units experienced the greatest numerical increase between 2000 and 2013 (2,761 units), housing of five or more units experienced the greatest percentage increase (161.5 percent), followed by single-family detached units (30.0 percent).

**TABLE 1-15
HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY**

Housing Unit Type	2000		2013		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family, detached	9,206	60.6%	11,967	65.7%	2,761	30.0%
Single-family, attached	196	1.3%	249	1.4%	53	27.0
2-4 units	237	1.6%	258	1.4%	21	8.9%
5 or more units	78	0.5%	204	1.1%	126	161.5%
Mobile homes, other	5,462	36.0%	5,540	30.4%	78	1.4%
Total	15,179	100.0%	18,218	100%	3,039	20.0%

Source: US Census Bureau 2000; DOF

Age of Housing Stock

Table 1-16 shows the age of the housing stock in unincorporated Tehama County. The largest percentage of the unincorporated county's housing stock, 21.1 percent (5,718 units), was built between 1970 and 1979. Approximately 68.0 percent of the county's housing stock was built since 1969. The

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1970–1979 period coincides with a significant increase in population experienced by the county during that decade.

**TABLE 1-16
HOUSING UNITS BY YEAR BUILT,
TEHAMA COUNTY**

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	2,122	7.8%	7.8%
1940 to 1949	1,079	4.0%	11.8%
1950 to 1959	2,440	9.0%	20.8%
1960 to 1969	3,028	11.2%	32.0%
1970 to 1979	5,718	21.1%	53.2%
1980 to 1989	4,694	17.3%	70.5%
1990 to 2000	3,826	14.1%	84.6%
2000 to 2009	3,991	14.7%	99.4%
2010 or later	169	0.6%	100.0%
Total	27,067	100.0%	—

Source: US Census Bureau 2010; DOF

Condition of Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking facilities such as plumbing or kitchens, and units constructed before 1950 that have not had significant maintenance. Overcrowding conditions were discussed previously in this section (**Table 1-11**).

Table 1-17 shows the number of housing units by tenure in unincorporated Tehama County that lacked telephone service, plumbing, and kitchens in 2000. As shown in the table, tenure makes relatively little difference in the existence of potentially substandard conditions. Some housing units may have more than one of these substandard conditions, but the number of such units is unknown.

**TABLE 1-17
UNITS LACKING TELEPHONE, PLUMBING, AND KITCHENS,
TEHAMA COUNTY**

	Owner Occupied	Renter Occupied	Total
Lacking complete plumbing facilities	45	28	73
Lacking complete kitchen facilities	44	33	77
No telephone service available	154	124	278

Source: US Census Bureau 2000

HCD indicates that housing that is more than 30 years old is potentially in need of upgrades or rehabilitation. As shown in **Table 1-16**, 14,387 housing units were built before 1980, or approximately 53.2 percent of the total units.

No recent housing condition surveys have been performed in the unincorporated county area. The most recent surveys were conducted during 1990 and 1991. A 1991 survey of housing conditions in Gerber-Las

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Flores, Proberta, and Vina indicated that slightly over half (51 percent) of the housing units in these communities were substandard. Mobile homes were included in this survey, and mobile homes not set on a foundation were considered substandard. Inhabited travel-trailers, found on a number of lots, were also counted as substandard units.

Community Housing Improvement Program, Inc. (CHIP) conducted a 1990 survey of housing conditions in areas of the county with defined community boundaries. CHIP utilized a windshield survey tool developed by the US Department of Housing and Urban Development (HUD) and used extensively by HCD. This system allows a rating of the condition of a housing unit into categories of sound, minor rehabilitation, moderate rehabilitation, substantial rehabilitation, or dilapidated. The results of the CHIP survey indicated that approximately 24 percent of the surveyed housing units in the county were substandard to a degree. Approximately 20 percent of these substandard units—6 percent of the total units surveyed—were classified as dilapidated.

In 2010, Tehama County was awarded a CDBG Program Direct Home Ownership and Housing Rehabilitation grant. The application, completed by California Engineering Community Inc., evaluated the existing housing stock as 24 percent in need of minor repair, 10 percent in need of moderate repair, 10 percent in need of major repair, and 2 percent dilapidated and not suitable for repair.

Given the length of time between the most recent housing survey and the current Housing Element update, only a very rough assessment of the housing condition stock in the county can be made. This Housing Element update contains a program (HE-5.A) requiring a current housing condition survey, so that a clearer picture of housing conditions can be obtained and programs targeting substandard units can be better crafted.

Housing Costs

Recent sales data in **Table 1-18** shows median home prices for different areas of Tehama County by zip code in 2003 and 2014. As illustrated in the table, single-family home prices have continued to decrease. The Cottonwood area had the most expensive median home price at \$185,000 in 2003, while in 2014 the median home price was \$161,000. As of 2014, the Los Molinos area had the highest median price at \$164,444 compared to \$110,000 in 2003 (an increase of \$54,444).

It should be noted that the prices given in **Table 1-18** are median prices and that homes in these local communities sell at a range of prices. Also, median sales prices as recorded by DataQuick and Trulia.com vary from month to month, so **Table 1-18** should be regarded as a “snapshot” of the Tehama County home market at a particular point in time.

TABLE 1-18
2014 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES
IN SELECTED COUNTY COMMUNITIES

Area by Zip Code	Median Sales Price (Nov. 2003)	Median Sales Price (Jan. 2014)
Cottonwood (96022)	\$185,000	\$161,000
Red Bluff/Antelope (96080)	\$150,000	\$127,750
Gerber/Las Flores (96035)	\$145,000	\$39,000
Corning/Rancho Tehama (96021)	\$115,000	\$98,500
Los Molinos (96055)	\$110,000	\$164,444

Source: DataQuick.com 2003; Trulia.com 2014

1. HOUSING NEEDS ASSESSMENT

Based on a review of the Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements, the following are samples of rental rates for specific housing types in Tehama County in January 2014:

- One-bedroom apartment: \$493–\$650 (Red Bluff, Corning)
- Two-bedroom apartment: \$550–\$895 (Red Bluff, Cottonwood)
- Studio apartment: \$350–\$600 (Red Bluff, Los Molinos, Gerber)
- Two-bedroom duplex: \$525–\$600 (Red Bluff, Corning)
- Three-bedroom duplex: \$910 (Red Bluff)
- Two-bedroom fourplex: N/A
- Two-bedroom house: \$600–\$1,000 (Corning, Red Bluff, Cottonwood, Tehama)
- Three-bedroom house: \$650–\$1,195 (Corning, Red Bluff, Vina, Gerber)
- One-bedroom mobile home: N/A
- Two-bedroom mobile home: \$650–\$700 (Gerber, Dairyville)

1.5 SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Seniors

For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, and conservators to assist with financial affairs.

Table 1-19 shows the number of seniors living in unincorporated Tehama County. According to the 2010 Census, seniors accounted for 24.5 percent of the total population in the unincorporated county. The senior population increased slightly between 1990 and 2000, then increased at a slightly faster rate between 2000 and 2010.

**TABLE 1-19
SENIOR POPULATION, UNINCORPORATED TEHAMA COUNTY**

Year	Population	Numerical Change	Percentage Change
1980	5,833	—	—
1990	8,340	2,507	43.0%
2000	8,923	583	7.0%
2010	10,102	1,179	13.2%

Source: US Census Bureau 2010

1. HOUSING NEEDS ASSESSMENT

Table 1-20 illustrates the breakdown of householder age groups by tenure. According to the 2010 Census, approximately 4,660 senior householders (over 65 years old) reside in unincorporated Tehama County, which is approximately 30.0 percent of the total households. Of these senior households, 570 were renters (12.2 percent). This indicates a strong ownership trend among seniors.

**TABLE 1-20
ESTIMATED HOUSEHOLDERS BY TENURE BY AGE
UNINCORPORATED TEHAMA COUNTY**

Householder Age	Owners	Renters	Total
15–24 years	111	273	384
25–34 years	704	851	1,555
35–44 years	1,374	873	2,247
45–54 years	2,557	789	3,346
55–59 years	1,343	315	1,658
60–64 years	1,487	259	1,746
65–74 years	2,304	324	2,628
75–84 years	1,373	158	1,531
85 plus years	413	88	501
Total	11,666	3,930	15,596

Source: US Census Bureau 2010

Table 1-21 lists the licensed residential care facilities for seniors in unincorporated Tehama County. Other residential care facilities are available in the cities of Red Bluff and Corning, as well as residential developments that specifically serve senior citizens. In addition, several mobile home parks in the county allow only residents who are 55 years of age or older.

**TABLE 1-21
RESIDENTIAL CARE FACILITIES FOR THE ELDERLY,
UNINCORPORATED TEHAMA COUNTY**

Facility Name	Address	Capacity
All About Seniors-Walnut Street	1155 Walnut Street, Red Bluff	15 beds
Aloha House	13765 Lisa Way, Red Bluff	6 beds
Aquino Shady Oaks Rest Home	70 Gilmore Road, Red Bluff	22 beds
Emeritus At Lassen House	705 Luther Road, Red Bluff	86 beds
Olive City Care Home	423 Walnut Street, Corning	9 beds
PRS-Southpointe Retreat	1340 Southpointe, Red Bluff	6 beds
Rehg's Chateau Assisted Living	15535 China Rapids Drive, Red Bluff	2 beds
Robin's Nest	7904 Highway 99E, Los Molinos	15 beds
Rose Care Home	25168 Rose Street, Los Molinos	6 beds
Vintage Rose Inn	130 Gurnsey Avenue, Red Bluff	6 beds
Total		173 beds

Sources: California Department of Social Services, Community Care Licensing Division; California Registry

1. HOUSING NEEDS ASSESSMENT

Persons with Disabilities

Table 1-22 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of the population with disabilities is in the working age group (16 to 64). Since there are no DOF, 2010 Census, or reliable ACS data, 2000 Census information was used for this analysis.

According to California Government Code Section 12926, a “disability” includes, but is not limited to, any physical or mental disability.

A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity.

A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable showerheads) and special sensory devices including smoke alarms and flashing lights.

A disability is defined by the US Census Bureau as a mental, physical, or health condition that lasts over six months. According to the 2000 Census, a total of 7,637 persons in unincorporated Tehama County had a disability, approximately 21.4 percent of the total population (**Table 1-22**). Approximately 32.0 percent of the number of disabled persons was age 65 and over. Approximately 62.6 percent of persons age 16 to 64 who had a disability, or 38.7 percent of all persons with disabilities, were unemployed.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-22
PERSONS WITH DISABILITIES,
UNINCORPORATED TEHAMA COUNTY**

Disability Category	Number	Percentage
Persons Age 5–15 with a Disability	471	1.3%
Age 16–64, Employed Persons with a Disability	1,766	4.9%
Age 16–64, Not Employed Persons with a Disability	2,958	8.3%
Persons Age 65 Plus with a Disability	2,442	6.8%
Total Persons with a Disability	7,637	21.4%
Total Population in Unincorporated Area	35,719	100.0%

Source: US Census Bureau 2000

The 2000 Census categorized six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. **Table 1-23** provides more detail on the disabilities recorded for residents of unincorporated Tehama County. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 2,348 persons over 15 years of age who had a go-outside-home disability and 953 persons with a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. Approximately 40.6 percent of the persons with a go-outside-home disability and 40.1 percent of the persons with a self-care disability were seniors.

**TABLE 1-23
PERSONS WITH DISABILITIES BY DISABILITY TYPE,
UNINCORPORATED TEHAMA COUNTY**

Disability by Type	Number	Percentage
Total Disabilities Talled	14,427	100.0%
Total Disabilities for Ages 5–15	599	4.2%
Total Disabilities for Ages 16–64	9,241	64.1%
<i>Sensory disability</i>	576	4.0%
<i>Physical disability</i>	2,399	16.6%
<i>Mental disability</i>	1,440	10.0%
<i>Self-care disability</i>	571	4.0%
<i>Go-outside-home disability</i>	1,395	9.7%
<i>Employment disability</i>	2,860	19.8%
Total Disabilities for Ages 65 and Over	4,587	31.8%
<i>Sensory disability</i>	914	6.3%
<i>Physical disability</i>	1,721	11.9%
<i>Mental disability</i>	617	4.3%
<i>Self-care disability</i>	382	2.6%
<i>Go-outside-home disability</i>	953	6.6%

Source: US Census Bureau 2000

Percentages may not add to exact totals due to rounding.

1. HOUSING NEEDS ASSESSMENT

Housing for Persons with Disabilities

As part of a governmental constraints analysis, Housing Elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure:

- Compliance with fair housing laws.
- A provision exists for group homes for seven or more persons.
- A broad definition of family is included in the zoning code in order to provide occupancy standards specific to unrelated adults, as well as comply with fair housing law.
- Siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities.
- The inclusion of alternate residential parking requirements for persons with disabilities.

In accordance with state law, the County must allow group facilities for six persons or fewer in any area zoned for residential use and may not require licensed residential care facilities for six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Consequently, group care facilities, **classified as "intermediate care facility/developmentally disabled"** facilities for six and fewer individuals, are allowed by right in all residential zones; they are treated for permitting purposes in the same way as one-family dwelling units (Tehama County Code of Ordinances 17.08.013).

Residential care facilities serving more than six persons are permitted by right in R-3 and R-4 and upon securing a conditional use permit in all other residential districts (likewise as "rest homes" or "sanitariums"). No special design or permitting standards have been established for residential care facilities other than those required by state law. Use permits for residential care facilities of seven or more persons may have conditions attached that would make the facility more compatible with surrounding land uses. Section 2 of this Housing Element provides a more detailed discussion on procedures regarding housing for persons with disabilities.

Table 1-24 lists the facilities located in Tehama County. There are 32 licensed adult residential facilities in all of Tehama County that provide accommodations for persons with disabilities. The majority of these facilities are located in Red Bluff and Corning.

**TABLE 1-24
FACILITIES FOR ADULT DISABLED,
UNINCORPORATED TEHAMA COUNTY**

Facility Name	Address	Capacity
Adobe Residential	21492 Adobe Road, Red Bluff	6 beds
Adobe Residential Gilmore	85 Gilmore Road, Red Bluff	4 beds
Casa Serenity, LLC	100 Orchard Way, Red Bluff	16 beds
Coffman Home II	280 Agua Verde Road, Red Bluff	2 beds
Diamond View	655 Wernmark Way, Red Bluff	6 beds
Holliday Homes Larkspur	1215 Larkspur, Red Bluff	4 beds
Jewel Residential Inc. (Alder)	935 Alder Street, Red Bluff	6 beds
Jewel Residential Inc. (Locust)	874 Locust Street, Red Bluff	3 beds

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Facility Name	Address	Capacity
Lee Street House	25353 Lee Street, Los Molinos	6 beds
Lee Street House II	25347 Lee Street, Los Molinos	6 beds
Lenihan's Residential Care Home #1	1018 4 th Avenue, Corning	4 beds
Lenihan's Residential Care Home #3	525 Marguerite Avenue, Corning	6 beds
Lyford Family Home	1880 Aloha Street, Red Bluff	1 bed
Mason's Residence	1030 Oak Grove, Red Bluff	6 beds
Mason's Residence II	820 Otis Court, Red Bluff	6 beds
Mason's Residence III	60 Sherman Drive, Red Bluff	5 beds
North Valley Services – Lucknow Home	592 Lucknow Avenue, Red Bluff	3 beds
North Valley Services – McCoy Home	16993 McCoy Road, Cottonwood	4 beds
North Valley Services – Rawson Home	10770 Rawson Road, Red Bluff	4 beds
North Valley Services – Specialized Res. Services	20064 Live Oak Road, Red Bluff	3 beds
Northern Oaks	14119 Baker Road, Red Bluff	6 beds
PRS-Baker House	14062 Baker Road, Red Bluff	6 beds
PRS – Mary Lane	200 Mary Lane, Red Bluff	6 beds
PRS-Sherman House	75 Sherman Drive, Red Bluff	6 beds
PRS – Southpointe House	1260 Southpointe Drive, Red Bluff	6 beds
PRS – Walbridge House	2035 Walbridge, Red Bluff	6 beds
Russell's Family Home	7935 Oak Street, Los Molinos	6 beds
Sail House, Inc., The	21125 Luther Road, Red Bluff	23 beds
Serenity House	24746 Gardiner Ferry Road, Corning	6 beds
Stonybrook Residential	2093 Stonybrook Drive, Red Bluff	6 beds
Stonybrook Residential, Inc. (Howard)	1310 Howard Court, Red Bluff	3 beds
Total		181 beds

Source: California Department of Social Services, Community Care Licensing Division 2014

Obtaining affordable housing for the mentally ill and the physically and developmentally disabled, particularly housing that meets the changing needs of these populations, is challenging. Among disabled and mentally ill individuals living independently, there is a significant need for modestly sized, safe, and easily maintained dwelling units.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the County to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the **Welfare and Institutions Code**, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to

1. HOUSING NEEDS ASSESSMENT

require treatment similar to that required for individuals with mental retardation, but may not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition **from the person's** living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 245,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers charged by the State of California to provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (**Table 1-25**) from the Far Northern Regional Center provides a closer look at the disabled population.

**TABLE 1-25
DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE**

Zip Code	0–13 Years	14–21 Years	22–31 Years	32–51 Years	52–61 Years	62+ Years	Total
96021	23	28	29	26	6	5	117
96035	5	3	5	5	3	—	21
96055	11	3	4	13	11	1	43
96059	2	1	—	1	—	—	4
96075	—	1	1	1	—	—	3
96080	62	54	84	105	40	27	372
96090	2	—	—	—	—	—	2
Tehama County	105	90	123	151	60	33	575

Source: California Department Developmental Services Quarterly Data, 2013

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach, and encourage housing providers to

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designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE-4.F indicates that the County will provide assistance to prospective developers to identify specific sites and permit requirements and to facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. Program HE-4.J requires the County to make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

Large Families

Large households are defined as households with more than five persons. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four or five bedrooms, and a seven-person household would require four to six bedrooms.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation, with overcrowded situations representing approximately 4.7 percent of the households. **Table 1-26** shows household sizes by tenure. Approximately 19.6 percent of the renter households in the county had five or more persons in 2010. In unincorporated Tehama County, approximately 53.2 percent of all housing units had two or more bedrooms and 8.9 percent had four or more bedrooms. This indicates that the county generally does not have a significant lack of housing for larger families—a conclusion supported by the relatively low incidence of overcrowding (see **Table 1-11**). However, as previously noted, adequate rental housing for larger families is a concern.

**TABLE 1-26
HOUSEHOLD SIZE BY TENURE
UNINCORPORATED TEHAMA COUNTY – 2010**

Tenure	1–4 Persons		5+ Persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	10,537	92.1%	909	7.9%	11,446	74.6%
Renter	3,133	80.4%	763	19.6%	3,896	25.4%
Total	13,670	89.1%	1,672	10.9%	15,342	100.0%

Source: 2006–2010 ACS, B25009

Female-Headed Households

Female-headed households are households with a female parent and children under the age of 18, but no male parent present. These households generally have living expenses that take up a larger share of income than is generally the case in two-parent households. Moreover, female-headed households tend to have a lower income level on average. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training, and rehabilitation programs.

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The US Census provides data on the total number of households with a female head, the number of those with children, and the number with incomes below the poverty level. **Table 1-27** presents information on female-headed households in unincorporated Tehama County. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise just 15.5 percent of the total households in unincorporated Tehama County, but account for 7.1 percent of families that are below the poverty level.

**TABLE 1-27
FEMALE-HEADED HOUSEHOLDS,
UNINCORPORATED TEHAMA COUNTY – 2010**

Householder Type	Number	Percentage
Total Female-Headed Households	2,405	15.5%
Female Heads with Own Children	703	4.5%
Female Heads without Children	1,702	10.9%
Total Households	15,596	100.0%
Female-Headed Households Under the Poverty Level	1,103	7.1%
Total Families Under the Poverty Level	10,732	68.8%

Source: 2006–2010 ACS, B17010

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2010 Census, 9.8 percent of all employed persons in unincorporated Tehama County worked in the farming, forestry, fishing and hunting, and mining industries (see **Table 1-5**). According to the 2007 US Department of Agriculture (USDA) Census of Agriculture, there were 3,188 farmworkers in Tehama County (**Table 1-28**). This represents a 16.2 percent decrease from the 2002 Census of Agriculture figure of 3,803 farmworkers. The total number of farms increased between 2002 and 2007. In 2002 there were 1,573 farms in the county, while in 2007 this number increased to 1,752. However, the total acreage in farmland decreased during this time by 330,234 acres, from 862,440 acres in 2002 to 532,206 acres in 2007. The total number of farms which hired workers in the county also decreased between 2002 and 2007, from 525 in 2002 to 472 in 2007. In part, this is explained by a decrease in the amount of land in farms. Less land being farmed means fewer workers needed to farm the land.

Another factor may be that the Census of Agriculture defines a “farm” as any place from which \$1,000 or more of agricultural products were produced and sold during the census year. This definition would likely include small farms that would have little need for farmworkers. A third factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Most of the farmworkers in Tehama County were employed by farms using 10 or more workers. These farms account for approximately 2.5 percent of all farms in the county but only employ 6.2 percent of the farmworkers. Approximately 2,590 farmworkers worked fewer than 150 days in a year. There were 598 farmworkers who were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms but that can accommodate work at other locations.

As shown in **Table 1-28**, the number of farmworkers who worked 150 days or more decreased by approximately 34.6 percent between 2002 and 2007, a decrease of approximately 6.9 percent annually. Housing needs for farmworkers working 150 days or more are considered more urgent, since these workers will stay in the county longer. Given the overall trend in farmworker employment in the county, this growth rate is not expected to continue.

1. HOUSING NEEDS ASSESSMENT

**TABLE 1-28
NUMBER OF FARMWORKERS, TEHAMA COUNTY**

	2002	2007
Total Farms	1,572	1,752
Total Acreage in Farmland	862,440	532,206
Hired Farm Labor		
Farms	525	472
Workers	3,803	3,188
Farms with 10 Workers or More		
Farms	134	119
Workers	2,804	3,957
Laborers Working 150 Days or More		
Farms	305	176
Workers	910	598
Farms with 10 Workers or More		
Farms	19	12
Workers	306	197
Laborers Working Fewer Than 150 Days		
Farms	368	402
Workers	2,893	2,590

Source: USDA Census of Farmworkers, 2002, 2007

The Tehama County Zoning Code allows farm labor housing in all agriculture zoning districts—AG-1, AG-2, AG-3, and AG-4—with a conditional use permit. Under California Health and Safety Code Section 17021.5, subdivision (b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. Additionally, California Health and Safety Code Section 17021.6, subdivision (b), states that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for any other agricultural activity in the same zone. Such farmworker housing units for six or fewer employees or 36 beds designed for use by a single-family household are specifically allowed through Tehama County Code Section 17.08.012.

Families and Individuals in Need of Emergency Shelter

California law requires that housing elements estimate the need for emergency shelter for homeless persons. Individuals and families in need of emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Among the primary groups that comprise the homeless population are traditional single male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts. Another factor in the difficulty in

1. HOUSING NEEDS ASSESSMENT

providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients.

According to the 2013 point-in-time homelessness count, there were 186 individuals homeless in the county. On the date of the survey, 60 individuals stayed in an emergency shelter, 7 in a motel, 28 in transitional housing, and 46 in a tent or trailer. Eighteen stayed in a place with no roof. (The count was taken in winter when the rotating PATH shelter was open.) If only those in emergency shelters and transitional housing are counted, then over 51 percent of the local homeless population was sheltered on the date of the survey. This is a higher percentage than the statewide average and likely reflects on the local efforts to ameliorate the problems of homeless individuals. The number of homeless may vary with the seasons, with more transient homeless persons passing through Tehama County during the warmer times of the year than in winter. Also, events such as natural disasters and fires may increase the number of people needing emergency shelter at any given time.

An indicator of potential homelessness is the number of individuals and households that live below the poverty level. Many of these individuals and households are potentially at risk of becoming homeless, and a few may already be in that condition. **Table 1-29** shows the percentage of those in poverty by household type for the unincorporated county. Overall, the unincorporated county has a similar percentage of individuals and families living in poverty compared to the state, and a slightly higher percentage of female-headed households living in poverty.

**TABLE 1-29
HOUSEHOLDS BELOW POVERTY LEVELS,
UNINCORPORATED TEHAMA COUNTY**

Household Type	County	State
Individuals	14.1%	14.2%
Families	10.0%	10.6%
Female-Headed Households	27.1%	25.0%

Source: US Census Bureau 2000

The programs listed below are provided by Tehama County and its partner agencies to assist with short-term emergency needs for shelter, as well as rental and mortgage assistance to either prevent homelessness or to assist tenants with rents at units throughout the county, including market-rate units:

- Section 8 Program. Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. Tehama County has contracted with the Plumas County Community Development Commission for the delivery and administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) and the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County. Once a family is eligible for placement on the waiting list, it can expect to wait up to two years before receiving assistance.
- Community Services Block Grant (CSBG). The Tehama County Community Action Agency administers these funds from the California Department of Community Services and Development. A portion of the funding from this grant is used to provide emergency shelter via hotel vouchers, as well as rental and mortgage assistance to households in need. The County received approximately \$62,000 in 2013 for housing purposes. The County contracts with various nonprofit agencies, such as the Salvation Army, to work directly with eligible clients.

1. HOUSING NEEDS ASSESSMENT

- Emergency Food and Shelter Program. The Tehama County Community Action Agency administers these funds from the Federal Emergency Management Agency (FEMA). A portion of the funding from this grant is used to provide emergency shelter as well as rental and mortgage assistance to households in need. The County received approximately \$52,595 in 2013 for housing purposes. The County contracts with various nonprofit agencies, such as the Salvation Army, to work directly with eligible clients.
- Homeless Assistance Program. Eligible households receiving public assistance through the County Social Services Department may receive funds for either emergency shelter costs or the deposit for **permanent housing. Funding is limited to a percentage of the household's monthly public assistance grant and is a one-time benefit.**
- Cash Aid Assistance. Administered by the Tehama County Department of Social Services, Cash Aid Assistance is a California Work Opportunity and Responsibility for Kids program. The purpose of Cash Aid Assistance is to provide financially for children who lack financial support and care and to promote and encourage work to enable families in becoming self-sufficient.
- PATH. Located in Red Bluff, Poor and the Homeless (PATH) Tehama County Coalition provides emergency, transitional, and domestic violence services for persons in Tehama County. The PATH Sale House provides shelter for women and families who are victims of domestic violence. PATH also has transitional housing for men and offers emergency shelter for approximately 95 persons.

Outside of County agencies, the main provider of services to homeless persons is PATH, a nonprofit organization that arranges with local churches for the provision of shelter for homeless persons during the months of November through April. PATH estimated that it provides services for 25 to 30 persons per night during the times the shelter is open. PATH also operates a transitional housing facility for men. The Pathways program operates the transitional housing program for 12 men, providing housing and counsel to help them find work and permanent housing. PATH also operates Sale House for homeless single women and women with children. The house can hold a total of 15, which includes children.

Another agency that provides emergency shelter is Alternatives to Violence (ATV). This nonprofit group operates a shelter for battered women and their children. The shelter, located in Red Bluff but serving all of Tehama County, has a capacity of 13 residents. In 2013, ATV indicated it will shortly open a transitional housing facility, designed as a two-year program for women and children to transition from emergency shelter to find work and find a more permanent housing option.

In compliance with SB 2 (2007), the Tehama County Zoning Code clearly states that "transient lodging" and "boardinghouses and lodging houses," both of which would include emergency shelters and transitional housing, are allowed by right in the **county's** Neighborhood Apartment, General Apartment, General Commercial, Light Industrial, and General Industrial zones. Given the large number of zones in which such uses are permitted by right, the County has not undertaken to identify specific sites or develop specialized use permit criteria. Also, as previously stated, residential care homes for seven or more persons are allowed in several zoning districts with a use permit, while residential care homes for six or fewer persons are allowed in all zoning districts that permit residences. Currently, there are no homeless shelters in Tehama County, although a shelter has been approved in Red Bluff. Area churches provide shelter for the homeless, while the Salvation Army provides vouchers for stays at motels. In addition, at least one private residence is known to provide shelter for up to four homeless persons. No homeless shelters have been proposed in the unincorporated area of the county.

1. HOUSING NEEDS ASSESSMENT

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2. RESOURCES AND CONSTRAINTS

TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT BACKGROUND REPORT

RESOURCES AND CONSTRAINTS

This section provides an overview of both the factors that may constrain development and the resources that assist with the construction of new housing. Major constraints to residential development faced by the County and most other communities include market constraints, such as development costs and interest rates, and governmental constraints, which consist of land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure issues can impede the development of housing. On the other hand, a number of resources are available to the County that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation, and preservation. This section **also highlights the County's progress toward meeting its share of the regional housing need.**

2.1 EXISTING AND PROJECTED HOUSING NEED

Tehama County's future housing need is based on population and employment growth projections over the 2014–2019 period. Based on these projections, the state assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development (HCD), establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of HCD. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning, and Tehama. It allocates to the cities and unincorporated areas of the county their "fair share" of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning period from June 30, 2014, to June 30, 2019.

The intent of the RHNA is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 2-1** provides the adjusted RHNA target for the planning period 2014 to 2019 (also referred to as "basic construction needs") for each of the five household income groups for unincorporated Tehama County. The allocation income levels are based on current sales prices for single-family homes and mobile homes.

2. RESOURCES AND CONSTRAINTS

**TABLE 2-1
TEHAMA COUNTY RHNA ALLOCATION**

Income Group	Allocation	Percentage
Extremely Low	56	11.5%
Very Low	56	11.5%
Low	76	15.6%
Moderate	89	18.3%
Above Moderate	209	43.0%
Total	486	100.0%

Note: The extremely low-income RHNA is 50 percent of the very low-income RHNA.

To calculate the projected housing needs for extremely low-income households, the County assumed that 50 percent of its very low-income regional housing need constitutes extremely low-income households. As a result, from the very low-income need of 112 units, Tehama County has a projected need of 56 units for extremely low-income households. Many extremely low-income households may be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have persons with mental or other disabilities and special needs.

2.2 LAND INVENTORY

Identification of Available Land and Sites and Realistic Capacity

Table 2-2 presents a summary of vacant residential land in the unincorporated area of the county. The information was developed through a GIS analysis utilizing information provided by the County Assessor's Office combined with an overlay of county zoning information. The "Potential Units" category represents the total number of units that could be built at the typical density for the land use. The "Realistic Units" category estimates the number of units that realistically could be built on the available vacant land based on historical county residential densities. This density varies depending on location, lot size, environmental constraints, and availability of infrastructure. The County's GIS system and County Assessor records were used to provide the amount of vacant land by parcel.

**TABLE 2-2
SUMMARY OF VACANT SITES AND POTENTIAL HOUSING UNITS,
UNINCORPORATED TEHAMA COUNTY**

Zoning	GP	Density	Parcels	Acres	Potential Units	Realistic Units
Lower Income						
R-1-MH*	UR, RS	8 du/ac	6	22.88	180	22
R-3	UR, RS	8 du/ac	12	5.15	43	43
R-4	UR	16 du/ac	3	37.25	595	475
Subtotal			21	65.28	818	540
Moderate Income						
EA	VFA, RL, RS, SR, SP/SR, UA	1 du/20 ac-40 ac	552	4,477.21	552	552

2. RESOURCES AND CONSTRAINTS

Zoning	GP	Density	Parcels	Acres	Potential Units	Realistic Units
R-1	RL, RS, SR, SP/SR, VFA/EC, UA, UR	1 du/0.3–10 ac	965	5,698.18	970	970
R-1	RS, UA	1 du/parcel	101	160.96	101	101
R-1	SR	4 du/ac	1	0.91	3	1
R-1	SR, SP/SR, UR	8 du/ac	567	171.17	1,147	588
R-2	SP/SR	4, 8, 16 du/ac	5	2.32	18	14
R-3	SR, SP/SR	8 du/ac	74	25.90	222	222
R-4	SP/SR	16 du/ac	19	6.83	99	77
RE	UR, RS, SR, VFA	4 du/ac	231	225.22	802	344
RE	SR	1 du/parcel	1,098	2,329.19	1,098	1,098
UA	UA, VFA, RL	1 du/20–160ac	426	6,875.65	432	427
Subtotal			4,039	19,973.54	5,444	4,394
Above Moderate						
EA	RL, VFA	1 du/20 ac	5	200.53	10	10
R-1	SR, UR	8 du/ac	52	190.92	1,496	565
R-1	SR, RS, SP/RS, RL, UA, VFA/EC	1 du/0.3–10 ac	264	3,284.93	750	596
R-1	RS, UA	1 du/parcel	36	199.62	36	36
R-1	RL	4 du/ac	1	2.81	1	1
RE	SR, RS, VFA, UR	4 du/ac	129	420.94	1,616	375
RE	RL, VFA, SR, UR	1 du/0.3–160 ac	41	1,458.37	89	56
RE	SR, RS	1 du/parcel	21	55.12	21	21
Subtotal			549	5,813.24	4,019	1,660
Total			4,609	25,852.06	10,281	6,594

Source: Tehama County

Note: * R-1-MH = One-Family Residence District-Mobile Home Combining District

As shown in **Table 2-2**, the county has an adequate supply of residential land to accommodate its share of the regional housing need. It should be noted that this estimate is based on typical densities for the residential zones, so actual development could occur at higher densities in some cases.

The environmental or physical constraints that may restrict the development of vacant lands in the county are unknown. This is mainly due to the large amount of vacant acres (25,852) in the county. **Table 2-2** lists the “Realistic Units” based on a historical density. The historical density accounts for the possible environmental and/or physical constraints to these lands by reducing the potential number of units. While there may be some environmental or physical constraints on a portion of available vacant land, there is adequate land available to meet Tehama County’s RHNA goal.

Appendix B of this Housing Element lists all of the vacant land in the county by household income level potential. For example, land within the R-1-MH (Mobile Home), R-2, and R-3 zoning districts located in urban reserve areas were considered to be possible locations for future locations for housing affordable

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to lower-income households based on the geographic location, density, and housing type. **Appendix B** shows realistic units for one-family residential zoning districts that allow development at greater densities than 1 unit/acre; for example, RE-B:10 (Residential Estates-10,000 square foot minimum) were calculated at 1 unit per acre due to the need for or lack of sewage treatment infrastructure.

A breakdown of vacant residential land by local community is not available at this time. An inventory by community is important, as the amount of vacant residential land and the availability of services are key factors in determining the potential number and type of housing units that could be constructed. In some communities, such as Lake California and Gerber, water and sewer services are available. Other communities may lack one or both services. Most of the RE, R-2, R-3, or R-4 zoned vacant land is located in the communities of Rancho Tehama Reserve, Belle Mill Landing, and Lake California. As indicated in **Table 2-2**, Tehama County has an abundance of vacant residential land to meet its RHNA goal. The Housing Program contains programs related to the land use inventory, the Zoning Code, and other plans and ordinances that would ensure an adequate supply of residential land to meet the RHNA target for housing.

Through a combination of sites for higher-density multifamily development and the use of a variety of housing types, such as mobile homes, second units, and mixed-use development, the County will be able to address the need for sites to support housing affordable to lower-income households. The most difficult challenge is facilitating the development of housing affordable to very low-income households. This type of housing requires not only the availability of appropriately zoned land with adequate infrastructure but also sufficient subsidies and incentives to make the housing feasible for developers.

Program HE-3.A of the 2009–2014 Housing Element required a rezoning of 30 acres to the R-4 zoning designation to increase the land available for higher densities. During the General Plan update process, the County identified and changed the land use classification on 10 acres in the Antelope area to accommodate a rezone to R-4. However, the rezoning of the Antelope property in east Red Bluff and on an additional 10 acres located adjacent to the western boundary of Red Bluff and another 10 acres adjacent to the southern boundary of Corning to R-4 was not accomplished due to the unwillingness of the property owners to have their zoning changed. However, since the three potential rezoned sites were rejected, the County instigated the rezoning of alternative sites. Two parcels, located adjacent to Red Bluff, are 36 acres in size and were rezoned from AG-2 to R-4 in March 2014.

Many of the sites identified in **Appendix B** zoned as R-3 are less than a half-acre in size. Although developing high-density housing on such small sites can present unique challenges, these particular sites (especially those in Lake California (APNs in Book 102)) are located in well-developed communities and generally have sewer and water infrastructure immediately available, which distinguishes them from most other areas of the county. This renders high-density development on those sites comparatively attractive and economical for developers in the region, notwithstanding their smaller size. Consequently, the densities projected for these sites in **Appendix B** are reasonably achievable in the planning period.

The unincorporated county's share of housing units affordable to very low-income households is 112 out of a total lower-income allocation of 168 units. No projects have been built in the unincorporated county that have successfully provided housing units affordable to very low-income residents. Also, the ability to foster the development of very low-income units depends on the availability of public financing and the interest of developers. The Housing Program contains a variety of programs to facilitate the development of housing units that are affordable to lower-income households. These include expedited processing, technical assistance, reestablishment of a first-time homebuyer program, and Section 8 rental assistance.

Housing Units Constructed and Pending Projects

According to the California Department of Finance, between 2010 and 2013, a total of 169 housing units were built in the county: 90 single-family homes and 79 mobile homes. No multifamily units were built

2. RESOURCES AND CONSTRAINTS

during this time frame. The County currently has few applications for housing projects. As of January 1, 2014, the County had two applications for a total of four parcels. The most significant housing project currently holding entitlements for construction within the unincorporated county is Sun City Tehama. This project proposes to create approximately 3,450 age-restricted (55 years of age and older) housing units and 250 non-age-restricted housing units, and establish approximately 67 acres as General Commercial and 108 acres as Commercial Recreation west of Interstate 5 between the Hooker Creek Road and Sunset Hills Drive interchanges. In addition, lots for residential development are available at previously approved sites, such as Lake California. However, due to the recent housing slump, neither project has developed in recent years.

Housing Needs Assessment: Extremely Low-Income Households

Extremely low income is defined as households earning less than 30 percent of area median income. According to the 2013 state income limits produced by HCD, the area median household income in the county was \$57,900 for a household of four. For extremely low-income households, this results in an income of \$17,350 or less for a four-person household, or \$12,150 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households.

Existing Needs

In 2010, approximately 2,865 extremely low-income households resided in the county, representing 13.6 percent of the total households. Most (55 percent) extremely low-income households are renters. More than three-fourths (79 percent) of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 79 percent were in overpayment situations.

**TABLE 2-3
HOUSING PROBLEMS FOR ALL HOUSEHOLDS**

	Total Renters	Total Owners	Total Households
Household income ≤30% MFI	1,575	1,290	2,865
Percentage with any housing problems	77%	82%	79%
Percentage with cost burden >30%	77%	79%	78%
Household income >30% to ≤50% MFI	1,710	1,740	3,450
Percentage with any housing problems	77%	51%	64%
Percentage with cost burden >30%	57%	55%	56%
Household income >50% to ≤80% MFI	2,210	2,875	5,085
Percentage with any housing problems	62%	43%	51%
Percentage with cost burden >30%	40%	28%	33%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, 2006–2010

2. RESOURCES AND CONSTRAINTS

2.3 ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Residential Development Standards

The Tehama County 2008–2028 General Plan, a comprehensive update, was approved and adopted by the Tehama County Board of Supervisors, effective March 31, 2009. The General Plan establishes policies and programs that guide new development in the unincorporated areas of the county. The General Plan also designates land uses within the county, including residential development. The policies and programs pertaining to residential development establish and control the type, location, and density of residential development in the unincorporated areas of the county.

The Tehama County Zoning Code, adopted March 16, 1983, with subsequent amendments, is the main implementing instrument for the residential development policies set forth in the County General Plan. The Zoning Code lists the permitted land uses within each zone and sets forth development standards with which the permitted land uses must comply. **Table 2-4** lists the primary residential zoning districts in Tehama County.

**TABLE 2-4
RESIDENTIAL ZONING DISTRICTS**

Designation	District	Primary Residential Type
RE	Residential Estate	Single-family residence
R-1	One-Family Residence	Single-family residence
R-2	Two-Family Residence	Duplex
R-3	Neighborhood Apartment	Fourplex, apartments
R-4	General Apartment	Higher-density residential
PD	Planned Development	Various

Source: Tehama County Zoning Ordinance

Table 2-5 depicts the housing types permitted by each zone allowing residential development, except for the PD district. Some housing types are allowed by right in the zoning district, while others are allowed with a use permit. Development that is proposed in the PD district is required to obtain a planned development permit, which specifies allowed uses for the land (Tehama County Zoning Code Section 18.48.030).

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**TABLE 2-5
PERMITTED USES**

Housing Types Permitted	RE	R-1	R-2	R-3	R-4	AG (all)	C1/C2 /C4	C3/M1 /M2
Single-Family Detached	P	P	P	U	U	P ¹	U	U
Duplexes			P	U	U		U	U
Triplexes and Fourplexes				P	P		P ²	P ²
Multifamily (5+ units per structure)				P	P		P ²	P ²
Mobile Homes/Manufactured Homes	P ³	P ³	P ³	P ³	P ³	P ³	U	U
Mobile Home Park				U	U		U	U
Residential Care Homes (7+ persons)	U	U	U	P	P			
Residential Care Homes (6 or fewer persons)	P	P	P	P ⁴	P ⁴			
Second Units	P	P				P		
Transitional Housing	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Supportive Housing	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Emergency Shelters/Transient Lodging ⁶								P
Agricultural Employee Housing (6 or fewer persons)	P	P	P			P		
Agricultural Employee Housing (12 or less units, 36 or less beds)						P		

Source: Tehama County Zoning Code

P – allowed by right, U – allowed by use permit.

¹ Only a single residential unit allowed when accessory to appropriate agricultural, recreation-related, or commercial operations of the site and is the principal residence of the owner or operator.

² Residential uses are allowed when part of a mixed-use building or as an accessory to primary permitted use.

³ Allowed by right in districts with Special Mobile Home Combining District (MH), subject to requirements.

⁴ No conditional use permit, zoning variance, or other zoning clearance shall be required of such a residential care facility which is not required of a one-family dwelling in the same zone. Such residential care facilities shall be subject to the same requirements, standards, and restrictions as other one-family dwellings in the same zone.

⁵ Transitional housing and supportive housing is considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

⁶ "Emergency shelter" (as defined by Tehama County Code Section 17.04.090) shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and in which no individual or household is denied emergency shelter because of an inability to pay. "Transient lodging" (as defined by Tehama County Code Section 17.04.580) shall mean either a hotel, inn, motel, tourist home, non-membership campground, or other lodging facility for persons staying 30 days or less, or an emergency shelter.

Table 2-6 identifies the development standards for each residential zone in the county. For the PD district, the applicable standards are as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its land use designations, particularly in the Urban land use classification, and new policies require that new divisions are to develop at a density of at least 3 units per acre. Also, in the Suburban land use classification, densities may not be less than 1 dwelling unit per 2 acres and not more than 4 dwelling units per acre. A project must satisfy the development standards identified in **Table 2-6**.

2. RESOURCES AND CONSTRAINTS

**TABLE 2-6
DEVELOPMENT STANDARDS**

Standard	RE	R-1	R-2	R-3	R-4
Density	1 to 4 units/acre	5 units/acre	8 units/acre	8 units/acre	16 units/acre
Setbacks	Front – 20 ft. ¹ Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.
Lot Coverage	40%	40%	45%	50%	60%
Minimum Lot Size	10,500 sq. ft.	5,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width
Parking	1 space/du	1 space/du	1 space/du	1 space/du + 1 space/2 guestrooms	1 space/du + 1 space/2 guestrooms
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	65 ft.

Second Units

In accordance with Government Code Section 65852.2, the Tehama County Zoning Code allows second units. **Second units, commonly known as “granny flats,” are detached or attached housing units that provide complete independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel with a primary housing unit.** They are one alternative for affordable housing for lower-income households.

Under the Zoning Code, one second unit is permitted on a parcel zoned RE or R-1, subject to the following requirements (Tehama County Zoning Code Section 1 7.08.050A):

- The unit is not intended for sale and may be rented.
- The lot on which the second unit is constructed shall contain an existing owner-occupied single-family residence. The property owner must maintain occupancy of either the main residence or the second residence.
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet.
- The second unit shall conform to height, setback, lot coverage, site plan review, fees, charges, and other zoning, building, and health code requirements generally applicable to residential construction in the R-1 and RE zoning districts.
- Adequate sewer and potable water facilities shall be provided as determined by the Tehama County Environmental Health Department.

2. RESOURCES AND CONSTRAINTS

Second units are also permitted on a parcel zoned Upland Agricultural (UA), Exclusive Agricultural (EA), or Natural Resource (NR), subject to these requirements (Tehama County Zoning Code Section 17.08.050B):

- The lot on which the second unit is constructed shall contain an existing owner-occupied single-family residence. The property owner must maintain occupancy of either the main residence or the second residence.
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet.
- The unit is to be occupied by no more than two persons, one of whom must be 60 years of age or older. The unit must be removed or converted to a nonresidential use within 60 days after the person or persons qualified to live in the unit no longer reside there.
- The second unit shall conform to height, setback, lot coverage, site plan review, fees, charges, and other zoning, building, and health code requirements generally applicable to residential construction in the applicable zoning districts.

All other second unit applications not meeting the above requirements are considered through a discretionary review process.

Density Bonus

Another measure to encourage the production of affordable housing is the granting of a density bonus. Under California Government Code Section 65915, counties are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive when an applicant for a housing development agrees or proposes to construct at least any one of the following:

- 20 percent of the total units of a housing development for lower-income households
- 10 percent of the total units of a housing development for very low-income households
- 50 percent of the total units of a housing development for senior citizens
- 20 percent of the total units in a condominium project for persons and families of moderate income

The County observes the density bonus law as set forth in Government Code Section 65915 and has explicitly incorporated density bonus provisions into its County Code. **Table 2-7** summarizes density bonus allocation amounts given by income range. As the proportion of a proposed housing development increases the number of affordable units, the amount of the density bonus increases. For example: If a developer proposes that 6 percent of the development will be reserved for very low-income households, the density bonus the developer will receive from the County is 22.5 percent (20 percent base plus 2.5 percent).

2. RESOURCES AND CONSTRAINTS

**TABLE 2-7
TEHAMA COUNTY DENSITY BONUS**

Income Category	Proportion of Development Required for Density Bonus	Base Density Bonus	Density Bonus Increase per Percent Additional Units
Very Low	5%	20%	2.5%
Low	10%	20%	1.5%
Moderate	10%	5%	1%

Additional concessions or incentives may include any of the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development, and if the commercial, office, industrial, or other land uses are compatible with the housing development and with the existing or planned development in the area where the proposed housing project will be located.
- Other regulatory incentives or concessions proposed by the developer or the county that result in identifiable cost reductions (Government Code Section 65915(k)).

Planning and Development Fees

Fees and exactions provide funding to cover the costs of planning services and the impacts resulting from new development on infrastructure and services. **Table 2-8** outlines the planning and permit fees for residential development. Planning fees and permit processing times can be considered constraints if they **are in excess of the County's costs to provide the services or if there are unnecessary or excessive processing delays**. When compared with the fees charged by the adjoining counties of Shasta and Glenn, planning fees charged by Tehama County are significantly lower. Processing plot plans and other development applications by the Tehama County Planning Department are done immediately, over the counter, or as expeditiously and statutorily possible. Planning fees are determined to present no significant potential constraints to development.

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the County may require payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. In the county, these costs vary by area. For example, some places (e.g., Gerber) have sanitary sewer and water systems, while many places use individual septic systems and private wells.

The County does not presently have special fees for multifamily housing. Should development fees be considered in the future, such consideration will include calculation of multifamily unit fees using reduced household equivalency ratios.

2. RESOURCES AND CONSTRAINTS

**TABLE 2-8
PLANNING AND DEVELOPMENT FEES**

Fee Category	Fee Amount*
Planning and Application Fees	
Annexation	\$1,000
Variance	\$2,390
Conditional Use Permit	\$1,805*
General Plan Amendment	\$2,485
Rezone	\$2,365
Improvement Plan Checking Preliminary Review (if requested)	\$500
Specific Plan	\$2,180
Subdivision	
Certificate of Compliance	\$1,105
Lot Line Adjustment	\$270
Merger	\$215
Tentative Subdivision Map	\$1,835 + \$110/lot
Tentative Parcel Map	\$1,255 + \$110/lot
Preliminary Map	\$340
Environmental	
Environmental Impact Report	\$3,155
Initial Study/Negative Declaration	Included in application fee
Initial Study/Mitigated Negative Declaration	Included in application fee

Source: Tehama County Planning Department

* Includes both Planning and Public Works fees.

A variety of development impact fees are often assessed on new residential projects that include County-controlled fees (such as development application fees and building permit fees) and non-County-controlled fees (such as school impact fees). Several school districts in the county have imposed development impact fees on new residential development, in accordance with state law. Some districts, including the Red Bluff Union Elementary School District, impose the maximum fees allowed by the state, which is \$2.97 per square foot for residential development. Another component of project costs involves water and sewer service connection fees in areas where such services are offered. These fees are not applied by the County, but by local agencies that manage and operate water and sewer systems that exist in the unincorporated county.

The County is authorized to impose a development impact fee on new residential construction and mobile home installation for the purpose of fire protection. The fee is \$332.35 per unit. While this fee may add to the cost of development, it has been imposed for the purpose of furthering public safety and the protection of property.

Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the County's General Plan and meet the intent and

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requirements of the County's Zoning Code. Applications for development permits are made in writing to the County's Planning Department. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings, such as conditional use permits, General Plan amendments, rezones, and tentative subdivision maps.

Table 2-9 lists typical review times for various planning actions. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with land division standards. Although application review and approval adds time to the development process, the review periods listed in **Table 2-9** are consistent with typical review periods in other jurisdictions. In fact, in some cases the County review period is less than that of other jurisdictions. Moreover, unlike other jurisdictions, the County does not have a design review process that would add more time to project application review. Therefore, development application procedures are not considered a significant constraint on housing development.

**TABLE 2-9
TIMELINES FOR APPLICATION AND PERMIT PROCEDURES**

Type of Approval or Permit	Typical Processing Time
Building Permit (without other permitting requirements)	14–30 days
Conditional Use Permit	3 months
Zone Change	3–4 months
General Plan Amendment	4–5 months
Tract Maps	3 months
Parcel Maps	100 days
Initial Environmental Study with Negative Declaration	60 days*
Environmental Impact Report	6 months–1 year

Source: Tehama County Planning Department

* Included in review process for other land use actions.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA). Projects subject to CEQA require the preparation of an environmental document, such as an environmental impact report (EIR) or negative declaration, before a project can be approved. Smaller projects also may be subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process. If an EIR must be prepared, project approval may be extended up to one year. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review and comment period for environmental documents and at least one public hearing for certification of the environmental document, which can add time to the process.

As previously stated, Tehama County does not have a formal design review process. The County Zoning Code does name special combining districts that regulate specific aspects of development. For example, the B combining district allows changes to lot area, and the H combining district imposes special height requirements. However, the requirements for these districts are specified in the Zoning Code, and projects in these combining districts do not require intensive review.

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A more intensive site review process applies to projects that are located within the AGB (Agricultural Buffer) combining district. The purpose of this combining district is to reduce the potential impacts of nonagricultural development on adjacent agricultural uses. The AGB district is applied mainly to nonagricultural lands one-eighth to one-quarter of a mile deep from the border with agricultural lands. Land divisions, building permit applications, and other development proposed for lands within the AGB combining district are subject to a site review process. While the site review may be more intensive than other districts, the site review process only has three criteria, none of which have specific standards as to distance, height, etc. These are:

1. The siting of structures on parcels, the location of improvements, such as roads and utilities, and grading and landscaping shall be designed to mitigate their impacts on agricultural lands through the use of setbacks, natural barriers, man-made barriers such as fences, and minimization of land disturbance and vegetation removal.
2. To the extent feasible, nonagricultural uses shall be located as far as possible from agricultural lands. In order to accomplish this, site plan review may permit the clustering of structures on one or more parcels removed from agricultural lands, instead of their uniform distribution throughout the area in question.
3. The planned development district shall be used for major development projects proposed for lands within this district. A major development project meets any of the following:
 - a. Total land area of 10 or more acres.
 - b. Total dwellings of 15 or more.
 - c. Total commercial or industrial floor area of 20,000 square feet or more.

Site review for projects within the AGB district may be longer than review for projects in non-AGB districts, mainly due to the unlimited possible scenarios as far as building placement, setbacks, availability of natural barriers, etc., and the interaction between the applicant and County staff. However, this process is in keeping with the stated County policy of maintaining the viability of agricultural operations in the county. Moreover, the AGB district represents a very small portion of the total county land, only consisting of approximately 37 acres. Therefore, while Tehama County is predominantly an agricultural county and site review in the AGB zone may take longer, because of the very small area in the AGB zone, this site review process is not expected to be a significant constraint on housing development.

The recently adopted 2008–2028 General Plan also identifies several Special Planning Areas. These areas represent a unique policy approach that facilitates higher-density mixed-use development in one region of the county (the North I-5 region) that is well suited to such uses. This objective will be achieved through the application of flexible development standards incorporated into specific plans (and development agreements) developed in consultation with property owners, prospective developers, area residents, and members of the public and other interested persons. Such specific plans may be more restrictive than the General Plan policies as long as they are consistent with the General Plan policies; however, they cannot be less restrictive or inconsistent with the General Plan. The County Board of Supervisors may approve a project and accompanying development agreement in a Special Planning Area which would not be possible under the standard zoning. In return, the project applicant and the County receive benefits they would not have enjoyed under standard zoning or land development and engineering design standards. The applicant for the specific plan negotiates with the County for a unique zoning district that allows the County to offer more flexibility on some of the more rigid aspects of traditional zoning, such as setbacks, height limitations, lot sizes and location, design, mixed uses, services, and facilities. In return, the County benefits by increasing development quality, community benefits, and environmental protection. Special Planning Areas may have minimum/maximum densities assigned, **but actual densities are dependent on the applicant's development plans and the County's negotiated response.** The densities assigned to the underlying Special Plan Areas in the General Plan Land Use Element and depicted on the **Land Use Map do not represent an actual "by right" land use**

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designation but does provide landowners, residents, and interested parties the minimum/maximum development potential of the property should a specific plan be proposed.

It is anticipated that some or all of the Special Planning Areas will be developed for residential (and other) uses within the 2008–2028 time frame. However, because of the inherent flexibility of the Special Planning Areas and because of the discretion retained by the County to deny or condition any development proposal in these areas, the Special Planning Areas are not being relied on to accommodate **any of the County's RHNA and are not identified on the sites inventory contained in Appendix B**. For these reasons, the development restrictions in the Special Planning Areas (i.e., the requirement for a discretionary specific plan and development agreement) are not identified as constraints on the provision of affordable housing or impediments to **accommodating the County's RHNA** and are not further analyzed herein.

Based on provisions in the County Zoning Code, development review of multifamily residential projects would appear to take a similar length of time to review as single-family residential projects, and in some cases may take a shorter period of time. Unlike some jurisdictions, multifamily buildings with five or more units are allowed by right in the R-3 and R-4 districts, and no use permit is required. In contrast, **residential subdivisions are subject to review procedures under the County's Subdivision Ordinance**, as well as the map approval procedures set forth by the Subdivision Map Act. Individual multifamily projects may be subject to the CEQA process, as would residential subdivisions.

Site Improvements

Site improvements are typically required to supply services, mitigate environmental constraints, and ensure community compatibility. However, they can add to the cost of housing, and they can be a constraint to housing development if the requirements are excessive. Site improvements are most often placed on a development through the environmental review process as mitigation and as conditions to map approval as outlined in the Subdivision Map Act. Therefore, improvements vary from project to project, depending on the size and nature of the potential impacts.

Tehama County has established land division improvement standards. However, required on- and off-site improvements are minimal for most developments. There are few improvement requirements on small, rural developments. Rural roadway standards are not excessive; typically, no curbs, gutters, and streetlights are required. Individual septic systems are the norm, and traffic impacts are minimal. Larger-scale developments would be required to mitigate their potential environmental impacts. Such developments, due to their higher densities, would typically be required to install urban improvements such as curb and gutter and water systems. These conditions are typical for larger development, and in some cases are required for health and safety reasons. Therefore, they are not considered a significant constraint on housing development. Road improvements for new land divisions are based on the size, number, and use of parcels served. Curb and gutter improvements are required on all streets in areas zoned for commercial, industrial, and multifamily residential use, and where any abutting lots have an area of 20,000 square feet or less. Sidewalks are required in areas zoned for commercial and multifamily residential uses, and in single-family and two-family residential areas where any of the lots contain 10,000 square feet or less. Such areas represent a small portion of overall development in the county. In many cases, an access road already exists but may require some improvement.

Water in unincorporated Tehama County is provided by wells or small private water systems in rural areas. More urbanized areas are served by water districts. There are approximately 66 water systems in Tehama County, ranging in size from 12 connections to thousands. Groundwater is the primary water supply for county residents. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. In some parts of Northern California, the average depth of wells is 200 feet, with an average cost to drill of \$6,000. A complete domestic well system, including drilling, pump, pressure tank, and lines, averages \$10,000. In addition, an inadequate water delivery system led to a moratorium on

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housing development in the community of Mineral. However, upgrading of this system has been completed.

As previously indicated, the majority of the unincorporated area of Tehama County is served by individual septic systems. There are three collection and treatment systems in the unincorporated areas of the county: the Rio Alto Water District (Lake California), the Gerber-Las Flores sewer system, and Tehama County Sanitation District No. 1 (Mineral). In addition, sewer infrastructure is generally available to developments located near the urban centers of Red Bluff and Corning, provided the capacity of these systems can handle the additional load. In most cases, a person wishing to subdivide a property must prove septic suitability prior to final subdivision approval. In some parts of Northern California, the average cost of a septic system is \$3,400, including costs for the percolation test.

Those R-4 sites identified in **Table 2-2** are all located within **County's Urban Residential designation** surrounding Red Bluff and within proximity of water and wastewater services offered by the City of Red Bluff. However, development off these sites may require annexation by the City and/or service districts to receive water and wastewater services.

While the use of septic systems is not a constraint on individual single-family housing, it is a potential constraint on higher-density residential development. A high concentration of septic systems in an area has led to groundwater contamination, mainly by nitrates. This situation has occurred in the Antelope area, which led the Regional Water Quality Control Board to demand that action be taken to stop further contamination. Currently, the County is developing funding for the improvement of the sewer and water system in the Antelope area. However, until funding is acquired, upgrading of this system is on hold; however, there is not a moratorium on the issuance of building permits at this time. Specific implementation of the system improvements is unknown at this time. Also, a Water Inventory and Analysis prepared by the Tehama County Flood Control and Water Conservation District indicates there is a significant need for wastewater treatment services in Los Molinos; however, there is no moratorium on the issuance of building permits at this time, nor is there any indication that one will take place.

Overall, for undeveloped new lots, site improvements may account for up to one-third of the total cost of the land. While this seems high, the site improvements are necessary to provide services to new residents and to ensure compliance with applicable state regulations. Also, as noted elsewhere in this document, land prices in Tehama County vary considerably, but are generally lower than in other parts of California. In some cases, site improvement costs may be higher than one-third the cost of land, but lower in other cases.

Building Codes and Their Enforcement

Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for special needs group. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The California Building Code (CBC) is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The County follows the 2013 CBC. All residential construction within the county must comply with the requirements of the adopted CBC. The County has added some minor amendments to the CBC, none of which would place significant constraints on housing development. In addition, the County has adopted the Tehama County Mobilehome Code, which is based on California Code of Regulations Title 25, Division 1, Chapter 2, Article 7.

The County Code vests code enforcement duties in a Code Enforcement Officer. The Code Enforcement Officer, upon referral from the Environmental Health, Building and Safety, or Planning departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any

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provisions of the County that the aforementioned departments administer or enforce. In the past, there has been no systematic enforcement of building codes in the county. Existing units were inspected either when complaints were received by the Building and Safety Department or when an owner sought a permit for additional construction. Code enforcement in the county is not considered a significant constraint to housing development.

Constraints on Housing for Persons with Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, a housing element is required to analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). Pursuant to SB 520, the County will adopt policies relative to reasonable accommodation (see Program HE-4.1). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As discussed in Section One of the Background Report, there were 7,637 persons in unincorporated Tehama County who had a disability in the 2000 Census. There were 2,348 persons over the age of 15 who had a disability that prevented them from going outside their homes, while another 953 persons had a self-care disability.

Available Facilities

There are 32 facilities that serve adult disabled persons in Tehama County, with a total capacity of 185 beds. **Table 2-10** identifies the residential care facilities in the county. All but two of the facilities are located in Red Bluff or Corning.

**TABLE 2-10
CARE FACILITIES**

Facility Name	Location	Type	Capacity
Adobe Residential	Red Bluff	Developmentally Disabled	6
Adobe Residential Gilmore	Red Bluff	Developmentally Disabled	4
Casa Serenity, LLC	Red Bluff	Mentally Disabled	16
Coffman Home II	Red Bluff	Developmentally Disabled	2
Diamond View	Red Bluff	Developmentally Disabled	6
Holiday Homes Larkspur	Red Bluff	Developmentally Disabled	4
Jewel Residential Inc. (Alder)	Red Bluff	Developmentally Disabled	6
Jewel Residential Inc. (Locust)	Red Bluff	Developmentally Disabled	3
Lee Street House I and II	Los Molinos	Developmentally Disabled	12
Lenihan's Residential Care Home #1 and #3	Corning	Developmentally Disabled	10
Lyford Family Home	Red Bluff	Developmentally Disabled	1
Mason's Residence I-III	Red Bluff	Developmentally Disabled	17
North Valley Services – Lucknow & McCoy Homes	Red Bluff	Developmentally Disabled	7
North Valley Services – Rawson Home	Red Bluff	Developmentally Disabled	4

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Facility Name	Location	Type	Capacity
North Valley Services – Specialized Res. Services	Red Bluff	Developmentally Disabled	3
Northern Oaks	Red Bluff	Developmentally Disabled	6
PRS (multiple locations)	Red Bluff	Developmentally Disabled	30
Russell's Family Home	Los Molinos	Developmentally Disabled	6
Sail House, Inc.	Red Bluff	Mentally Disabled	23
Serenity House	Corning	Developmentally Disabled	6
Stonybrook Residential	Red Bluff	Developmentally Disabled	9
Total:			181

Source: California Department of Social Services, Community Care Licensing Division, 2014

Zoning and Land Use

The County Zoning Code permits facilities serving more than six persons, including but not limited to group homes, by right in R-3 (as “group buildings”) and R-4 (as “rest homes” or “sanitariums”), and upon securing a conditional use permit in all other residential districts (likewise as “rest homes” or “sanitariums”). The County acknowledges and complies with Health and Safety Code Sections 1267.8 and 1566.3. The Zoning Code allows licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single-family residential use.

The County Zoning Code applies the same requirements for parking spaces to housing projects that are exclusively occupied by seniors and persons with disabilities as to other projects. A reduced number of required parking spaces for both seniors and the disabled may help reduce the costs for affordable housing development of this type, especially since these groups are less likely to own their own vehicles than the general public. A program will be proposed that recommends an evaluation and possible change to parking requirements for projects exclusively serving seniors and the adult disabled.

The County has reviewed all of its zoning laws, policies, and practices for compliance with fair housing law, including occupancy standards. The County follows the provisions of California Health and Safety Code Section 1520.5, which regulates the siting of residential care facilities. Under the Health and Safety Code, a minimum distance of 300 feet is required between two or more residential care facilities, in order to avoid overconcentration.

The County fully complies, in all activities, with the reasonable accommodation requirements of the Americans with Disabilities Act, Fair Employment and Housing Act, Fair Housing Amendments Act, and other antidiscrimination and civil rights laws, and has numerous policy documents that express this commitment. Although the County does not have a formal policy document specifically addressing building and planning permit matters, the County’s general reasonable accommodation policies and practices apply to these matters and require the affected departments to assist and facilitate requests for reasonable accommodation retrofits, approval of licensed residential care facilities, Fair Housing Amendment Act physical accessibility efforts, and similar items. These policies and practices adequately and effectively remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities, as required by Government Code Section 65583, subdivision (c)(3). Although not identified as a formal program, the County will consider adoption of a formal policy document specifically addressing building and planning permit matters as part of its ongoing updates and revisions to the County’s reasonable accommodation procedures.

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Permits and Processing Procedures

As discussed previously, the County Zoning Code clearly permits facilities serving more than six persons, including but not limited to group homes, by right in R-3 (as “group buildings”) and R-4 (as “rest homes” or “sanitariums”), and upon securing a conditional use permit in all other residential districts (likewise as “rest homes” or “sanitariums”). The County acknowledges and will comply with Health and Safety Code Sections 1267.8 and 1566.3. Further, the County is presently preparing an omnibus Zoning Code revision implementing the approved 2008–2028 General Plan, which will contain provisions explicitly allowing licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single-family residential use. The County acknowledges and will comply with Health and Safety Code Section 1566.3. Further, provisions in County Code Section 17.08.012 explicitly allow licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single-family residential use.

No special design or permitting standards have been established for residential care facilities or group homes, other than the use permit, when required. Such use permits do not have any special provisions required for the development of a residential care facility or group home. However, conditions may be placed on a particular development to address environmental impacts and other issues specific to the project. These conditions are imposed on a case-by-case basis and are not generally applied to residential care facility or group home developments. Public hearings are held for such facilities only when a use permit is required.

The County does not require residents to obtain any special permits to retrofit homes for disabled accessibility (e.g., wheelchair ramps) beyond regular building permits. The Building and Safety Department, upon request, may offer suggestions on the construction of home features designed to improve accessibility for disabled persons.

Building Codes

The County follows the 2013 CBC. This code contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The County has added no amendments to the CBC that would place constraints on accommodation of persons with disabilities. The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

2.4 ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Environmental Constraints

The County has no documentation of any environmental constraints that would impede achievement of the probable units identified in **Appendix B**. Further, the 2008–2028 General Plan EIR did not identify any environmental constraints which would significantly impact the probability for future projects or development to meet the housing densities consistent with the adopted land use classifications.

Land Cost

The cost of developable land creates a direct impact on the price of a new home and is considered a non-governmental constraint. As the cost of land increases, so does the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. A survey of real estate land listings on landwatch.com revealed a considerable range in land prices depending on location and attributes of the

2. RESOURCES AND CONSTRAINTS

land sold. In general, properties located near developed areas were more expensive than those in less developed areas. Availability of services such as water and sewer were another determining factor in land prices. Parcels with no infrastructure on or near them were generally less expensive.

The survey was conducted on January 24, 2014, when 18 parcels were listed for sale generally between 1 and 2 acres in size. Costs varied from \$8,800 to \$19,400 per acre with an average cost of approximately \$15,000 per acre.

Construction Costs

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less to construct than single-family housing. Labor and materials cost also have a direct impact on housing costs and constitute the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in Tehama County. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in Tehama County would be calculated as follows:

Item	Cost
Materials	\$100,242
Labor	\$89,008
Equipment	\$3,590
Per Home Costs	Total \$192,840

Source: Building-cost.net 2014

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable housing in Tehama County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Financing is a significant component of overall housing costs. The prime interest rate in the United States fluctuated slightly for decades leading up to the 1980s. The prime interest rate rose significantly in 1979 and 1980, where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980s, the economy weakened and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990s remained between 6.0 and 10.0 percent. By the early 2000s, however, the interest rates began to drop nationally.

2. RESOURCES AND CONSTRAINTS

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008. However, many banks remain cautious about home loans, making it difficult for many lower-income households to get financing.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 4.5 percent to 8 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Tehama County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 percent to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control.

**TABLE 2-11
MONTHLY MORTGAGE COSTS**

Annual Income	Category	Interest Rate			
		5%	6%	7%	8%
\$20,000	House Price	\$67,680	\$62,080	\$57,040	\$52,640
	Monthly Payment	\$363	\$372	\$379	\$386
\$40,000	House Price	\$135,440	\$124,160	\$114,160	\$105,360
	Monthly Payment	\$727	\$744	\$759	\$773
\$60,000	House Price	\$203,280	\$186,320	\$171,280	\$158,080
	Monthly Payment	\$1091	\$1117	\$1,139	\$1,159

Source: www.mortgage101.com

Calculations based on 30-year fixed loan with a 5% down payment, ratio of housing to income of 28%, ratio of total monthly debts to income of 36%, hazard insurance a yearly fee of 0.4% of the loan amount, property tax 1% of the purchase price per year, mortgage insurance a yearly fee of 0.5% of the loan amount if the down payment is less than 20%, closing costs 3% of the loan.

Housing Affordability

The ability of households to obtain housing that is affordable on their incomes—whether purchasing a home or renting a unit—is an issue of significant concern in California. Increased demand for housing, coupled with lagging housing production, has led to increases in both housing and rental costs. This has made housing less affordable to households in California, particularly lower-income households. One

2. RESOURCES AND CONSTRAINTS

result of this is that California has one of the lowest homeownership rates in the nation, with only 55.6 percent of households in the state owning homes.

Housing affordability problems are more acute in the major metropolitan areas of California than in the non-metropolitan areas. Nevertheless, housing and rental costs in Tehama County have increased significantly. While this increase has several causes, one is the relative affordability of housing in the county as compared with the metropolitan areas of the state. This, plus the rural character and the perceived better quality of life in the county, has encouraged many people to sell their high-dollar-value homes in the metropolitan areas and purchase new homes in Tehama County with the proceeds from their sales. The purchases from these "equity refugees" reduce the number of available homes in the county, thus driving up home prices and making it more difficult for local residents to purchase homes of their own.

As previously described, housing is considered affordable if a household pays no more than 30 percent of its monthly income for monthly housing costs. **Table 2-12** illustrates affordable monthly rents for households of very low, low, and moderate income, using the 30 percent standard and HCD's maximum income levels in these categories (see Table 1-12 in Section One of the Background Report). Given that the county's median monthly rent was \$850 as of 2014, this table indicates that rent is not affordable for extremely low- or very low-income households but is affordable for most low-income households. Moreover, this does not take into consideration issues such as housing quality and overcrowding.

Table 2-12 also shows the affordable home sales price for households of very low, low, and moderate income, again using the 30 percent standard. While the median homes sales price is lower than in much of the state, at \$163,687, most extremely low-income and very low-income households could not easily access the median housing cost.

**TABLE 2-12
HOUSING AFFORDABILITY**

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities ¹	Taxes and Insurance (for homeowners)	Ownership ²	Monthly Rental ³
Extremely Low						
One Person	\$12,150	\$304	\$75	\$31	\$67,743	\$229
Two Person	\$13,900	\$348	\$100	\$41	\$74,813	\$248
Three Person	\$15,650	\$391	\$125	\$51	\$81,884	\$266
Four Person	\$17,800	\$445	\$150	\$61	\$90,571	\$295
Very Low						
One Person	\$20,300	\$508	\$75	\$71	\$103,677	\$433
Two Person	\$23,200	\$580	\$100	\$86	\$115,830	\$480
Three Person	\$26,100	\$653	\$125	\$101	\$127,983	\$528
Four Person	\$28,950	\$724	\$150	\$116	\$139,927	\$574
Low						
One Person	\$32,450	\$811.25	\$75	\$131	\$154,595	\$736
Two Person	\$37,050	\$926.25	\$100	\$160	\$173,873	\$826
Three Person	\$41,700	\$1,042.5	\$125	\$189	\$193,360	\$918

2. RESOURCES AND CONSTRAINTS

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities ¹	Taxes and Insurance (for homeowners)	Ownership ²	Monthly Rental ³
Four Person	\$46,300	\$1,157.5	\$150	\$218	\$195,599	\$1,008
Moderate						
One Person	\$48,650	\$1,216.25	\$75	\$256	\$192,776	\$1,141
Two Person	\$55,600	\$1,390	\$100	\$303	\$195,599	\$1,290
Three Person	\$62,500	\$1,562.5	\$125	\$350	\$200,000	\$1,438
Four Person	\$69,500	\$1,737.5	\$150	\$397	\$208,250	\$1,588

Notes:

1. Monthly utility costs are assumed as \$75 per person and \$25 for each additional person.
2. Total affordable mortgage based a 10% down payment, an annual 5% interest rate, 30-year mortgage, and monthly payment equal to 30% of income (after utilities, taxes, and insurance)
3. Monthly affordable rent based on 30% of income less estimated utilities costs.

As with rental housing, issues such as housing quality and overcrowding are not considered.

The general perception of “affordable housing” tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower-income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. In fact, the definition of affordable housing is that housing should cost a household no more than 30 percent of its income. Also, the definitions of very low and low income are based on the median income of the area being considered. Therefore, a household with a certain income may be considered low income in an area where the cost of living is high, but would be considered moderate or above moderate in a lower-cost area. Moreover, the entry-level income of many professions may qualify those employed as being a lower-household income. These include professions whose members are considered an integral part of a community, such as firefighters, police officers, and nurses. Also, households with retirees may also be lower-income households, particularly those relying on relatively fixed incomes.

Table 2-13 lists various occupations and their monthly incomes. These incomes are then compared to the median rent and the estimated monthly mortgage payment on the median priced home in Tehama County. The listed occupations should not be considered a representative sample of employment in the county, but they encompass a fairly broad range. The table provides a gauge as to the affordability of housing in the county for selected occupations, particularly those earning an entry-level wage. Since most people earning entry-level wages are more likely to rent than to buy a home, entry-level wages are compared to the median rent, while mean monthly wages are compared to the mortgage payment for a median-priced house.

As can be seen in **Table 2-13**, individual households earning near minimum wage would have a more difficult time finding affordable housing, unless they share the housing with another wage earner. Overall, housing costs in the county are affordable to most wage earners. However, in some occupations, renting would be more affordable than homeownership, even if the mean monthly income is earned. Again, having two incomes in the same household would make homeownership more affordable.

2. RESOURCES AND CONSTRAINTS

**TABLE 2-13
INCOME AND HOUSING AFFORDABILITY,
TEHAMA COUNTY**

Occupation	Entry-Level Monthly Income ¹	Housing Allocation ²	Median Rent ³	Monthly Rent Surplus (Deficit)	Mean Monthly Income ³	Housing Allocation ²	Monthly Mortgage Payment ⁴	Monthly Mortgage Surplus (Deficit)
Retired couple on Social Security	\$1,794*	\$538	\$486	\$52	\$1,794*	\$538	\$788	-\$250
Minimum wage couple (full time)	\$2,160	\$648	\$486	\$162	\$2,160	\$648	\$788	-\$140
Elementary school teacher	\$3,933*	\$1,180	\$486	\$694	\$3,933*	\$1,180	\$788	\$392
Secondary school teacher	\$3,771*	\$1,131	\$486	\$645	\$3,771*	\$1,131	\$788	\$343
Home health aide	\$1,266	\$380	\$486	-\$106	\$1,510	\$453	\$788	-\$335
Registered nurse	\$3,133	\$940	\$486	\$454	\$4,077	\$1,223	\$788	\$435
Firefighter	\$1,904	\$571	\$486	\$85	\$2,525	\$757	\$788	-\$31
Police officer	\$2,630	\$789	\$486	\$303	\$4,101	\$1,230	\$788	\$442
Janitor	\$1,232	\$370	\$486	-\$116	\$1,730	\$519	\$788	-\$269
Retail salesperson	\$1,186	\$356	\$486	-\$130	\$1,581	\$474	\$788	-\$314
First line supervisor, retail sales	\$1,730	\$519	\$486	\$33	\$2,706	\$812	\$788	\$24
Secretary	\$1,515	\$455	\$486	-\$31	\$2,032	\$610	\$788	-\$178
Farmworker (crop)	\$1,192	\$358	\$486	-\$128	\$1,331	\$399	\$788	-\$389
Construction laborer	\$1,613	\$484	\$486	-\$2	\$2,411	\$723	\$788	-\$65
Automotive mechanic	\$1,576	\$473	\$486	-\$13	\$2,517	\$755	\$788	-\$33
Maintenance/repair worker	\$1,440	\$432	\$486	-\$54	\$2,166	\$650	\$788	-\$138
Carpenter	\$2,123	\$637	\$486	\$151	\$3,490	\$1,047	\$788	\$259
Computer programmer	\$2,390	\$717	\$486	\$231	\$4,581	\$1,374	\$788	\$586
General/operations manager	\$3,256	\$977	\$486	\$491	\$6,037	\$1,811	\$788	\$1,023
Civil engineer	\$3,830	\$1,149	\$486	\$663	\$4,885	\$1,465	\$788	\$677

Sources: California Employment Development Department; Social Security Administration; www.mortgage101.com

¹ Based on 40-hour work week for four weeks (160 hours) at entry-level hourly wage, unless otherwise noted.

² Assumes 30% of annual income is allocated to housing costs.

³ Based on 40-hour work week for four weeks (160 hours) at mean hourly wage, unless otherwise noted.

⁴ Based on 30-year fixed loan with a 6% interest rate and 5% down payment on 2000 Census median price home (\$103,000).

* Average monthly income.

2.5 UNITS AT RISK OF CONVERTING TO MARKET RATE

State law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents during the next 10 years (California Government

2. RESOURCES AND CONSTRAINTS

Code Section 65583). This requirement stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the 10-year period from 2014 to 2024. This housing is considered at risk of losing its affordability controls and converting to market-rate housing.

In Tehama County, of a total 20 federally assisted projects identified, 9 have some affordability restrictions that will expire within 10 years. None of these projects are located within the unincorporated area of the county.

Although no housing units within the unincorporated county currently are considered at risk, this situation may change as time passes. Eventually, the County may have to consider options on preserving affordable units. Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities would need to be made aware of the future possibilities of units becoming at risk. Groups with whom the County has an ongoing association are the logical entities for future participation. A list of potential organizational preservation resources (**Entities Interested in California's First Right of Refusal Program**) is provided in **Appendix C**.

2.6 DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of county residents. This section outlines the financial resources available to the County as well as to local developers who have been active in constructing and rehabilitating affordable housing in Tehama County and neighboring counties.

Financial Resources

Table 2-14 provides a summary of the financial resources that may be available to the County for affordable housing development, rehabilitation, and preservation from federal, state, local, and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. The following financial resources have been used by the County for affordable housing activities or other activities that support residential development such as infrastructure improvements.

Community Development Block Grant Funds

The US Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include acquisition of housing or land, rehabilitation of housing, homebuyer assistance and public facility, and of infrastructure improvements, among others. The County has successfully competed for and received CDBG funds from the state. Most of the funds have been used for infrastructure and public facilities projects. The County has funded a housing rehabilitation loan program with CDBG funds and has received \$400,000 in HOME funds for qualifying projects.

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Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. Tehama County has contracted with Plumas County for delivery and the administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) and the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County.

**TABLE 2-14
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	Description
Federal Programs	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the California Department of Housing and Community Development (HCD) on behalf of the US Department of Housing and Urban Development (HUD) through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Emergency Shelter Grants (ESG) Program	Federal block grant program administered and awarded by HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for homeless services and facilities, including emergency shelter and transitional housing.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services.
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the state on behalf of HUD through an annual competitive process to cities, counties, and private nonprofit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very low-income tenants with a voucher to be used in rental housing of the tenant's choosing.

2. RESOURCES AND CONSTRAINTS

Program Name	Description
HUD Section 202 – Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) – Rehabilitation Mortgage Insurance Program	Provides in the mortgage the funds to rehabilitate and repair single-family housing.
HUD Section 207 – Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multifamily manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single-room occupancy housing.
HUD Section 811 – Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for nonprofits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing – Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.

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Program Name	Description
USDA RHS Multi-Family Housing – Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multifamily housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments, and Native American tribes to renovate existing low-income multifamily rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multifamily housing units to be occupied by low-income families.
State Programs	
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.
Building Equity and Growth in Neighborhoods (BEGIN)	HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low- and moderate-income homebuyers.
California Homebuyer's Down payment Assistance Program (CHDAP)	Provides deferred down payment assistance loans for first-time moderate-income homebuyers.
California Self-Help Housing Program	Provides grants to organizations in order to assist low- and moderate-income households who build their own homes.
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land and construct new projects, or purchase and rehabilitate existing units. Reduced interest rate paid by developers for production of affordable rental housing for low- and very low-income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.

2. RESOURCES AND CONSTRAINTS

Program Name	Description
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or nonprofits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a "need" formula derived from factors including population, unemployment, and poverty.
Jobs Housing Balance Incentive Grant Program	Provides grants to local governments that approve increased housing production.
Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households.
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.
Mobile Home Park Resident Ownership Program (MPROP)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-Family Housing Program (MHP)	Provides low-interest loans for construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of "at-risk" subsidized developments.
Preservation Opportunity Program	Provides supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Local Programs	
Redevelopment Set- Aside Funds	20% of tax-increment funds must be set aside for affordable housing activities.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multifamily housing.

2. RESOURCES AND CONSTRAINTS

Program Name	Description
Private Resources	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing or lower- and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first-time buyers purchase a home.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.
Low Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.

Sources: HUD, HCD, LISC, USDA, and CCRC, June 2014

Local Housing Resources

The following nonprofit developers have been active in the construction, rehabilitation, and management of affordable housing projects in Tehama County and surrounding counties. While some of the nonprofit organizations are active in Tehama County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the county.

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer based in Chico. The agency has been involved in the construction of both single-family and multifamily housing for lower-income households throughout the Sacramento Valley and northeastern California region. Single-family developments sponsored by CHIP rely in part on a "sweat equity" program, in which future residents are required to contribute a portion of the construction labor. CHIP has been active in Tehama County.

Self Help Home Improvement Project

The Self Help Home Improvement Project (SHHIP) is a nonprofit organization based in Redding and helps over 30,000 households in Tehama County and neighboring Shasta County. SHHIP assists in the development, repair, and rehabilitation of housing units for lower-income households. USDA Rural Development provides funding for the SHHIP projects. Like CHIP, SHHIP has a sweat equity component in its programs. SHHIP has been involved in several housing projects in Corning. SHHIP also manages a weatherization program for low-income households, which is described later in this section.

Mercy Housing California

Mercy Housing California is a branch of the nationwide nonprofit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation, and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. Mercy Housing currently manages two senior apartment complexes in Red Bluff: Villa Columba and Mercy Riverside Manor. Villa Columba provides 70 senior affordable units and Mercy Riverside provides 24 senior affordable units.

2. RESOURCES AND CONSTRAINTS

Northern Valley Catholic Social Service

Northern Valley Catholic Social Service (NVCSS) is a nonprofit agency that provides low-cost or free mental health, housing, vocational, and support services for seniors, families, and children. The agency serves a six-county region in Northern California, which includes Tehama County. Service offices are located in Red Bluff and Corning. NVCSS manages Redwood Gardens, an 11-unit apartment complex in Red Bluff that serves developmentally disabled adults. NVCSS has indicated an interest in pursuing other housing projects in the county.

2.7 ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Tehama County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires **the adoption of an "energy budget."** Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to Tehama County. PG&E is a privately owned utility whose service area covers most of Northern and Central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH) programs. The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

As mentioned above, SHHIP manages a weatherization program in Tehama County for lower-income households. SHHIP manages this program under contract with PG&E, which also provides the funding. Eligible households may receive attic insulation, caulking, door replacement and weather-stripping, and glass replacement.

The Tehama County General Plan contains numerous goals, policies, and implementation measures that provide for opportunities for energy conservation with respect to residential development. Those goals and policies and their relevance to energy conservation and location within the General Plan are listed below.

- Policy LU-1.5 retains oak woodlands which provides shade and reduces HVAC energy use.
- LU Goals 1, 3, 4, and 8 and relevant policies within each promote compact development by using existing infrastructure to promote transportation energy conservation.
- CIR Goals 4 and 5 and Policy OS 2.4 promote public transportation and non-motorized transportation.

2. RESOURCES AND CONSTRAINTS

- Policy ED-6.2 promotes agriculture and efficient use of natural resources.
- Goal OS-1 and Policy OS-1.1 promote conservation of water resources.
- Policy OS-2.6 promotes air emissions reductions and energy conservation measures in existing development.

2. RESOURCES AND CONSTRAINTS

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3. REVIEW OF PREVIOUS HOUSING ELEMENT

TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT BACKGROUND REPORT

REVIEW OF PREVIOUS HOUSING ELEMENT

This section includes an evaluation of the effectiveness, the progress in implementation, and the continued appropriateness of the goals, objectives, and policies of the 2009–2014 Housing Element. The section also includes a detailed review of the County’s progress toward facilitating the production of its share of the regional housing need.

3.1 PROGRESS AND EFFECTIVENESS OF THE PREVIOUS HOUSING PROGRAM

The planning period for the 2009–2014 Housing Element was 2007 to 2014. During the 2007–2014 planning period, unincorporated Tehama County was assigned 2,207 housing units for its share of the Regional Housing Need Allocation (RHNA). **Table 3-1** shows the unincorporated county’s share of the RHNA by income category.

**TABLE 3-1
REGIONAL HOUSING NEEDS ALLOCATION (2007–2014),
UNINCORPORATED TEHAMA COUNTY**

Income Group	Number	Percentage
Extremely Low	248	11.3%
Very Low	249	11.3%
Low	395	17.9%
Moderate	409	18.5%
Above Moderate	906	41.0%
Total	2,207	100.0%

Source: Tehama County 2007–2014 Housing Element

Table 3-2 provides data on housing construction activity in Tehama County from 2007 to 2014. According to the California Department of Finance and the Tehama County Building Department, 346 mobile homes, 1,126 single-family residential, and 70 multifamily units were constructed in the county between 2007 and 2014.

Mobile homes accounted for approximately 22.4 percent of all constructed units in the county from 2007 through 2013. Mobile homes are significant not only for the provision of additional housing units but also as an affordable housing alternative for lower-income households, as they accounted for virtually all of the very low- and low-income housing established in the county.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

**TABLE 3-2
UNITS CONSTRUCTED 2007 THROUGH 2013**

Year	Single family	Multifamily	Mobile Homes	Total
2007 thru 2009	1,036	70	222	1,328
2010 thru 2013	90	0	124	214
Total	1,126	70	346	1,542

Source: California Department of Finance Reports, Tables E-5 and E-8; Tehama County Building Department

During the 2007–2014 planning period, housing construction was at its highest point in 2007, after which activity began to decrease, especially starting in 2009. A number of factors account for the rapid decline in housing construction; however, the housing slump had an especially profound effect in Tehama County. The county had an unemployment rate of around 7.2 percent in 2007. In 2008, the annual unemployment figures rose to 9.2 and reached a high of 11.1 percent in December. Unemployment numbers continued to rise to a high of 17.8 percent in March 2010, which was well above that of the state. As of January 2014, the unemployment rate was 11.3 percent.

House prices vary depending on location in the county. For example, in January 2014, the median sales price for a single-family home in Cottonwood was \$161,000 and in Corning the median sales price was \$98,500. Based on these median dollar values, there are homes in the county that are affordable to lower-income households. While most of the single-family homes were affordable to moderate- and above moderate-income households, many smaller single-family homes were at prices below the median and offered ownership opportunities to some lower-income households.

3.2 PROGRAM BY PROGRAM REVIEW OF THE PREVIOUS HOUSING PROGRAM

Many of the policies in the 2009–2014 Housing Element were successful in meeting their objectives; however, others were not or proved unnecessary. The major factors that impacted the County's ability to achieve the objectives of the past Housing Element related to the County's limited financial resources and a lack of significant high-density residential construction coupled with the limited number of employment opportunities. **Table 3-3** provides a detailed review of the objectives of the 2009–2014 Housing Element and the County's accomplishments.

3.3 SUMMARY OF APPROPRIATENESS

Most of the programs and policies contained in the County's 2009–2014 Housing Element remain relevant and appropriate to address the housing needs of current and future residents. However, some additional measures are needed to strengthen existing policies so that the County can achieve its 2014–2019 RHNA. These new measures are contained in the policies and programs outlined in the Housing Program for this new Housing Element.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

**TABLE 3-3
REVIEW OF PREVIOUS PROGRAMS**

Program	Accomplishments	Continue/Modify/ Delete	
Programs – Goal HE-1: Housing Need			
HE-1.A. Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single family units, and mobile homes - manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance and expedited processing.	Responsibility: Planning Department. Objective: Approve at least five developments that include a range of housing types. Timeframe: Ongoing. Funding Source(s): General Fund.	The County has implemented this program on an ongoing basis. Pursuant to Government Code Sections 65450–65457, Tehama County promotes a range of housing types, zoning and land use controls, and flexible development standards for projects processed through specific plans.	Continue.
HE-1.B. Mixed Use Development: Insert provisions in the Zoning Code allowing mixed-use development as a permitted use in zoning districts that currently permit commercial and light industrial uses by right, specifying requirements and standards for such developments. Consider provisions for mixed use development in residential zoning districts, subject to requirements.	Responsibility: Planning Department. Objective: Revise Zoning Ordinance. Timeframe: 2010. Funding Source: General Fund.	The Zoning Code was revised to include mixed-use as a permitted use by right in all commercial zones as well as M-1 (Light Industrial).	Delete.
HE-1.C. Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development of mobile and manufactured homes. Should the number of mobile and manufactured homes permitted fall below	Responsibility: Planning Department. Objective: Identify annual housing priorities and prepare annual report. Timeframe: Annually, by April 1st. Funding Source: General Fund.	Implementation of this program is ongoing. The County has adopted new policies within the 2008–2028 General Plan requiring comprehensive annual reports on General Plan implementation (General Plan, p. 1.0-11), which will include housing issues, needed programs, and status of Housing Element implementation. Additionally,	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program	Accomplishments	Continue/Modify/Delete
<p>the projected capacity needed to accommodate the remaining RHNA for lower incomes households, the County will identify and zone sufficient site to accommodate the shortfall. The Department will report annually on the County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.</p>		<p>Implementation Measures LU-5.1b, LU-5.1c, and LU-5.1d require that the County maintain an inventory of potentially developable land, provide for the yearly monitoring of the inventory, and require an active examination of the results of that monitoring by the Board of Supervisors at least once every five years.</p>
<p>HE-1.D. Emergency Shelters: Pursuant to SB 2, the zoning ordinance will be revised to allow emergency shelters as a permitted use without a conditional use permit in the Neighborhood Apartment, General Apartment, General Commercial, Light Industrial and General Industrial zones of the County. In addition, the County will consider adopting development and managerial standards consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation 	<p>Responsibility: Planning Department.</p> <p>Objective: Define transient lodging to include emergency shelters within Section 17.04 of the County Code.</p> <p>Timeframe: 2010 (Within one year of adoption of the housing element).</p> <p>Funding Source(s): General Fund.</p>	<p>This program was completed. The County amended its Zoning Code to permit emergency shelters/transient lodging facilities by right in the General Commercial, Light Industrial, and General Industrial zones.</p> <p>Delete.</p>

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
HE-1.E. Transitional and Supportive Housing: The County will amend its zoning code to incorporate definitions of transitional and supportive housing, and allow these housing types as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zoning district pursuant to Government Code section 65583, subdivision (a)(5).	<p>Responsibility: Planning Department.</p> <p>Objective: Incorporate definitions and regulations for Transitional and Supportive Housing into the Tehama County Zoning Code in accordance with SB 2 (2007).</p> <p>Timeframe: 2010.</p> <p>Funding Source(s): General Fund.</p>	This program was completed. The County amended its Zoning Code to allow transitional and supportive housing as a residential use that is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	Delete.
Programs – Goal HE-2: Affordable Housing			
HE-2.A Redevelopment: Conduct a study to determine the feasibility of establishing redevelopment areas in specific unincorporated communities in the County. If redevelopment is considered feasible in a community, establish a redevelopment agency with jurisdiction over the defined redevelopment area. Once the redevelopment project areas have been completed, use redevelopment funds (including set-aside funds) to assist with the development of affordable housing or to provide housing assistance to lower-income households within the County's redevelopment area. This may include using set-aside funds as a match for rehabilitation loan programs or first-time homebuyer programs, direct assistance to developers of affordable housing, or writing down the cost of land for affordable housing development, among others.	<p>Responsibility: Planning Department, County Redevelopment Agency (if established).</p> <p>Objective: Provide assistance to at least five lower-income households or assist in the development of five affordable housing units.</p> <p>Timeframe: 2009-2014.</p> <p>Funding Source(s): Redevelopment Set-Aside Funds (if available), CDBG Planning and Technical Assistance funds (for study).</p>	County Planning staff has determined that there is no economic base to support a redevelopment project within the unincorporated communities in the county at this time. Additionally, because of AB 26, which provides for the dissolution of redevelopment agencies effective October 1, 2011, this program is no longer feasible.	Delete.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
HE-2.B Affordable Housing Development Funding: Work with developers as well as State, federal and non-profit agencies to obtain available sources of funding for the development of affordable housing units.	<p>Responsibility: Planning Department/ Community Action Agency.</p> <p>Objective: Support applications by developers for funding of affordable housing.</p> <p>Timeframe: Ongoing.</p> <p>Funding Sources: Various funding sources as identified in Background Report Table 2-14 - Summary of Financial Resources for Housing.</p>	<p>The County has implemented this program on an ongoing basis. Tehama County was awarded Standard Agreement 10-STBG-6740 in 2010 from the Community Development Block Grant (CDBG) Program for a Direct Home Ownership and Housing Rehabilitation grant, which had a closing date of June 30, 2013.</p> <p>The activities under this agreement were as follows:</p> <p>General Administration: \$45,000.00</p> <p>Housing Rehabilitation: \$397,906.00</p> <p>Homebuyer Assistance: \$97,094.00</p> <p>Code Enforcement: \$60,000.00</p> <p>Total Grant Funds Expended: \$600,000.00</p>	Continue.
HE-2.C Density Bonus Ordinance: Develop and adopt a density bonus ordinance in accordance with State law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of low- and moderate-income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low income shall be required to remain affordable, consistent with the requirements of the funding source.	<p>Responsibility: Planning Department.</p> <p>Objective: Adopt a density bonus ordinance.</p> <p>Timeframe: 2010.</p> <p>Funding Sources: General Fund.</p>	<p>This program was completed. The County amended its Zoning Code to comply with current state density bonus requirements.</p>	Delete.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
HE-2.D At-Risk Affordable Housing: Monitor the dates that rent or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.	<p>Responsibility: Planning Department.</p> <p>Objective: Identify affordable housing units which are at-risk of becoming market rate units and assist the complex in preserving the affordability of the complex.</p> <p>Timeframe: Monitoring to start 2010, monitored annually thereafter.</p> <p>Funding Sources: General Fund.</p>	The County has implemented this program on an ongoing basis. There are no at-risk affordable housing projects within the unincorporated areas of the county. The County will conduct such monitoring and preservation efforts in the event that such projects locate in Tehama County.	Continue.
HE-2.E State and Federal Funding: The County shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The County shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.	<p>Responsibility: Planning Department.</p> <p>Objective: Secure State and Federal monies for direct support of low-income housing construction and rehabilitation.</p> <p>Timeframe: Ongoing, depending on funding programs; promotional material will be prepared and utilized within six months after adoption of the Housing Element.</p> <p>Funding Sources: General Fund and/or State and/or Federal Funding Sources.</p>	<p>The County has implemented this program on an ongoing basis. Tehama County was awarded Standard Agreement 10-STBG-6740 in 2010 from the Community Development Block Grant (CDBG) Program for a Direct Home Ownership and Housing Rehabilitation grant, which had a closing date of June 30, 2013.</p> <p>The activities under this agreement were as follows:</p> <p>General Administration: \$45,000.00 Housing Rehabilitation: \$397,906.00 Homebuyer Assistance: \$97,094.00 Code Enforcement: \$60,000.00 Total Grant Funds Expended: \$600,000.00</p>	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program	Accomplishments	Continue/Modify/Delete	
Programs – Goal HE-3: Adequate Sites			
<p>HE-3.A Adequate Sites: In suitable areas adjacent to the City of Red Bluff and/or the City of Corning, where adequate water, sewer and fire protection services are or can be made available, rezone a total of 30 acres (including the 10 acres in the Antelope area so designated in the 2008-2028 General Plan) to the R-4 zoning designation to accommodate higher density residential use by right at a minimum density of 16 units per acre. Furthermore, these sites will be established where new residential development could occur with a minimum of delay in complying with environmental regulations and the permitting process.</p>	<p>Responsibility: Planning Department. Objective: Maintain an adequate supply of appropriately zoned land for residential uses. Timeframe: December 2010. Funding Sources: General Fund.</p>	<p>This program has been partially completed. During the General Plan update process, the County identified and changed the land use classification on 10 acres in the Antelope area to accommodate a rezone to R-4. The County held over the processing of three rezones to change the zoning on the Antelope property in east Red Bluff and on an additional 10 acres located adjacent to the western boundary of Red Bluff and another 10 acres adjacent to the southern boundary of Corning to R-4 due to the unwillingness of the property owners to have their zoning changed. However, since the three potential rezone sites were rejected, the County instigated the rezoning of an alternative site. This site is located adjacent to Red Bluff and is 36 acres in size. The County adopted the rezone from AG-2 to R-4 in March 2014.</p>	<p>Delete.</p>
<p>HE-3.B Vacant Land Inventory: Maintain and update the established database of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints and the availability of infrastructure. Use the information in the inventory to revise the Housing Element as appropriate to ensure that adequate residential land is available to meet the County's Regional Housing Need Allocation</p>	<p>Responsibility: Planning Department. Objective: Develop a vacant land inventory. Timeframe: Ongoing. Funding Sources: General Fund.</p>	<p>The County has established a GIS database of vacant lands. The database includes information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. This database was utilized in preparing this document.</p>	<p>Continue.</p>

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
targets.			
HE-3.C Housing Distribution: Use land inventory information to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or over-concentration of assisted housing in particular areas of the County.	Responsibility: Planning Department. Objective: Ensure that assisted housing is appropriately distributed. Timeframe: 2010-2014. Funding Sources: General Fund.	The County has implemented this program on an ongoing basis. During the General Plan update process it was determined that the Antelope area was in need of high-density residential housing. Ten acres were identified that could accommodate higher densities when sewer and water services become available. This program remains appropriate and has been carried forward into the new Housing Element. (See also HE-3.A.)	Continue.
HE-3.D Multifamily Sites Preservation: In order to avoid the underutilization of land zoned for multifamily development, update the Zoning Code to exclude detached single family dwellings and duplexes as permitted by right in R-3 and R-4 districts that are not components of a larger multifamily housing project.	Responsibility: Planning Department. Objectives: Update Zoning Ordinance to exclude single family homes and duplexes as uses permitted by right in R-3 and R-4 zones. Timeframe: 2009. Funding Sources: General Fund.	The County amended its Zoning Ordinance to require a conditional use permit for one-family and two-family dwellings in the R-3 and R-4 zoning districts.	Delete.
HE-3.E Reduced Density/EDU Factors for Mobile/Manufactured Home Units. When establishing or amending development impact fees or similar fees, the County's fee calculations will assign mobile/manufactured home units a lower density or EDU (Equivalent Dwelling Unit) factor than single family dwelling units, resulting in reduced fees for mobile/manufactured home units.	Responsibility: Planning Department Objective: Stimulate VLI and ELI MH Unit production through reduced impact fees. Timeframe: 2010 and ongoing. Funding Source: General and Designated County Funds, depending upon the affected fee program.	The County has not established or amended a development impact fee or similar fees. The program remains appropriate, and the County will consider implementing the program when such fees are established.	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
HE-3.F Affordable Housing Funding for Mobile/Manufactured Home Units. When applying for, administering, and expending state, federal, and other funding for the development of affordable housing units, the County will give preferential consideration to developments or projects that produce mobile/manufactured home units affordable for the VLI and ELI income groups, to the fullest extent permitted by the applicable funding source guidelines.	<p>Responsibility: Planning Department</p> <p>Objective: Encourage VLI and ELI MH Unit production through priority grant funding treatment.</p> <p>Timeframe: 2010 and ongoing.</p> <p>Funding Source: Various funding sources as identified in Table 2-13 – Summary of Financial Resources for Housing.</p>	The County has implemented this program on an ongoing basis. The program remains appropriate; however, no projects meeting the parameters of this program were brought to the Planning Department for its consideration in 2011, 2012, or 2013.	Continue.
HE-3.G Publicize Affordable Mobile/Manufactured Home Unit Opportunities. The County will make affirmative efforts to publicize the availability of affordable mobile/manufactured home sites. This effort will include, at a minimum, placing information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website, and providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for the VLI and ELI income groups.	<p>Responsibility: Planning Department</p> <p>Objective: Ensure public/developer awareness of affordable MH unit opportunities, thereby encouraging such construction.</p> <p>Timeframe: 2010 and ongoing.</p> <p>Funding Source: General Fund</p>	The County has implemented this program on an ongoing basis through providing information at the Planning Department to interested parties.	Continue.
HE-3.H MH Combining District Expansion. The County's preparation and review of the annual report required by Government Code section 65400, Housing Element Program HE-1.C, and Tehama County 2008-2028 General Plan, page 1.0-11 shall include identification and consideration of areas appropriate for rezoning to the MH Special	<p>Responsibility: Planning Department</p> <p>Objective: Increase the sites available for the installation of the most affordable mobile/manufactured home units</p> <p>Timeframe: Ongoing.</p>	The County has implemented this program on an ongoing basis. No areas have been identified that would benefit from rezoning to the MH Special Mobile Home Combining District (Tehama County Code, Chapter 17.60).	Modify. Combine with HE-3.I and HE-3.J.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
Mobile Home Combining District (Tehama County Code, chapter 17.60).	Funding Source: General Fund		
HE-3.I MH Combining District Rezoning. The County shall consider and where appropriate provide fee reductions and priority processing for property-owner initiated rezonings into the MH Special Mobile Home Combining District.	Responsibility: Planning Department Objective: Increase the sites available for the installation of the most affordable mobile/manufactured home units. Timeframe: 2010 and annually thereafter. Funding Source: General Fund	The County has implemented this program on an ongoing basis. No areas have been identified that would benefit from the rezoning to the MH Special Mobile Home Combining District (Tehama County Code, Chapter 17.60).	Combine with HE-3.H.
HE-3.J MH Combining District Protection. Approval of any proposal to rezone property out of the MH Special Mobile Home Combining District shall include a finding, based upon substantial evidence, that such rezoning will not interfere with the accommodation of the County's RHNA for the VLI and ELI income groups.	Responsibility: Planning Department Objective: Protect and preserve the sites available for the installation of the most affordable mobile/manufactured home units. Timeframe: Ongoing. Funding Source: General Fund	The County has implemented this program on an ongoing basis. There have been no requests to rezone lands to include the MH Special Mobile Home Combining District (Tehama County Code, Chapter 17.60).	Combine with HE-3.H.
Programs – Goal HE-4: Special Needs Housing			
HE-4.A Farmworker Housing: Work with non-profit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.	Responsibility: Planning Department. Objective: Work with local non-profit agencies to secure funds for one farmworker housing and/or provide assistance to two farmworker housing projects in the unincorporated area. Timeframe: Ongoing. Funding Source: General Fund as well as additional funding sources	The County has implemented this program on an ongoing basis. There have been no requests by nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing.	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
	for farmworker housing such as HUD, USDA and HCD.		
HE-4.B Section 8 Assistance: Given the expected population increase over the next five years, work to increase the number of Section 8 vouchers in the County. An additional 40 Section 8 vouchers will be sought. The County will prepare resolutions and letters or provide technical assistance in support of this effort. The County will make a special effort to inform eligible female heads of households about Section 8 and other programs for housing through its Community Action Agency, and assist them in applying for these programs.	<p>Responsibility: Planning Department/Community Action Agency.</p> <p>Objective: Secure an additional 40 Section 8 vouchers for very low-income residents and eligible female heads of households.</p> <p>Timeframe: 2009-2014.</p> <p>Funding Source: HUD, Section 8 funds.</p>	This program was not fully implemented due to unforeseen circumstances. In early 2009, the Tehama County Housing Authority permanently divested and transferred authority and responsibility for the Section 8 program to the Plumas County Community Development Commission. Consequently, the actions described in this program are no longer under the County's control. However, the County will continue to make outreach and assist Plumas County's implementation of the Section 8 program as appropriate.	Continue.
HE-4.C Emergency Shelter Development: The County will assist non-profit organizations in developing a homeless shelter and transitional living area by sponsoring grants and, if possible, using funds from available welfare programs. Use the Local Continuum of Care Plan (identified on page 1-26) to identify and assist the needs of homeless persons and families and the homeless service providers.	<p>Responsibility: Planning Department/Community Action Agency and Department of Social Services.</p> <p>Objective: Assist in the development of an emergency shelter.</p> <p>Timeframe: Ongoing.</p> <p>Funding Source: Emergency Shelter Grant (ESG) funds; Supportive Housing Act Program (SHP) grants; and HUD Continuum of Care grants, General Fund.</p>	The County has implemented this program on an ongoing basis. There have been no requests by nonprofit organizations to develop a homeless shelter and transitional living areas.	Continue.
HE-4.D Large Household Housing: The County will develop an incentive program for the development of rental housing units	Responsibility: Planning Department, Board of Supervisors.	The County has not formally developed a program for incentives for larger rental units. No developers have	Modify to include specific date for the adoption of an

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives.	Objective: Provision of incentives for the development of larger rental housing units. Timeframe: Ongoing. Funding Source: General Fund, various funding sources as identified in Background Report Table 2-14 - Summary of Financial Resources for Housing.	submitted applications for large household housing. Although interest in this program, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop.	incentive program and make this information available to persons interested.
HE-4.E Senior Housing: The County shall review its codes, ordinances and standards to determine whether there are constraints on the development, maintenance and improvement of housing intended for seniors, and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review shall include an evaluation of the approval process for residential care homes and a removal of any unreasonable constraints to approvals. The County shall encourage private developers, nonprofit groups and other interested parties to construct housing projects that serve seniors. As part of this effort, the County shall meet with governmental agencies, nonprofit groups and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include onsite support services shall be given special consideration by the County.	Responsibility: Planning Department, Building Division. Objective: Facilitate the development of housing for seniors. Timeframe: Ongoing. Funding Sources: General Fund, appropriate state and federal funds.	The County has implemented this program on an ongoing basis. The County has received no applications for senior housing. Although interest in this program, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop.	Continue.
HE-4.F Project-Based Rental Assisted	Responsibility: Planning	The County has implemented this	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
<p>Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled and mentally ill, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.</p>	<p>Department, Building Division. Objective: Facilitate the development of rental assisted housing. Timeframe: Ongoing. Funding Sources: General Fund, appropriate state and federal funds.</p>	<p>program on an ongoing basis. The County has received no applications, nor has there been any interest for project-based rental assisted housing in the past two years. Although interest in this program, and therefore program activity, has been nonexistent, the program remains appropriate should interest develop.</p>	
<p>HE-4.G.1 Farmworker Housing: Prepare and adopt Zoning Code provisions specifically conforming to and implementing Health and Safety Code sections 17021.5 and 17021.6, as part of the impending omnibus Zoning Ordinance revision implementing the recently approved 2008-2028 General Plan.</p>	<p>Responsibility: Planning Department. Objective: Assist in the development of farmworker Housing. Timeframe: 2010. Funding Source: General Fund.</p>	<p>This program has been completed. The County amended its Zoning Code to comply with state law.</p>	<p>Delete.</p>
<p>HE-4.G.2 Farmworker Housing Incentives. The County shall consider and where appropriate provide fee reductions and priority processing for farmworker housing.</p>	<p>Responsibility: Planning Department. Objective: Establish 50 farmworker housing units</p>	<p>The County has implemented this program on an ongoing basis. There have been no applications or plot plans submitted to the Planning Department.</p>	<p>Continue.</p>

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
	(extremely low-income). Timeframe: Ongoing. Funding Source: General Fund and Designated County Funds, depending upon the affected fee program.		
HE-4.H Farmworker Housing Funding Assistance. The County shall apply for or support applications for funding for farmworker housing. The County shall periodically review available funding programs to identify additional funding sources for farmworker housing.	Responsibility: Planning Department. Objective: Establish 50 farmworker housing units (extremely low-income). Timeframe: June 2011, annually thereafter. Funding Source: General Fund and/or State and/or Federal Funding Sources.	The Planning Department has notified Adams Ashby Group, the company that provides housing grant consulting and administrative services to the County, to research funding programs and determine the County's eligibility to apply for grants specifically designated to support farmworker housing.	Continue.
HE-4.I Reasonable Accommodation: The County will develop procedures for reasonable accommodation in accordance with fair housing and disability laws, and will amend the County's formal Policy documents, Resolutions, and/or the County Code wherever necessary to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing.	Responsibility: Planning Department. Objective: Establish a Reasonable Accommodation Procedure. Timeframe: 2011. Funding Source: General Fund.	The County has not yet adopted reasonable accommodation procedures. With the adoption of the Housing Element, the County will pursue amendments to applicable codes to provide reasonable accommodations in accordance with fair housing and disability laws.	Continue.
HE-4.J Residential Care Facilities: Prepare and adopt Zoning Code provisions specifically conforming to and implementing Health and Safety Code sections 1267.8 and 1566.3, as part of the impending omnibus Zoning Ordinance revision implementing the	Responsibility: Planning Department. Objective: Facilitate the development of housing for persons with disabilities. Timeframe: 2010.	The County amended its Zoning Code to comply with Health and Safety Code Sections 1267.8 and 1566.3.	Delete.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
recently approved 2008-2028 General Plan.	Funding Source: General Fund.		
Programs – Goal HE-5: Housing Conservation			
HE-5.A Housing Stock Condition: Prepare an updated report on the condition of housing stock in the unincorporated areas of Tehama County, with focus on more populated communities. Conditions of housing stock shall be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock. This report may be prepared concurrently with the redevelopment feasibility study proposed in Program HE-2.B.	Responsibility: Planning Department. Objective: Prepare housing condition survey. Timeframe: 2010 Funding Source: State and/or federal funding sources.	Due to lack of funding, a housing conditions survey was not completed during the planning period. However, this program remains appropriate and has been carried forward into the 2014–2019 Housing Element.	Continue.
HE-5.B Building Inspection/Code Enforcement: Increase efforts to identify substandard housing and housing in need of substantial rehabilitation. Provide information about rehabilitation programs – public, private and/or non-profit - to low- and moderate-income households with homes or apartments in need of repairs.	Responsibility: Building and Safety Department. Objectives: Identify substandard housing or housing with code violations and provide information on rehabilitation program to eligible households. Funding Source: General Fund and/or CDBG funds. Timeframe: Ongoing.	The County has implemented this program on an ongoing basis. Over the past two years, the Building Department has identified through its normal course of duties 156 substandard dwellings. They have contacted the owners regarding the need for repair. In some cases, the dwellings have been rehabilitated; most have not been. Tehama County has a conditional commitment for a 2012–2013 CDBG Homeownership & Housing Rehabilitation grant in the amount of \$397,906.00 and has \$60,000 reserved for code enforcement for the Target Income Group (TIG) area.	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program	Accomplishments	Continue/Modify/ Delete
Programs – Goal HE-6: Addressing Constraints		
<p>HE-6.A Infrastructure Improvements: Apply for and continue to encourage service districts and non-profit organizations in the application for state and Federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services to serve residential development, especially affordable or special needs housing development. In addition, through its Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development.</p>	<p>Responsibility: Board of Supervisors and Planning Department.</p> <p>Objectives: Continue to work with service districts to improve and expand County infrastructure to support existing and future development.</p> <p>Funding Source: CDBG, USDA funds, General Fund and if available Redevelopment Funds</p> <p>Timeframe: Ongoing.</p>	<p>The County has implemented this program on an ongoing basis. Tehama County was awarded a CDBG grant in the amount of \$1,500,000 for the public works improvement project for storm/flood drainage improvement in Los Molinos.</p> <p>Tehama County continues to apply for and encourage service districts and nonprofits to apply for grant funding when available.</p> <p>This is a successful program and will be carried forward into the new Housing Element.</p>
<p>HE-6.B Annexation: The County will work with the Cities of Red Bluff, Corning and Tehama to develop policies facilitating annexation and orderly expansion of residential development in areas adjacent to the cities that are planned for such uses, pursuant to applicable City and County policies, thereby facilitating residential development with access to existing municipal services. Also, the County and cities shall develop procedures on re-allocating their RHNA housing targets after property is annexed to a city.</p>	<p>Responsibility: Planning Department and the Local Agency Formation Commission (LAFCo).</p> <p>Objectives: Coordinate with the Cities of Red Bluff, Corning and Tehama to develop policies facilitating annexations in areas that are planned for development.</p> <p>Timeframe: Ongoing.</p> <p>Funding Source: General Fund.</p>	<p>This program has been implemented in part. Although formal policies have not yet been adopted, the County and the cities have actively cooperated to facilitate annexation and orderly expansion of residential development. This cooperation has resulted in the successful annexation of multiple appropriate properties into both Red Bluff and Corning in past years. This program remains appropriate.</p>
<p>HE-6.C Annexation, Community Service Districts: The County will continue to work with community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable</p>	<p>Responsibility: Planning Department, the Local Agency Formation Commission (LAFCo), and Community Service Districts (CSDs).</p>	<p>The County has implemented this program on an ongoing basis. Although opportunities for, and interest in, such annexations, and therefore activity under this program, have been limited</p>

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
County policies, to support the provision of services to areas that are designated and zoned for housing development.	Objectives: Coordinate with community service districts to facilitate annexations and services in areas that are planned for development. Timeframe: Ongoing. Funding Source: General Fund, CSD funds.	during the past few years, the program remains appropriate should opportunities and interest develop, and has been carried forward into the new Housing Element.	
HE-6.D Permit Processing: Review the County's permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.	Responsibility: Planning Department / Building and Safety Department. Objectives: Review permitting procedures to ensure streamlined permit process. Timeframe: Ongoing. Funding Source: General Fund.	The County has successfully implemented this program on an ongoing basis.	Continue.
HE-6.E Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with disabilities, in areas consistent with existing development policies.	Responsibility: Planning Department. Objectives: Provide expedited processing and/or technical assistance for affordable housing projects. Timeframe: Ongoing. Funding Source: General Fund.	The County has successfully implemented this program on an ongoing basis.	Continue.
HE-6.F Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the County that are assisted through County programs or in conjunction with other County assistance.	Responsibility: Planning Department. Objectives: Provide fee deferrals for a minimum of two affordable projects. Timeframe: 2009-2014. Funding Source: Affordable	The County has implemented this program on an ongoing basis. Although interest in such developments, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop, and has been carried forward into the new Housing Element.	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
	Housing Program Fee		
HE-6.G Flexibility in Development Standards: In order to encourage the provision of affordable housing, including housing for seniors and persons with disabilities, amend the Zoning Code to allow flexibility in the development standards, as determined by the County, when adequately justified as needed by the developer.	<p>Responsibility: Planning Department.</p> <p>Objectives: If demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects.</p> <p>Timeframe: 2010-2014.</p> <p>Funding Source: General Fund.</p>	This program has been implemented in part. The recently adopted 2008–2028 General Plan includes designated Special Planning Areas, which provide flexible development standards through the Specific Plan and Development Agreement process. This process may include considerations such as the provision of affordable housing, including housing for seniors and persons with disabilities. The County is presently in the process of determining whether implementation of this Special Planning Area flexibility will require revisions to the Zoning Code. If so, those revisions will be made as part of the omnibus Zoning Code revision implementing the General Plan or shortly thereafter. This program will be continued, as the Zoning Code has not yet been revised.	Continue.
Programs – Goal HE- 7: Fair Housing/Equal Opportunity			
HE-7.A Equal Housing Opportunity: Make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, website and other sources from which the community gathers information.	<p>Responsibility: Planning Department/ Community Action Agency.</p> <p>Objectives: Provide information on housing discrimination at County offices, other public places and the County's website.</p> <p>Timeframe: Ongoing.</p> <p>Funding Source: General Fund.</p>	The County has implemented this program on an ongoing basis. The County continues to provide information at the County offices, community centers, libraries, and the County website.	Continue.
HE-7.B Fair Housing Referral: Continue to refer housing discrimination complaints to	Responsibility: Planning Department/ Community Action	The County has implemented this program on an ongoing basis. The	Continue.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

Program		Accomplishments	Continue/Modify/Delete
the appropriate State and Federal agencies (HUD or the California Department of Fair Employment and Housing).	<p>Agency.</p> <p>Objectives: Refer discrimination cases to DFEH or HUD or other appropriate agencies.</p> <p>Timeframe: Ongoing.</p> <p>Funding Source: General Fund.</p>	<p>County has received a number of complaints and continues to refer the persons involved to the appropriate agencies. Listed below are the number of complaints received:</p> <p>2010 – 17 calls, e-mails not tracked</p> <p>2011 – 80 calls, 36 e-mails</p> <p>2012 – 57 calls, 50 e-mails</p> <p>2013 – 288 calls, 78 e-mails</p>	
Programs – Goal HE-8: Energy Conservation			
HE-8.A Title 24: The County shall enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.”	<p>Responsibility: Building and Safety Department.</p> <p>Objectives: Enforcement of provisions of Title 24 for new residential development.</p> <p>Timeframe: 2009.</p> <p>Funding Source: General Fund.</p>	The County has implemented this program on an ongoing basis.	Continue.
HE-8.B Weatherization Programs: The County will cooperate with non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County shall consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if non-profit resources are determined to be inadequate to satisfy the need.	<p>Responsibility: Planning Department/ Community Action Agency.</p> <p>Objectives: Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established.</p> <p>Timeframe: 2009-2014.</p> <p>Funding Source: CDBG and/or HOME funds (if County establishes weatherization program).</p>	The County has implemented this program on an ongoing basis. Ten households have taken advantage of this program.	Continue.

**APPENDIX A – PUBLIC MEETING
NOTICING**



Tehama County Planning Commission Housing Element Community Workshop – May 1, 2014

The County held a Housing Element public workshop on May 1, 2014, at 9 a.m. in the Tehama County Board of Supervisors Chambers Administration Building located 727 Oak Street, Red Bluff, California 96080. The meeting was noticed in the Red Bluff Daily Newspaper, (both in hard print and on their website), on the Planning Department's webpage, and a special public hearing notice was placed in the Red Bluff Daily News's Legal Notice section. In addition, a public notice inviting service providers in the region was also sent out.

There were no participants at the meeting other than the Tehama County Planning Commission members and staff. The meeting started out with a brief power point presentation made by the Director of Planning, Sean M. Moore. The presentation included a summary of Housing Element state law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the 2010 Census, and a timeline for the next step in the process for adoption of the 5th round Housing Element update that is due to be adopted by June 2014.

Discussion items from the meeting:

- Types of housing projects covered;
- Affordable housing;
- Any additional rezones needed;
- Types of special housing needs;
- Care facilities;
- Last Housing Element update and the range of issues covered including transitional, supportive, employee, and farm worker housing.

ATTACHMENTS:

- A. Legal Notice Public Hearing Notice**
- B. Red Bluff Daily News ½ Page Public Notice**
- C. Workshop Notice**
- D. May 1st, 2014 Power Point Presentation PC Community Workshop**

ATTACHMENT A

Legal Notice Public Hearing Notice

Red Bluff Daily News

545 Diamond Ave
P.O. Box 220
Red Bluff, CA 96080
530-527-2151
dispatch@redbluffdailynews.com

TEHAMA COUNTY PLANNING
444 OAK ST ROOM 1
RED BLUFF CA 96080

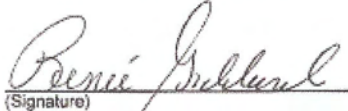
Notice: Public Hearing

STATE OF CALIFORNIA } ss.
County of Tehama

Renee Goddard, being first duly sworn, deposes and says: That at all times hereinafter mentioned, she was a citizen of the United States, over the age of eighteen years, and a resident of said county, and was at and during said times bookkeeper of the Red Bluff Daily News, a newspaper of general circulation printed and published daily except Sundays and certain holidays in the city of Red Bluff, County of Tehama, State of California; that said Red Bluff Daily News is and was at all times herein mentioned a daily newspaper of general circulation as the terms "newspaper of general circulation" and "daily newspaper" are defined in Sections 6000, 6001, 6045 and 6040.5 of the Government code of the State of California; that, as provided in said section 6000, said newspaper is published for the dissemination of local and telegraphic news and intelligence of a general character, and has a bona fide subscription list of paying subscribers; that said newspaper has been established, printed and published as those terms are defined in Article 1, Chapter 1, Division 7, Title 1, of the said Government Code, in the said City of Red Bluff, State of California, at regular intervals for more than one year next preceding the date of the first publication of the notice herein mentioned; that said newspaper is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or for any number thereof; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type, not smaller than nonpareil, describing or expressing in general terms the purport and character of the notice intended to be given; that the notice of which the annexed is a printed copy, was printed and published in said newspaper 1 times, beginning on 04/19/2014 and ending on 04/19/2014, both days inclusive, to wit on 4/19/2014.

I Certify (or Declare), under penalty of perjury, that the foregoing is true and correct, at Red Bluff, California.

Dated: 04/21/2014 at Red Bluff, California.


(Signature)

Leg. Jo. 0005158344

LEGAL NOTICE PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Tehama County Planning Commission will hold a public hearing commencing on Thursday, May 1, 2014 at 9:00 a.m. at the Board of Supervisors Chambers, Administration Building, 727 Oak Street, Red Bluff, California on the item(s) below. All interested persons are invited to appear and to be heard at said hearing. Please be advised if you challenge one of the item(s) below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Tehama County Planning Department at, or prior to, the public hearing.

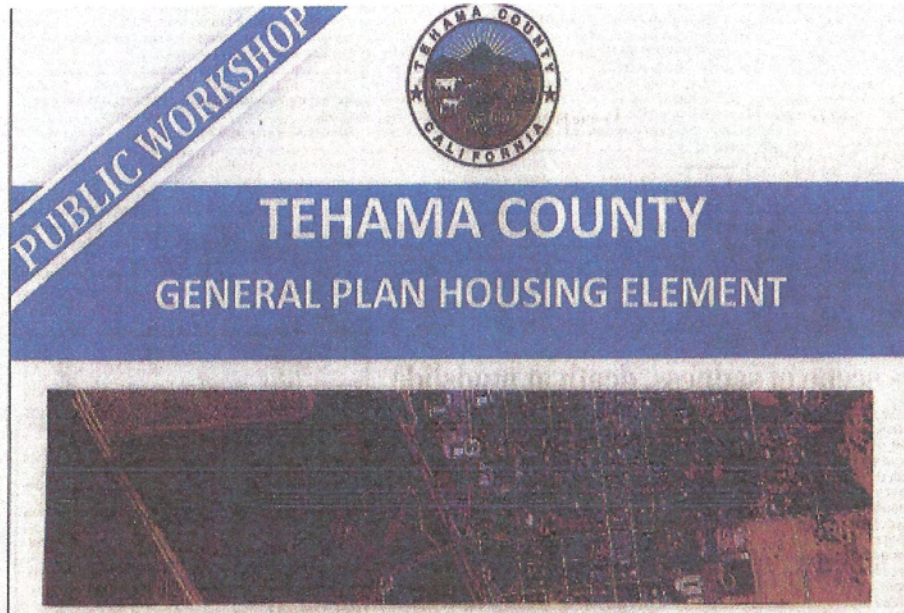
GENERAL PLAN HOUSING ELEMENT 2014-2019 UPDATE COMMUNITY WORKSHOP: THE COUNTY OF TEHAMA IS INVITING THE PUBLIC TO PARTICIPATE IN A TEHAMA COUNTY PLANNING COMMISSION COMMUNITY WORKSHOP TO DISCUSS THE UPDATE TO THE TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT 2014-2019. THE HOUSING ELEMENT ESTABLISHES SPECIFIC GOALS, POLICIES, AND OBJECTIVES TO GUIDE THE DEVELOPMENT OF HOUSING IN THE COUNTY OF TEHAMA. PUBLIC PARTICIPATION IN THE HOUSING ELEMENT PROCESS IS IMPORTANT TO ENSURE A COMPREHENSIVE UPDATE. COMMUNITY INPUT WILL BE USED IN DEVELOPING NEW HOUSING ELEMENT POLICIES AND PROGRAMS AND TO MODIFY EXISTING POLICIES.

PLANNING COMMISSION RESOLUTION OF INTENTION #14-01: DIRECTING THE TEHAMA COUNTY PLANNING DEPARTMENT TO PREPARE AN ORDINANCE FOR CONSIDERATION PERTAINING TO MOBILE FOOD VENDING USES WITHIN VARIOUS ZONE DISTRICTS UPON SECURING A USE PERMIT.

PUBLISH: April 19, 2014

ATTACHMENT B

Red Bluff Daily News 1/2 Page Public Notice



PUBLIC WORKSHOP

TEHAMA COUNTY
GENERAL PLAN HOUSING ELEMENT

The County of Tehama is inviting the public to participate in a workshop to discuss the update to the General Plan Housing Element.

The Housing Element establishes specific goals, policies and objectives to guide the development of housing in Tehama County.

Community input will be used in developing new Housing Element policies and programs and to modify existing policies.

MAY 1 → PLANNING COMMISSION COMMUNITY WORKSHOP 9 am

@ → BOARD OF SUPERVISORS CHAMBERS ADMINISTRATION BUILDING 727 OAK STREET, RED BLUFF CA 96080

QUESTIONS? CONTACT
SEAN M. MOORE, AICP, DIRECTOR OF PLANNING
(530) 527-2200, smoore@co.tehama.ca.us

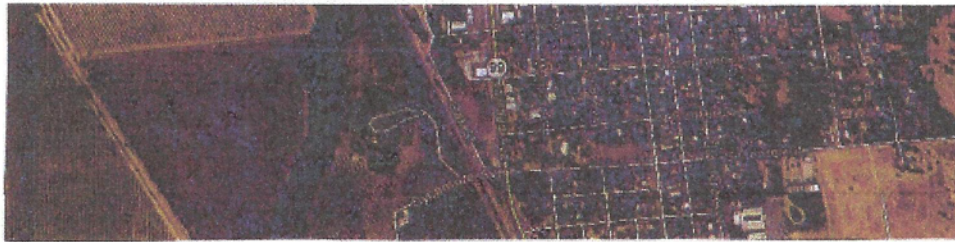
ATTACHMENT C

Workshop Notice

PUBLIC WORKSHOP



TEHAMA COUNTY GENERAL PLAN HOUSING ELEMENT



The County of Tehama is inviting the public to participate in a workshop to discuss the update to the General Plan Housing Element.

The Housing Element establishes specific goals, policies and objectives to guide the development of housing in Tehama County.

Community input will be used in developing new Housing Element policies and programs and to modify existing policies.

MAY

1

→ PLANNING COMMISSION
COMMUNITY WORKSHOP
9 am

@

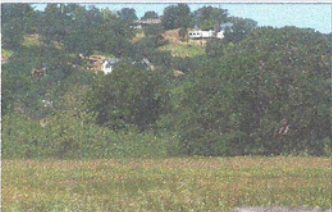
→ BOARD OF SUPERVISORS
CHAMBERS
ADMINISTRATION BUILDING
727 OAK STREET, RED BLUFF
CA 96080


QUESTIONS? CONTACT
SEAN M. MOORE, AICP, DIRECTOR OF PLANNING
(530) 527-2200, smoore@co.tehama.ca.us

ATTACHMENT D


May 1, 2014 Power Point Presentation PC Community Workshop

County of Tehama
2014-2019
HOUSING ELEMENT
UPDATE






Tehama County
Planning
Commission
Workshop





AGENDA

- Housing Element Overview
- Regional Housing Needs Allocation (RHNA)
- Review of current Housing Element implementation
- Housing Needs Assessment
- Schedule
- Comments/Questions




HOUSING ELEMENT REQUIREMENTS

- One of seven mandated General Plan elements
- Existing and projected housing needs of all economic segments of the community
- 5 year update timeframe (2014-2019)
- Review by California Department of Housing and Community Development (HCD)


IMPORTANCE OF COMPLIANCE

- Maintain local discretion over affordable housing projects
- Legal responsibility
 - *Must be certified for adequate General Plan*
- Access to State funding resources
- Fiscal obligation
 - *Could have to pay legal fees, including plaintiff's fees, if challenged*




STATE LAW REQUIREMENTS

- **SB 812 (2010):** Persons with developmental disabilities housing needs
- **SB 375 (2008):** Rezoning and update schedule
- **SB 2 (2007):** Emergency shelters, transitional and supportive housing
- **AB 2634 (2006):** Extremely low-income housing needs
- **AB 2511 (2006):** Anti-NIMBY and no net loss requirement



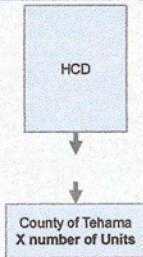
2014-2019 RHNA

Income Group	Allocation	Percent
Extremely Low	55	11.5%
Very Low	55	11.5%
Low	76	15.6%
Moderate	89	18.3%
Above Moderate	200	43.0%
Total	485	100.0%



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- State law requires HCD to determine total regional housing needs
- Allocation is distributed among 5 standard income categories



KEY ACCOMPLISHMENTS

- Tehama County promotes a range of housing types, zoning and land use controls, and flexible development standards for projects processed through Specific Plans.
- The Zoning Ordinance was revised to include mixed-use as a permitted use by right in all commercial zones as well as M-1 (Light Industrial).
- The County amended its Zoning Ordinance to permit emergency shelters/transient lodging facilities by right in the General Commercial, Light Industrial, and General Industrial Zones.
- Modified the Zoning Ordinance to allow single-family in multi-family zones with a CUP
- Rezoned 36 acres (16 units per acre)



ASSESSMENT ELEMENTS

HOUSING OCCUPANCY & TENURE

POPULATION GROWTH

HOUSING TYPES

RENTAL HOUSING
AFFORDABILITY

RENTAL PRICES

OWNERSHIP AFFORDABILITY

MEDIAN SALES PRICES



APPENDIX B – VACANT LAND INVENTORY

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
EA-B Above Moderate						
007-040-25-1	40.00	1 d.u. / 20 ac	2	2	EA-B:871	RL
007-040-26-1	40.00	1 d.u. / 20 ac	2	2	EA-B:871	RL
007-040-27-1	40.00	1 d.u. / 20 ac	2	2	EA-B:871	RL
007-040-29-1	40.00	1 d.u. / 20 ac	2	2	EA-B:871	RL
061-150-80-1	40.53	1 d.u. / 20 ac	2	2	EA-B:871	VFA
Subtotal	200.53		10	10		
R-1 - Above Moderate						
027-040-60-1	3.54	8 d.u. / 1 ac	26	9	R-1	UR
027-040-61-1	1.89	8 d.u. / 1 ac	12	4	R-1	UR
027-040-62-1	2.22	8 d.u. / 1 ac	18	7	R-1	UR
027-040-63-1	6.38	8 d.u. / 1 ac	48	18	R-1	UR
027-140-06-1	7.92	8 d.u. / 1 ac	62	23	R-1	UR
027-140-07-1	1.99	8 d.u. / 1 ac	15	6	R-1	UR
027-140-08-1	1.32	8 d.u. / 1 ac	11	4	R-1	UR
027-140-31-1	2.61	8 d.u. / 1 ac	20	8	R-1	UR
027-140-33-1	1.99	8 d.u. / 1 ac	15	6	R-1	UR
027-140-34-1	37.45	8 d.u. / 1 ac	299	112	R-1	UR
027-410-07-1	7.83	8 d.u. / 1 ac	62	23	R-1	UR
027-410-41-1	7.83	8 d.u. / 1 ac	62	23	R-1	UR
027-410-42-1	10.00	8 d.u. / 1 ac	80	30	R-1	UR
029-100-55-1	7.29	8 d.u. / 1 ac	57	21	R-1	UR
041-191-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR

¹ Not all zoning is correct as the County is currently in the process of updating their GIS files to revise the Zoning District to be consistent with the new General Plan land use designations. The General Plan land use designations in the table are correct.

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
041-240-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-40-1	0.26	8 d.u. / 1 ac	2	1	R-1	UR
100-310-01-1	7.65	8 d.u. / 1 ac	61	23	R-1	SR
100-310-03-1	3.86	8 d.u. / 1 ac	30	11	R-1	SR
100-310-04-1	26.39	8 d.u. / 1 ac	211	79	R-1	SR
100-310-05-1	20.96	8 d.u. / 1 ac	167	61	R-1	SR
100-310-06-1	9.92	8 d.u. / 1 ac	79	29	R-1	SR
100-310-09-1	12.14	8 d.u. / 1 ac	97	36	R-1	SR
103-010-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-090-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-120-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-120-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-120-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-130-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-130-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
103-130-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-150-06-1	0.48	8 d.u. / 1 ac	2	1	R-1	SR
Subtotal	190.92		1496	565		
R-1-A-B - Above Moderate						
027-420-01-1	3.08	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-02-1	3.91	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-05-1	4.96	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-08-1	3.32	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-09-1	2.16	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-10-1	3.01	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-11-1	1.66	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-12-1	4.57	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-01-1	1.12	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-02-1	1.94	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-05-1	3.02	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-06-1	3.07	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-07-1	3.10	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-08-1	3.22	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-12-1	3.00	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-13-1	3.06	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-14-1	3.07	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-15-1	3.11	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-16-1	3.00	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-17-1	3.07	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
022-520-48-1	1.83	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-54-1	1.01	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-55-1	1.01	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-56-1	1.26	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-57-1	11.62	1 d.u. / 3 ac	3	2	R-1-A-B:130	SR
024-200-35-1	3.00	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
024-200-36-1	3.00	1 d.u. / 3 ac	1	1	R-1-A-B:130	RS
024-200-38-1	3.00	1 d.u. / 3 ac	1	1	R-1-A-B:130	RS
024-200-39-1	3.02	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
024-200-40-1	3.10	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
024-200-43-1	3.32	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
039-020-60-1	3.35	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
039-080-58-1	5.10	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
006-420-01-1	5.11	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-02-1	5.03	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-03-1	5.38	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-05-1	13.70	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-07-1	24.05	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-09-1	12.59	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-10-1	13.16	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-11-1	23.48	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-12-1	14.82	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-13-1	13.25	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-14-1	14.28	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-15-1	12.26	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-16-1	17.82	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-17-1	29.99	1 d.u. / 5 ac	5	1	R-1-A-B:217	SP/RS
006-420-18-1	10.68	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-19-1	16.18	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-20-1	9.87	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-21-1	16.95	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-22-1	13.77	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-24-1	11.69	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-25-1	21.02	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-27-1	10.95	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-28-1	11.28	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-29-1	10.38	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-30-1	10.09	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-31-1	22.52	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-32-1	9.97	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-33-1	10.39	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-34-1	14.11	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-420-35-1	15.01	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-36-1	18.18	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-37-1	17.56	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-38-1	24.85	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-39-1	13.67	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-40-1	18.25	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-41-1	15.14	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-42-1	13.02	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-43-1	19.50	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-44-1	14.51	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-45-1	13.45	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-46-1	19.57	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-47-1	21.29	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-48-1	10.41	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-49-1	17.02	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-50-1	13.81	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-52-1	12.97	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-01-1	12.03	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-03-1	10.81	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-04-1	14.99	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-05-1	11.51	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-06-1	14.51	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-07-1	14.29	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-08-1	10.72	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-09-1	10.42	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-10-1	11.57	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-11-1	13.46	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-12-1	11.83	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-13-1	14.60	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-14-1	11.25	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-15-1	14.65	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-16-1	11.89	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-17-1	10.37	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-430-18-1	10.00	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-19-1	11.35	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-20-1	13.82	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-21-1	10.00	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-23-1	10.23	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-24-1	13.58	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-25-1	11.82	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-26-1	11.76	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-27-1	12.69	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-28-1	12.41	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-30-1	11.70	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-31-1	11.35	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-32-1	12.34	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-33-1	15.92	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-430-34-1	11.78	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-35-1	12.99	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-36-1	10.50	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
039-020-73-1	5.00	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
039-020-82-1	5.32	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
039-020-85-1	5.10	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
039-020-88-1	5.36	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
043-200-05-1	4.96	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
043-200-08-1	4.97	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
024-220-75-1	1.04	1 d.u. / 1 ac	1	1	R-1-A-B:43	SR
024-220-79-1	0.80	1 d.u. / 1 ac	1	1	R-1-A-B:43	SR
009-520-05-1	32.13	1 d.u. / 10 ac	3	3	R-1-A-B:435	RS
009-520-06-1	46.68	1 d.u. / 10 ac	4	4	R-1-A-B:435	RS
009-520-11-1	66.89	1 d.u. / 10 ac	6	6	R-1-A-B:435	RS
009-520-13-1	39.94	1 d.u. / 10 ac	3	3	R-1-A-B:435	RS
009-520-38-1	37.91	1 d.u. / 10 ac	3	3	R-1-A-B:435	RS
009-520-65-1	20.46	1 d.u. / 10 ac	2	2	R-1-A-B:435	RS
009-530-28-1	32.43	1 d.u. / 10 ac	3	3	R-1-A-B:435	RS
024-320-24-1	24.75	1 d.u. / 10 ac	2	2	R-1-A-B:435	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
024-320-81-1	29.81	1 d.u. / 10 ac	2	2	R-1-A-B:435	RL
Subtotal	1553.74		257	149		
R-1-A-B-Above Moderate						
004-220-26-1	4.13	1 d.u. / 2 ac	2	2	R-1-A-B:86	RS
006-310-10-1	6.00	1 d.u. / 2 ac	3	3	R-1-A-B:86	RS
006-390-10-1	6.39	1 d.u. / 2 ac	3	3	R-1-A-B:86	RS
006-390-76-1	17.09	1 d.u. / 2 ac	8	6	R-1-A-B:86	RS
007-510-10-1	6.22	1 d.u. / 2 ac	3	3	R-1-A-B:86	RL
007-510-15-1	4.60	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
007-510-47-1	9.57	1 d.u. / 2 ac	4	4	R-1-A-B:86	RL
007-510-50-1	5.61	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
007-510-52-1	5.50	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
007-510-53-1	5.55	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
009-150-37-1	5.04	1 d.u. / 2 ac	2	2	R-1-A-B:86	RS
024-020-23-1	8.69	1 d.u. / 2 ac	4	4	R-1-A-B:86	RS
024-020-24-1	13.35	1 d.u. / 2 ac	6	4	R-1-A-B:86	RS
075-170-53-1	9.24	1 d.u. / 2 ac	4	4	R-1-A-B:86	SR
075-321-11-1	5.00	1 d.u. / 2 ac	2	2	R-1-A-B:86	SR
Subtotal	111.98		49	45		
R-1-A-BZ - Above Moderate						
006-400-01-1	3.32	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-06-1	8.12	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-13-1	5.52	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-16-1	3.43	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-21-1	10.09	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-31-1	11.86	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-33-1	3.10	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-38-1	3.41	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-41-1	3.37	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-42-1	3.28	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-43-1	3.40	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-51-1	6.79	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-52-1	4.49	NO SPLIT	1	1	R-1-A-BZ	RS

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-400-55-1	14.62	NO SPLIT	1	1	R-1-A-BZ	RS
006-410-16-1	7.80	NO SPLIT	1	1	R-1-A-BZ	RS
006-410-17-1	3.93	NO SPLIT	1	1	R-1-A-BZ	RS
006-410-19-1	10.62	NO SPLIT	1	1	R-1-A-BZ	RS
022-200-36-1	4.85	NO SPLIT	1	1	R-1-A-BZ	UA
022-200-37-1	5.22	NO SPLIT	1	1	R-1-A-BZ	UA
022-200-38-1	12.75	NO SPLIT	1	1	R-1-A-BZ	UA
022-230-67-1	8.68	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-20-1	3.63	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-21-1	3.64	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-22-1	4.39	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-23-1	4.49	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-24-1	4.11	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-25-1	3.76	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-26-1	3.82	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-27-1	4.54	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-28-1	4.99	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-29-1	4.92	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-30-1	6.30	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-31-1	6.76	NO SPLIT	1	1	R-1-A-BZ	RS
024-220-82-1	1.02	NO SPLIT	1	1	R-1-A-BZ	RL
024-230-27-1	2.10	NO SPLIT	1	1	R-1-A-BZ	RL
024-290-09-1	2.50	NO SPLIT	1	1	R-1-A-BZ	RL
Subtotal	199.62		36	36		
R-1-A-MH-Above Moderate						
024-080-54-1	2.81	4 d.u. / ac	1	1	R-1-A-MH-B:10	RL
Subtotal	2.81		1	1		
R-1 - A-MH-B- Above Moderate						
063-070-17-1	16.95	1 d.u. / 5 ac	3	3	R-1-A-MH-B:217	VFA/EC
063-070-29-1	20.00	1 d.u. / 5 ac	4	4	R-1-A-MH-B:217	VFA/EC
063-070-37-1	24.91	1 d.u. / 5 ac	4	4	R-1-A-MH-B:217	VFA/EC
063-130-26-1	11.63	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-130-42-1	12.44	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
063-140-53-1	10.00	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-150-01-1	11.00	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-150-31-1	18.22	1 d.u. / 5 ac	3	3	R-1-A-MH-B:217	VFA/EC
063-150-35-1	10.99	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-160-34-1	10.99	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-200-33-1	14.13	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-220-24-1	10.03	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-220-32-1	10.02	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-220-34-1	10.66	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
064-340-09-1	10.00	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
Subtotal	201.97		36	36		
R-1-A-MH-B -Above Moderate						
006-290-09-1	38.22	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
007-070-12-1	20.00	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-070-13-1	20.00	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-070-31-1	56.13	1 d.u. / 10 ac	5	5	R-1-A-MH-B:435	RS
007-070-41-1	20.09	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-160-01-1	20.00	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-170-07-1	23.86	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-230-18-1	26.67	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-230-19-1	26.67	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-230-20-1	26.66	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-430-24-1	40.00	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-530-52-1	20.02	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
007-530-62-1	21.75	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
007-530-63-1	20.90	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
011-440-13-1	34.85	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
011-440-16-1	39.73	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
011-440-17-1	39.71	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
011-440-18-1	39.68	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
025-160-68-1	20.11	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-69-1	20.11	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-70-1	20.12	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
025-160-71-1	20.12	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-72-1	20.08	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-73-1	20.09	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
Subtotal	655.57		64	64		
R-1-A-MH-B-Above Moderate						
004-080-17-1	7.24	1 d.u. / 2 ac	3	3	R-1-A-MH-B:86	RS
004-150-21-1	7.88	1 d.u. / 2 ac	3	3	R-1-A-MH-B:86	RS
004-160-26-1	4.08	1 d.u. / 2 ac	2	2	R-1-A-MH-B:86	RS
004-210-25-1	9.92	1 d.u. / 2 ac	4	4	R-1-A-MH-B:86	RS
004-310-20-1	8.00	1 d.u. / 2 ac	4	4	R-1-A-MH-B:86	RS
004-310-21-1	11.30	1 d.u. / 2 ac	5	5	R-1-A-MH-B:86	RS
006-070-42-1	5.32	1 d.u. / 2 ac	2	2	R-1-A-MH-B:86	RS
006-100-21-1	4.12	1 d.u. / 2 ac	2	2	R-1-A-MH-B:86	RS
006-110-11-1	5.00	1 d.u. / 2 ac	2	2	R-1-A-MH-B:86	RS
006-130-05-1	9.11	1 d.u. / 2 ac	4	4	R-1-A-MH-B:86	RS
006-190-09-1	7.04	1 d.u. / 2 ac	3	3	R-1-A-MH-B:86	RS
006-240-06-1	4.11	1 d.u. / 2 ac	2	2	R-1-A-MH-B:86	RS
006-250-02-1	7.05	1 d.u. / 2 ac	3	3	R-1-A-MH-B:86	RS
006-340-02-1	24.84	1 d.u. / 2 ac	12	12	R-1-A-MH-B:86	RS
006-340-24-1	9.87	1 d.u. / 2 ac	4	3	R-1-A-MH-B:86	RS
006-350-09-1	11.07	1 d.u. / 2 ac	5	4	R-1-A-MH-B:86	RS
006-350-14-1	10.98	1 d.u. / 2 ac	5	4	R-1-A-MH-B:86	RS
007-080-41-1	6.04	1 d.u. / 2 ac	3	3	R-1-A-MH-B:86	GC
007-090-09-1	13.83	1 d.u. / 2 ac	6	5	R-1-A-MH-B:86	GC
007-090-25-1	10.08	1 d.u. / 2 ac	5	4	R-1-A-MH-B:86	RS
007-090-30-1	19.72	1 d.u. / 2 ac	9	7	R-1-A-MH-B:86	RS
007-090-31-1	30.00	1 d.u. / 2 ac	15	12	R-1-A-MH-B:86	RS
011-030-30-1	11.28	1 d.u. / 2 ac	5	4	R-1-A-MH-B:86	GC
011-060-70-1	9.40	1 d.u. / 2 ac	4	3	R-1-A-MH-B:86	RS
011-060-71-1	8.22	1 d.u. / 2 ac	4	3	R-1-A-MH-B:86	RS
011-060-73-1	14.81	1 d.u. / 2 ac	7	6	R-1-A-MH-B:86	RS
011-370-01-1	11.32	1 d.u. / 2 ac	5	4	R-1-A-MH-B:86	RS/UA
011-370-05-1	11.40	1 d.u. / 2 ac	5	4	R-1-A-MH-B:86	RS/UA

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
011-370-14-1	14.24	1 d.u / 2 ac	7	6	R-1-A-MH-B:86	RS
047-160-76-1	4.02	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
047-170-46-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
047-180-11-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
047-180-19-1	8.74	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
047-190-42-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
047-190-43-1	5.32	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
047-190-46-1	4.26	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
069-140-87-1	5.07	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	SR
069-150-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
069-150-29-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
069-150-36-1	7.82	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	SR
069-150-46-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
069-150-48-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
071-300-29-1	8.00	1 d.u / 2 ac	4	3	R-1-A-MH-B:86	UR
071-300-56-1	4.87	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	UR
071-300-63-1	10.53	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	UR
071-300-70-1	5.01	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	UR
075-020-32-1	14.81	1 d.u / 2 ac	7	6	R-1-A-MH-B:86	RS
075-020-34-1	11.90	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-030-25-1	10.63	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-040-17-1	22.70	1 d.u / 2 ac	11	8	R-1-A-MH-B:86	RS
075-090-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-03-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-18-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-090-23-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-31-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-32-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-170-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-180-12-1	9.23	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	SR
075-180-21-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
075-190-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-190-09-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-190-23-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-50-1	5.27	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-58-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-190-75-1	4.62	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-76-1	5.07	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-77-1	4.61	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-78-1	4.61	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-240-14-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-240-16-1	6.25	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
075-240-37-1	8.69	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
075-240-58-1	9.90	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
075-240-83-1	4.84	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-322-18-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	SR
078-200-60-1	5.02	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
078-370-27-1	7.93	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
085-030-26-1	18.78	1 d.u / 2 ac	9	8	R-1-A-MH-B:86	RS
091-030-13-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	VFA
091-030-73-1	7.92	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
Subtotal	723.69		332	290		
R-1-B-Above Moderate						
022-260-34-1	30.00	0.3 d.u./ ac	10	10	R-1-B:129	RS
022-260-86-1	7.98	0.3 d.u./ ac	2	2	R-1-B:129	RS
Subtotal	37.98		12	12		
RE-A-MH-B-Above Moderate						
024-030-11-1	3.32	4 d.u. / ac	13	3	RE-A-MH-B:10	UR
024-050-16-1	0.81	1 d.u. / 10 ac	1	1	RE-A-MH-B:435	SR
Subtotal	4.13		14	4		
RE-B-Above Moderate						
022-420-11-1	0.51	4 d.u. / ac	2	1	RE-B:10	UR
022-470-05-1	7.66	4 d.u. / ac	30	6	RE-B:10	SR
022-470-16-1	8.00	4 d.u. / ac	32	6	RE-B:10	SR
022-490-44-1	0.67	4 d.u. / ac	2	1	RE-B:10	SR
022-490-45-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-490-46-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR
022-520-02-1	1.51	4 d.u. / ac	6	1	RE-B:10	SR
022-520-05-1	1.13	4 d.u. / ac	4	1	RE-B:10	SR
022-520-11-1	0.42	4 d.u. / ac	1	1	RE-B:10	SR
022-520-50-1	1.53	4 d.u. / ac	6	1	RE-B:10	SR
022-530-07-1	8.49	4 d.u. / ac	33	6	RE-B:10	SR
022-530-32-1	6.03	4 d.u. / ac	24	3	RE-B:10	SR
024-090-02-1	4.02	4 d.u. / ac	16	2	RE-B:10	SR
024-090-07-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-090-13-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-090-28-1	0.63	4 d.u. / ac	2	1	RE-B:10	SR
024-160-01-1	12.00	4 d.u. / ac	48	6	RE-B:10	SR
024-160-03-1	4.00	4 d.u. / ac	16	2	RE-B:10	SR
024-160-04-1	4.00	4 d.u. / ac	16	2	RE-B:10	SR
027-020-15-1	1.80	4 d.u. / ac	7	1	RE-B:10	SR
027-040-38-1	3.34	4 d.u. / ac	13	3	RE-B:10	SR
027-040-55-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
027-070-11-1	1.04	4 d.u. / ac	4	1	RE-B:10	SR
027-070-53-1	2.56	4 d.u. / ac	6	2	RE-B:10	SR
027-100-27-1	2.39	4 d.u. / ac	5	2	RE-B:10	SR
027-100-29-1	1.80	4 d.u. / ac	7	1	RE-B:10	SR
027-110-13-1	0.82	4 d.u. / ac	7	1	RE-B:10	SR
027-110-42-1	0.41	4 d.u. / ac	1	1	RE-B:10	SR
027-121-03-1	0.24	4 d.u. / ac	1	1	RE-B:10	SR
027-121-04-1	0.24	4 d.u. / ac	1	1	RE-B:10	SR
027-121-05-1	0.88	4 d.u. / ac	3	1	RE-B:10	SR
027-122-19-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-122-20-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-122-22-1	2.00	4 d.u. / ac	8	2	RE-B:10	SR
027-123-04-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-123-05-1	0.18	4 d.u. / ac	1	1	RE-B:10	SR
027-123-07-1	0.30	4 d.u. / ac	1	1	RE-B:10	SR
027-123-09-1	0.48	4 d.u. / ac	1	1	RE-B:10	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
027-130-15-1	0.64	4 d.u. / ac	2	1	RE-B:10	SR
027-130-16-1	0.85	4 d.u. / ac	3	1	RE-B:10	SR
027-210-07-1	4.89	4 d.u. / ac	19	4	RE-B:10	SR
027-210-14-1	1.42	4 d.u. / ac	5	1	RE-B:10	SR
027-210-17-1	2.42	4 d.u. / ac	9	2	RE-B:10	SR
027-210-20-1	1.33	4 d.u. / ac	5	1	RE-B:10	SR
027-240-03-1	1.53	4 d.u. / ac	6	1	RE-B:10	SR
027-240-17-1	2.08	4 d.u. / ac	8	2	RE-B:10	SR
027-240-22-1	1.12	4 d.u. / ac	4	1	RE-B:10	SR
027-330-46-1	2.00	4 d.u. / ac	8	2	RE-B:10	SR
027-360-03-1	1.34	4 d.u. / ac	5	1	RE-B:10	SR
027-360-04-1	1.45	4 d.u. / ac	5	1	RE-B:10	SR
027-360-11-1	1.86	4 d.u. / ac	7	1	RE-B:10	SR
027-360-21-1	1.22	4 d.u. / ac	4	1	RE-B:10	SR
027-360-35-1	0.77	4 d.u. / ac	3	1	RE-B:10	SR
027-360-37-1	0.42	4 d.u. / ac	1	1	RE-B:10	SR
027-360-38-1	1.64	4 d.u. / ac	6	1	RE-B:10	SR
027-360-41-1	1.72	4 d.u. / ac	6	1	RE-B:10	SR
027-360-45-1	3.21	4 d.u. / ac	12	3	RE-B:10	SR
027-370-06-1	1.23	4 d.u. / ac	4	1	RE-B:10	SR
027-370-28-1	3.60	4 d.u. / ac	14	3	RE-B:10	SR
027-370-55-1	1.92	4 d.u. / ac	7	1	RE-B:10	SR
027-380-02-1	1.24	4 d.u. / ac	4	1	RE-B:10	SR
027-380-09-1	1.26	4 d.u. / ac	5	1	RE-B:10	SR
027-380-12-1	4.04	4 d.u. / ac	16	4	RE-B:10	RS
027-380-13-1	3.42	4 d.u. / ac	13	3	RE-B:10	RS
027-380-15-1	2.08	4 d.u. / ac	8	2	RE-B:10	RS
027-380-16-1	1.33	4 d.u. / ac	5	1	RE-B:10	SR
027-440-05-1	3.00	4 d.u. / ac	12	3	RE-B:10	SR
027-440-15-1	3.71	4 d.u. / ac	14	3	RE-B:10	SR
035-140-36-1	22.92	4 d.u. / ac	91	10	RE-B:10	SR
035-190-15-1	11.00	4 d.u. / ac	44	10	RE-B:10	UR
035-240-33-1	0.83	4 d.u. / ac	3	1	RE-B:10	RS

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
035-240-34-1	0.83	4 d.u. / ac	3	1	RE-B:10	RS
035-251-35-1	0.25	4 d.u. / ac	1	1	RE-B:10	RS
035-252-27-1	0.60	4 d.u. / ac	2	1	RE-B:10	RS
035-253-19-1	0.32	4 d.u. / ac	1	1	RE-B:10	RS
035-253-20-1	0.32	4 d.u. / ac	1	1	RE-B:10	RS
035-271-16-1	0.25	4 d.u. / ac	1	1	RE-B:10	RS
039-070-07-1	1.82	4 d.u. / ac	7	1	RE-B:10	SR
039-070-13-1	1.92	4 d.u. / ac	7	1	RE-B:10	SR
039-172-31-1	4.52	4 d.u. / ac	18	4	RE-B:10	SR
039-300-25-1	10.06	4 d.u. / ac	40	10	RE-B:10	SR
039-300-26-1	10.06	4 d.u. / ac	40	10	RE-B:10	SR
039-311-23-1	2.00	4 d.u. / ac	8	2	RE-B:10	SR
039-350-39-1	29.21	4 d.u. / ac	117	24	RE-B:10	VFA
039-380-01-1	0.46	4 d.u. / ac	1	1	RE-B:10	SR
039-380-09-1	0.44	4 d.u. / ac	1	1	RE-B:10	SR
039-380-10-1	0.44	4 d.u. / ac	1	1	RE-B:10	SR
039-380-16-1	0.37	4 d.u. / ac	1	1	RE-B:10	SR
039-380-18-1	0.37	4 d.u. / ac	1	1	RE-B:10	SR
039-390-03-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR
039-390-06-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR
039-390-13-1	0.44	4 d.u. / ac	1	1	RE-B:10	SR
039-390-15-1	0.45	4 d.u. / ac	1	1	RE-B:10	SR
039-390-17-1	0.49	4 d.u. / ac	1	1	RE-B:10	SR
Subtotal	242.00		929	207		
RE-B-Above Moderate						
027-330-05-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-330-28-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-330-35-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-330-36-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-150-07-1	0.25	1 d.u. / ac	1	1	RE-B:43	SR
027-150-08-1	0.25	1 d.u. / ac	1	1	RE-B:43	SR
027-160-02-1	0.25	1 d.u. / ac	1	1	RE-B:43	SR
027-190-03-1	1.00	1 d.u. / ac	1	1	RE-B:43	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
027-270-06-1	1.10	1 d.u. / ac	1	1	RE-B:43	HR
027-270-09-1	1.09	1 d.u. / ac	1	1	RE-B:43	SR
027-270-31-1	1.65	1 d.u. / ac	1	1	RE-B:43	SR
027-270-33-1	1.11	1 d.u. / ac	1	1	RE-B:43	SR
027-270-41-1	1.10	1 d.u. / ac	1	1	RE-B:43	SR
041-213-11-1	1.52	1 d.u. / ac	1	1	RE-B:43-AGB	SR
041-213-13-1	1.75	1 d.u. / ac	1	1	RE-B:43-AGB	SR
041-213-17-1	1.62	1 d.u. / ac	1	1	RE-B:43-AGB	SR
073-120-21-1	5.00	0.5 d.u. / ac	2	2	RE-B:86	UR
073-120-31-1	7.00	0.5 d.u. / ac	3	3	RE-B:86	SR
075-323-09-1	20.00	0.5 d.u. / ac	10	8	RE-B:86	SR
075-324-04-1	4.00	0.5 d.u. / ac	2	2	RE-B:86	UR
Subtotal	60.69		33	31		
RE-BZ-Above Moderate						
022-130-09-1	1.67	NO SPLIT	1	1	RE-BZ	SR
022-130-14-1	1.39	NO SPLIT	1	1	RE-BZ	SR
022-140-09-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-14-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-26-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-39-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-45-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-63-1	0.87	NO SPLIT	1	1	RE-BZ	SR
022-490-30-1	3.17	NO SPLIT	1	1	RE-BZ	SR
022-510-36-1	2.80	NO SPLIT	1	1	RE-BZ	SR
022-510-39-1	10.63	NO SPLIT	1	1	RE-BZ	SR
022-510-46-1	3.33	NO SPLIT	1	1	RE-BZ	SR
022-510-48-1	3.06	NO SPLIT	1	1	RE-BZ	SR
022-510-53-1	3.71	NO SPLIT	1	1	RE-BZ	SR
027-030-20-1	12.46	NO SPLIT	1	1	RE-BZ	RS
027-360-05-1	1.57	NO SPLIT	1	1	RE-BZ	SR
039-060-15-1	1.00	NO SPLIT	1	1	RE-BZ	SR
039-060-16-1	1.00	NO SPLIT	1	1	RE-BZ	SR
078-120-41-1	2.30	NO SPLIT	1	1	RE-BZ	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
078-120-44-1	2.72	NO SPLIT	1	1	RE-BZ	SR
078-120-45-1	2.19	NO SPLIT	1	1	RE-BZ	SR
Subtotal	55.12		21	21		
RE-MH-B-Above Moderate						
022-120-44-1	1.94	4 d.u. / ac	1	1	RE-MH-B:10	RS
022-120-47-1	31.98	4 d.u. / ac	124	31	RE-MH-B:10	RS
039-190-17-1	1.21	4 d.u. / ac	6	1	RE-MH-B:10	SR
049-090-08-1	3.70	4 d.u. / ac	15	3	RE-MH-B:10	SR
049-140-04-1	7.13	4 d.u. / ac	28	7	RE-MH-B:10	VFA
066-140-47-1	5.51	4 d.u. / ac	22	5	RE-MH-B:10	SR
073-020-57-1	2.50	4 d.u. / ac	10	2	RE-MH-B:10	SR
073-020-58-1	2.50	4 d.u. / ac	10	2	RE-MH-B:10	SR
075-020-26-1	4.00	4 d.u. / ac	16	4	RE-MH-B:10	SR
075-020-28-1	3.96	4 d.u. / ac	15	3	RE-MH-B:10	SR
075-080-18-1	20.14	4 d.u. / ac	80	20	RE-MH-B:10	SR
075-080-49-1	10.00	4 d.u. / ac	40	10	RE-MH-B:10	SR
075-130-33-1	6.00	4 d.u. / ac	24	6	RE-MH-B:10	SR
075-140-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-21-1	6.00	4 d.u. / ac	24	6	RE-MH-B:10	SR
075-150-48-1	5.00	4 d.u. / ac	20	5	RE-MH-B:10	SR
078-020-41-1	5.52	4 d.u. / ac	22	5	RE-MH-B:10	RS
078-020-42-1	9.47	4 d.u. / ac	37	9	RE-MH-B:10	RS
078-090-33-1	3.13	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-330-01-1	5.00	4 d.u. / ac	20	5	RE-MH-B:10	SR
078-370-33-1	3.13	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-370-34-1	4.17	4 d.u. / ac	16	4	RE-MH-B:10	RS
078-370-35-1	2.94	4 d.u. / ac	11	2	RE-MH-B:10	RS
078-370-36-1	3.18	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-370-37-1	3.22	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-370-38-1	3.22	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-380-50-1	3.85	4 d.u. / ac	15	3	RE-MH-B:10	SR
078-380-76-1	7.90	4 d.u. / ac	31	7	RE-MH-B:10	SR
078-390-10-1	2.54	4 d.u. / ac	6	2	RE-MH-B:10	SR

APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
078-390-13-1	2.54	4 d.u. / ac	6	2	RE-MH-B:10	SR
089-110-12-1	0.96	4 d.u. / ac	3	1	RE-MH-B:10	SR
089-110-13-1	0.96	4 d.u. / ac	3	1	RE-MH-B:10	SR
089-110-16-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	SR
089-110-17-1	0.81	4 d.u. / ac	3	1	RE-MH-B:10	SR
Subtotal	175.62		674	165		
UA-Above Moderate						
006-380-37-1	40.00	1 d.u. / 20 ac	2	1	UA	RL
007-130-33-1	41.13	1 d.u. / 20 ac	2	1	UA	VFA
007-130-64-1	50.90	1 d.u. / 20 ac	2	1	UA	RL
007-140-42-1	40.00	1 d.u. / 20 ac	2	1	UA	RL
007-230-45-1	44.63	1 d.u. / 20 ac	2	1	UA	RL
007-250-03-1	40.00	1 d.u. / 20 ac	2	1	UA	RS
007-600-29-1	200.00	1 d.u. / 20 ac	10	2	UA	VFA
009-360-09-1	240.00	1 d.u. / 20 ac	12	3	UA	UA
009-490-05-1	40.00	1 d.u. / 20 ac	2	1	UA	RL
009-490-09-1	40.09	1 d.u. / 20 ac	2	1	UA	RL
009-540-08-1	43.69	1 d.u. / 20 ac	2	2	UA	RL
022-330-06-1	41.03	1 d.u. / 20 ac	2	1	UA	VFA
024-010-47-1	40.22	1 d.u. / 20 ac	2	1	UA	RS
024-010-48-1	40.12	1 d.u. / 20 ac	2	1	UA	RS
024-010-49-1	40.16	1 d.u. / 20 ac	2	1	UA	RS
024-310-04-1	41.88	1 d.u. / 20 ac	2	1	UA	VFA
024-310-05-1	46.63	1 d.u. / 20 ac	2	1	UA	RL
Subtotal	1070.48		52	21		
UA-B-Above Moderate						
011-150-57-1	160.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-01-1	84.85	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-25-1	81.54	1 d.u. / 160 ac	1	1	UA-B:6969	UA
Subtotal	326.39		3	3		
Grand Total	5813.24	0.00	4019	1660		

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
EA -Moderate						
009-220-40-1	32.05	1 d.u. / 20 ac	1	1	EA	VFA
009-460-12-1	1.31	1 d.u. / 20 ac	1	1	EA	VFA
024-320-05-1	8.00	1 d.u. / 20 ac	1	1	EA	RL
024-320-06-1	8.00	1 d.u. / 20 ac	1	1	EA	RL
024-320-07-1	9.00	1 d.u. / 20 ac	1	1	EA	RL
024-320-08-1	14.99	1 d.u. / 20 ac	1	1	EA	RL
025-090-42-1	2.53	1 d.u. / 20 ac	1	1	EA	VFA
025-090-46-1	2.72	1 d.u. / 20 ac	1	1	EA	VFA
035-120-10-1	0.07	1 d.u. / 20 ac	1	1	EA	SR
035-130-09-1	13.89	1 d.u. / 20 ac	1	1	EA	RS
035-130-10-1	13.89	1 d.u. / 20 ac	1	1	EA	RS
035-190-08-1	18.29	1 d.u. / 20 ac	1	1	EA	RS
035-190-11-1	2.73	1 d.u. / 20 ac	1	1	EA	RS
035-190-25-1	4.95	1 d.u. / 20 ac	1	1	EA	RS
035-190-27-1	4.98	1 d.u. / 20 ac	1	1	EA	RS
035-190-29-1	4.95	1 d.u. / 20 ac	1	1	EA	RS
035-190-34-1	5.73	1 d.u. / 20 ac	1	1	EA	RS
035-190-35-1	3.78	1 d.u. / 20 ac	1	1	EA	RS
035-190-43-1	14.79	1 d.u. / 20 ac	1	1	EA	RS
035-201-01-1	2.31	1 d.u. / 20 ac	1	1	EA	RS
035-201-02-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-201-03-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-201-04-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-201-05-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-201-06-1	2.11	1 d.u. / 20 ac	1	1	EA	RS
035-202-01-1	2.95	1 d.u. / 20 ac	1	1	EA	RS
035-202-02-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-03-1	1.80	1 d.u. / 20 ac	1	1	EA	RS

¹ Not all zoning is correct as the County is currently in the process of updating their GIS files to revise the Zoning District to be consistent with the new General Plan land use designations. The General Plan land use designations in the table are correct.

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
035-202-04-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-05-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-06-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-202-07-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-202-08-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-09-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-10-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-11-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-202-12-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-203-02-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-203-03-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-203-04-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-203-05-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-203-06-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-203-07-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-204-01-1	2.11	1 d.u. / 20 ac	1	1	EA	RS
035-204-02-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-204-03-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-204-04-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-204-05-1	2.03	1 d.u. / 20 ac	1	1	EA	RS
035-205-01-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-205-02-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-03-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-04-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-05-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-06-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-07-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-08-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-09-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-205-10-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-206-01-1	1.88	1 d.u. / 20 ac	1	1	EA	RS
035-206-02-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-206-03-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-206-04-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-206-05-1	1.80	1 d.u. / 20 ac	1	1	EA	RS
035-290-38-1	5.04	1 d.u. / 20 ac	1	1	EA	RS
035-290-40-1	7.16	1 d.u. / 20 ac	1	1	EA	RS
035-290-41-1	13.88	1 d.u. / 20 ac	1	1	EA	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
035-360-09-1	4.90	1 d.u. / 20 ac	1	1	EA	RS
035-360-15-1	4.57	1 d.u. / 20 ac	1	1	EA	RS
035-370-11-1	1.00	1 d.u. / 20 ac	1	1	EA	RS
037-020-15-1	15.70	1 d.u. / 20 ac	1	1	EA	RS
039-140-08-1	9.59	1 d.u. / 20 ac	1	1	EA	SR
039-140-09-1	7.60	1 d.u. / 20 ac	1	1	EA	SR
039-140-17-1	3.94	1 d.u. / 20 ac	1	1	EA	RS
039-140-44-1	12.18	1 d.u. / 20 ac	1	1	EA	SR
039-140-49-1	1.01	1 d.u. / 20 ac	1	1	EA	RS
041-260-15-1	0.59	1 d.u. / 20 ac	1	1	EA	SR
041-260-30-1	7.20	1 d.u. / 20 ac	1	1	EA	SR
041-270-10-1	0.32	1 d.u. / 20 ac	1	1	EA	SR
041-310-06-1	0.85	1 d.u. / 20 ac	1	1	EA	RS
041-310-07-1	8.03	1 d.u. / 20 ac	1	1	EA	RS
041-310-09-1	2.09	1 d.u. / 20 ac	1	1	EA	RS
041-330-14-1	0.64	1 d.u. / 20 ac	1	1	EA	RS
041-330-44-1	1.09	1 d.u. / 20 ac	1	1	EA	RS
041-370-02-1	0.00	1 d.u. / 20 ac	1	1	EA	RS
041-370-03-1	0.00	1 d.u. / 20 ac	1	1	EA	RS
041-370-05-1	1.08	1 d.u. / 20 ac	1	1	EA	RS
043-010-32-1	1.50	1 d.u. / 20 ac	1	1	EA	VFA
043-010-45-1	4.15	1 d.u. / 20 ac	1	1	EA	VFA
043-010-58-1	3.44	1 d.u. / 20 ac	1	1	EA	VFA
043-040-18-1	6.29	1 d.u. / 20 ac	1	1	EA	VFA
043-050-77-1	1.28	1 d.u. / 20 ac	1	1	EA	VFA
043-050-78-1	1.00	1 d.u. / 20 ac	1	1	EA	VFA
043-080-16-1	19.00	1 d.u. / 20 ac	1	1	EA	VFA
043-100-15-1	9.51	1 d.u. / 20 ac	1	1	EA	VFA
043-110-08-1	3.40	1 d.u. / 20 ac	1	1	EA	VFA
043-130-15-1	2.48	1 d.u. / 20 ac	1	1	EA	VFA
043-140-60-1	10.27	1 d.u. / 20 ac	1	1	EA	VFA
043-150-28-1	1.11	1 d.u. / 20 ac	1	1	EA	VFA
043-150-31-1	6.65	1 d.u. / 20 ac	1	1	EA	VFA
043-160-12-1	4.76	1 d.u. / 20 ac	1	1	EA	VFA
043-160-31-1	1.14	1 d.u. / 20 ac	1	1	EA	VFA
043-160-47-1	2.74	1 d.u. / 20 ac	1	1	EA	VFA
043-170-27-1	3.01	1 d.u. / 20 ac	1	1	EA	VFA
045-031-02-1	0.00	1 d.u. / 20 ac	1	1	EA	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
045-031-04-1	0.00	1 d.u. / 20 ac	1	1	EA	SR
045-031-08-1	0.00	1 d.u. / 20 ac	1	1	EA	SR
045-031-12-1	0.00	1 d.u. / 20 ac	1	1	EA	SR
045-032-07-1	0.00	1 d.u. / 20 ac	1	1	EA	SR
045-100-28-1	1.26	1 d.u. / 20 ac	1	1	EA	VFA
045-170-09-1	0.71	1 d.u. / 20 ac	1	1	EA	VFA
045-170-25-1	4.83	1 d.u. / 20 ac	1	1	EA	VFA
045-180-16-1	9.44	1 d.u. / 20 ac	1	1	EA	VFA
045-180-17-1	10.34	1 d.u. / 20 ac	1	1	EA	VFA
045-190-21-1	11.53	1 d.u. / 20 ac	1	1	EA	VFA
045-190-22-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-23-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-24-1	10.84	1 d.u. / 20 ac	1	1	EA	VFA
045-190-25-1	5.67	1 d.u. / 20 ac	1	1	EA	VFA
045-190-26-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-27-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-29-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-30-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-31-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-190-32-1	2.14	1 d.u. / 20 ac	1	1	EA	VFA
045-280-28-1	4.71	1 d.u. / 20 ac	1	1	EA	VFA
045-280-32-1	10.04	1 d.u. / 20 ac	1	1	EA	VFA
045-280-35-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-280-36-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-280-37-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-280-38-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-280-39-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-280-40-1	19.21	1 d.u. / 20 ac	1	1	EA	VFA
045-280-42-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
045-320-15-1	16.86	1 d.u. / 20 ac	1	1	EA	VFA
045-320-21-1	10.96	1 d.u. / 20 ac	1	1	EA	VFA
045-320-23-1	8.97	1 d.u. / 20 ac	1	1	EA	VFA
045-370-01-1	1.69	1 d.u. / 20 ac	1	1	EA	VFA
045-370-07-1	1.39	1 d.u. / 20 ac	1	1	EA	VFA
047-130-31-1	1.24	1 d.u. / 20 ac	1	1	EA	VFA
047-130-37-1	0.97	1 d.u. / 20 ac	1	1	EA	VFA
047-130-39-1	1.51	1 d.u. / 20 ac	1	1	EA	VFA
047-130-44-1	10.13	1 d.u. / 20 ac	1	1	EA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
047-230-15-1	0.00	1 d.u. / 20 ac	1	1	EA	VFA
049-130-15-1	1.58	1 d.u. / 20 ac	1	1	EA	VFA
049-130-17-1	1.58	1 d.u. / 20 ac	1	1	EA	VFA
067-210-18-1	2.89	1 d.u. / 20 ac	1	1	EA	VFA
067-251-03-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-251-04-1	9.99	1 d.u. / 20 ac	1	1	EA	VFA
067-251-05-1	9.99	1 d.u. / 20 ac	1	1	EA	VFA
067-251-06-1	9.99	1 d.u. / 20 ac	1	1	EA	VFA
067-252-21-1	6.74	1 d.u. / 20 ac	1	1	EA	VFA
067-252-27-1	8.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-02-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-05-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-19-1	6.52	1 d.u. / 20 ac	1	1	EA	VFA
067-270-45-1	5.76	1 d.u. / 20 ac	1	1	EA	VFA
067-270-50-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-56-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-58-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-62-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-63-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-65-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-66-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-67-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-69-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-70-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-71-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-72-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-73-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-74-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-75-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-76-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-77-1	10.07	1 d.u. / 20 ac	1	1	EA	VFA
067-270-78-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-80-1	9.85	1 d.u. / 20 ac	1	1	EA	VFA
067-270-81-1	10.15	1 d.u. / 20 ac	1	1	EA	VFA
067-270-82-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-270-83-1	5.56	1 d.u. / 20 ac	1	1	EA	VFA
067-270-84-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-28-1	4.00	1 d.u. / 20 ac	1	1	EA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
067-291-29-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-33-1	7.38	1 d.u. / 20 ac	1	1	EA	VFA
067-291-40-1	20.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-42-1	9.59	1 d.u. / 20 ac	1	1	EA	VFA
067-291-49-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-50-1	14.20	1 d.u. / 20 ac	1	1	EA	VFA
067-291-52-1	9.95	1 d.u. / 20 ac	1	1	EA	VFA
067-291-54-1	9.99	1 d.u. / 20 ac	1	1	EA	VFA
067-291-55-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-56-1	5.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-58-1	9.95	1 d.u. / 20 ac	1	1	EA	VFA
067-291-60-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-291-63-1	8.41	1 d.u. / 20 ac	1	1	EA	VFA
067-310-35-1	7.04	1 d.u. / 20 ac	1	1	EA	VFA
067-310-42-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-310-43-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-310-45-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-310-46-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-320-44-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
067-320-53-1	5.00	1 d.u. / 20 ac	1	1	EA	VFA
069-030-09-1	15.42	1 d.u. / 20 ac	1	1	EA	GC
069-080-54-1	3.14	1 d.u. / 20 ac	1	1	EA	VFA
069-080-65-1	4.00	1 d.u. / 20 ac	1	1	EA	VFA
069-100-46-1	8.83	1 d.u. / 20 ac	1	1	EA	VFA
069-110-05-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
069-110-07-1	5.00	1 d.u. / 20 ac	1	1	EA	VFA
069-110-10-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
069-110-22-1	9.90	1 d.u. / 20 ac	1	1	EA	VFA
069-110-41-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
073-260-39-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-060-06-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
075-060-16-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
075-060-17-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
075-070-06-1	20.00	1 d.u. / 20 ac	1	1	EA	VFA
075-110-04-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-110-06-1	2.00	1 d.u. / 20 ac	1	1	EA	RL
075-110-15-1	5.00	1 d.u. / 20 ac	1	1	EA	RL
075-110-29-1	5.00	1 d.u. / 20 ac	1	1	EA	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-110-34-1	3.11	1 d.u. / 20 ac	1	1	EA	RL
075-110-49-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-110-56-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-110-65-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-120-11-1	11.04	1 d.u. / 20 ac	1	1	EA	RL
075-210-08-1	14.23	1 d.u. / 20 ac	1	1	EA	RL
075-210-15-1	14.32	1 d.u. / 20 ac	1	1	EA	RL
075-210-27-1	8.31	1 d.u. / 20 ac	1	1	EA	RL
075-210-56-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-210-58-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-210-70-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-210-74-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-210-76-1	10.00	1 d.u. / 20 ac	1	1	EA	RL
075-220-12-1	8.38	1 d.u. / 20 ac	1	1	EA	RL
075-250-08-1	0.50	1 d.u. / 20 ac	1	1	EA	RS
075-250-42-1	1.09	1 d.u. / 20 ac	1	1	EA	RS
075-250-54-1	12.16	1 d.u. / 20 ac	1	1	EA	RS
075-250-56-1	9.98	1 d.u. / 20 ac	1	1	EA	RS
075-270-32-1	1.36	1 d.u. / 20 ac	1	1	EA	RS
075-270-56-1	2.19	1 d.u. / 20 ac	1	1	EA	RS
075-270-64-1	2.00	1 d.u. / 20 ac	1	1	EA	RS
075-270-65-1	2.00	1 d.u. / 20 ac	1	1	EA	RS
075-290-02-1	15.74	1 d.u. / 20 ac	1	1	EA	RS
075-290-12-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-290-23-1	5.10	1 d.u. / 20 ac	1	1	EA	RS
075-290-41-1	9.10	1 d.u. / 20 ac	1	1	EA	RS
075-290-42-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-290-45-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-290-46-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-290-47-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-290-48-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
075-300-12-1	4.80	1 d.u. / 20 ac	1	1	EA	VFA
075-300-14-1	2.73	1 d.u. / 20 ac	1	1	EA	RS
078-300-05-1	6.79	1 d.u. / 20 ac	1	1	EA	VFA
078-400-26-1	1.04	1 d.u. / 20 ac	1	1	EA	SR
078-400-27-1	1.06	1 d.u. / 20 ac	1	1	EA	SR
078-400-33-1	2.38	1 d.u. / 20 ac	1	1	EA	SR
078-400-34-1	2.19	1 d.u. / 20 ac	1	1	EA	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
087-050-09-1	4.92	1 d.u. / 20 ac	1	1	EA	RS
087-050-60-1	1.50	1 d.u. / 20 ac	1	1	EA	RS
087-060-49-1	1.51	1 d.u. / 20 ac	1	1	EA	RS
087-070-15-1	4.77	1 d.u. / 20 ac	1	1	EA	RS
087-070-16-1	4.71	1 d.u. / 20 ac	1	1	EA	RS
087-070-34-1	4.97	1 d.u. / 20 ac	1	1	EA	RS
087-070-35-1	2.02	1 d.u. / 20 ac	1	1	EA	RS
087-070-37-1	5.92	1 d.u. / 20 ac	1	1	EA	RS
087-070-39-1	2.00	1 d.u. / 20 ac	1	1	EA	RS
087-070-41-1	0.60	1 d.u. / 20 ac	1	1	EA	RS
087-070-47-1	3.50	1 d.u. / 20 ac	1	1	EA	RS
087-100-42-1	0.35	1 d.u. / 20 ac	1	1	EA	GC
087-100-63-1	9.85	1 d.u. / 20 ac	1	1	EA	RS
087-110-27-1	4.70	1 d.u. / 20 ac	1	1	EA	VFA
087-110-32-1	2.34	1 d.u. / 20 ac	1	1	EA	VFA
087-110-34-1	2.34	1 d.u. / 20 ac	1	1	EA	VFA
087-110-63-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
087-160-35-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
087-160-37-1	4.88	1 d.u. / 20 ac	1	1	EA	VFA
087-160-38-1	4.88	1 d.u. / 20 ac	1	1	EA	VFA
087-190-21-1	9.69	1 d.u. / 20 ac	1	1	EA	RS
087-190-22-1	9.69	1 d.u. / 20 ac	1	1	EA	RS
087-190-23-1	9.75	1 d.u. / 20 ac	1	1	EA	RS
087-200-35-1	3.00	1 d.u. / 20 ac	1	1	EA	VFA
087-240-36-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
087-240-39-1	3.34	1 d.u. / 20 ac	1	1	EA	VFA
087-280-23-1	8.69	1 d.u. / 20 ac	1	1	EA	GC
087-290-43-1	9.76	1 d.u. / 20 ac	1	1	EA	VFA
087-340-10-1	8.00	1 d.u. / 20 ac	1	1	EA	VFA
091-020-10-1	8.78	1 d.u. / 20 ac	1	1	EA	RS
091-020-11-1	2.07	1 d.u. / 20 ac	1	1	EA	RS
091-030-74-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
091-030-75-1	5.00	1 d.u. / 20 ac	1	1	EA	VFA
091-040-37-1	2.78	1 d.u. / 20 ac	1	1	EA	RS
091-050-01-1	9.68	1 d.u. / 20 ac	1	1	EA	VFA
091-050-07-1	9.67	1 d.u. / 20 ac	1	1	EA	VFA
091-050-08-1	13.77	1 d.u. / 20 ac	1	1	EA	VFA
091-050-12-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
091-050-34-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
091-050-48-1	9.73	1 d.u. / 20 ac	1	1	EA	VFA
091-070-13-1	5.26	1 d.u. / 20 ac	1	1	EA	VFA
091-070-45-1	20.00	1 d.u. / 20 ac	1	1	EA	VFA
091-070-47-1	5.26	1 d.u. / 20 ac	1	1	EA	VFA
091-070-48-1	10.45	1 d.u. / 20 ac	1	1	EA	VFA
091-070-64-1	10.00	1 d.u. / 20 ac	1	1	EA	VFA
091-260-20-1	4.80	1 d.u. / 20 ac	1	1	EA	RS
091-290-35-1	0.00	1 d.u. / 20 ac	1	1	EA	RS
091-290-36-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
091-290-59-1	10.00	1 d.u. / 20 ac	1	1	EA	RS
091-330-05-1	5.00	1 d.u. / 20 ac	1	1	EA	VFA
091-340-15-1	5.34	1 d.u. / 20 ac	1	1	EA	VFA
091-340-25-1	2.00	1 d.u. / 20 ac	1	1	EA	VFA
091-340-29-1	5.41	1 d.u. / 20 ac	1	1	EA	VFA
091-340-30-1	10.80	1 d.u. / 20 ac	1	1	EA	VFA
091-340-46-1	2.75	1 d.u. / 20 ac	1	1	EA	VFA
024-050-51-1	0.37	1 d.u. / 40 ac	1	1	EA-AP	RS
024-320-09-1	10.02	1 d.u. / 40 ac	1	1	EA-AP	RL
024-320-11-1	1.00	1 d.u. / 40 ac	1	1	EA-AP	RL
039-080-17-1	10.00	1 d.u. / 40 ac	1	1	EA-AP	RS
039-140-27-1	6.64	1 d.u. / 40 ac	1	1	EA-AP	RS
039-140-28-1	6.67	1 d.u. / 40 ac	1	1	EA-AP	RS
039-140-45-1	61.53	1 d.u. / 40 ac	1	1	EA-AP	SR
039-150-02-1	10.00	1 d.u. / 40 ac	1	1	EA-AP	RS
045-310-03-1	6.81	1 d.u. / 40 ac	1	1	EA-AP	VFA
064-250-13-1	0.80	1 d.u. / 40 ac	1	1	EA-AP	VFA
067-251-09-1	10.00	1 d.u. / 40 ac	1	1	EA-AP	VFA
067-251-10-1	10.00	1 d.u. / 40 ac	1	1	EA-AP	VFA
067-251-11-1	10.00	1 d.u. / 40 ac	1	1	EA-AP	VFA
089-040-08-1	0.29	1 d.u. / 40 ac	1	1	EA-AP	VFA
091-070-69-1	9.99	1 d.u. / 40 ac	1	1	EA-AP	VFA
091-070-70-1	9.99	1 d.u. / 40 ac	1	1	EA-AP	VFA
091-070-72-1	9.99	1 d.u. / 40 ac	1	1	EA-AP	VFA
091-070-74-1	9.99	1 d.u. / 40 ac	1	1	EA-AP	VFA
091-070-75-1	11.14	1 d.u. / 40 ac	1	1	EA-AP	VFA
091-070-76-1	11.21	1 d.u. / 40 ac	1	1	EA-AP	VFA
Subtotal	2236.90		331	331		

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
EA-B- Moderate						
004-040-24-1	17.25	1 d.u. / 20 ac	1	1	EA-B:871	VFA
004-060-19-1	2.64	1 d.u. / 20 ac	1	1	EA-B:871	VFA
004-140-59-1	6.00	1 d.u. / 20 ac	1	1	EA-B:871	SP/SR
004-140-60-1	6.00	1 d.u. / 20 ac	1	1	EA-B:871	SP/SR
004-140-62-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	SP/SR
004-140-63-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	SP/SR
004-360-09-1	15.68	1 d.u. / 20 ac	1	1	EA-B:871	VFA
004-360-10-1	20.01	1 d.u. / 20 ac	1	1	EA-B:871	VFA
004-360-17-1	3.11	1 d.u. / 20 ac	1	1	EA-B:871	VFA
004-360-19-1	20.33	1 d.u. / 20 ac	1	1	EA-B:871	VFA
006-230-07-1	13.35	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-12-1	10.19	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-16-1	13.34	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-18-1	13.34	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-25-1	3.34	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-31-1	3.01	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-34-1	3.02	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-36-1	3.33	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-37-1	3.34	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-38-1	3.33	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-41-1	3.10	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-230-42-1	3.83	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-300-04-1	10.02	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-300-05-1	10.01	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-380-30-1	9.98	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-380-31-1	10.02	1 d.u. / 20 ac	1	1	EA-B:871	RS
006-380-32-1	10.02	1 d.u. / 20 ac	1	1	EA-B:871	RS
007-020-27-1	9.45	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-020-29-1	8.62	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-020-30-1	8.63	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-031-07-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-031-41-1	10.13	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-050-19-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	RS
007-400-01-1	36.86	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-400-10-1	11.11	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-400-11-1	4.21	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-400-13-1	35.49	1 d.u. / 20 ac	1	1	EA-B:871	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-400-21-1	5.62	1 d.u. / 20 ac	1	1	EA-B:871	RL
007-400-23-1	3.68	1 d.u. / 20 ac	1	1	EA-B:871	RL
011-400-24-1	6.06	1 d.u. / 20 ac	1	1	EA-B:871	UA
024-020-21-1	2.48	1 d.u. / 20 ac	1	1	EA-B:871	RS
024-020-41-1	2.10	1 d.u. / 20 ac	1	1	EA-B:871	RS
024-020-49-1	7.66	1 d.u. / 20 ac	1	1	EA-B:871	RS
024-070-13-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	RS
024-080-33-1	3.53	1 d.u. / 20 ac	1	1	EA-B:871	RS
025-150-07-1	20.14	1 d.u. / 20 ac	1	1	EA-B:871	VFA
025-150-14-1	18.17	1 d.u. / 20 ac	1	1	EA-B:871	VFA
025-150-18-1	20.12	1 d.u. / 20 ac	1	1	EA-B:871	VFA
025-150-23-1	20.13	1 d.u. / 20 ac	1	1	EA-B:871	VFA
025-150-24-1	20.14	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-170-09-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-170-12-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-170-14-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-01-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-03-1	2.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-09-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-10-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-11-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-14-1	5.47	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-16-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-17-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-19-1	5.15	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-180-21-1	10.29	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-290-24-1	0.00	1 d.u. / 20 ac	1	1	EA-B:871	RS
035-370-24-1	0.99	1 d.u. / 20 ac	1	1	EA-B:871	RS
035-390-03-1	0.50	1 d.u. / 20 ac	1	1	EA-B:871	IG
035-390-04-1	0.20	1 d.u. / 20 ac	1	1	EA-B:871	IG
035-390-20-1	0.00	1 d.u. / 20 ac	1	1	EA-B:871	IG
035-390-28-1	1.70	1 d.u. / 20 ac	1	1	EA-B:871	IG
035-390-29-1	1.57	1 d.u. / 20 ac	1	1	EA-B:871	IG
035-410-11-1	10.19	1 d.u. / 20 ac	1	1	EA-B:871	VFA
035-410-32-1	4.67	1 d.u. / 20 ac	1	1	EA-B:871	VFA
037-120-21-1	14.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
037-130-20-1	16.99	1 d.u. / 20 ac	1	1	EA-B:871	VFA
037-130-21-1	5.58	1 d.u. / 20 ac	1	1	EA-B:871	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
037-130-25-1	3.84	1 d.u. / 20 ac	1	1	EA-B:871	VFA
037-210-04-1	1.25	1 d.u. / 20 ac	1	1	EA-B:871	VFA
037-210-06-1	3.05	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-36-1	18.02	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-65-1	22.26	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-69-1	20.68	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-74-1	19.55	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-79-1	31.33	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-84-1	16.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-150-88-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-180-61-1	23.90	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-180-62-1	18.01	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-180-63-1	18.02	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-210-48-1	23.48	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-210-63-1	21.98	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-210-64-1	20.13	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-220-03-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-220-08-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-240-10-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-02-1	10.22	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-31-1	2.27	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-57-1	9.51	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-58-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-59-1	8.54	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-60-1	9.70	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-61-1	9.69	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-300-62-1	9.28	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-310-02-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-310-05-1	7.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-310-13-1	15.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-310-34-1	9.39	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-310-50-1	7.29	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-320-05-1	9.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-47-1	18.75	1 d.u. / 20 ac	1	1	EA-B:871	UA
061-400-48-1	18.89	1 d.u. / 20 ac	1	1	EA-B:871	UA
061-400-49-1	25.76	1 d.u. / 20 ac	1	1	EA-B:871	UA
061-400-51-1	13.09	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-52-1	9.13	1 d.u. / 20 ac	1	1	EA-B:871	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
061-400-53-1	6.69	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-54-1	5.91	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-55-1	6.69	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-56-1	6.02	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-59-1	5.94	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-61-1	4.71	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-62-1	5.33	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-63-1	26.35	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-64-1	25.55	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-65-1	5.07	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-67-1	5.34	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-69-1	8.90	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-70-1	7.49	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-73-1	8.78	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-74-1	10.52	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-76-1	6.34	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-77-1	8.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-81-1	7.15	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-82-1	4.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
061-400-93-1	8.69	1 d.u. / 20 ac	1	1	EA-B:871	VFA
063-010-14-1	19.96	1 d.u. / 20 ac	1	1	EA-B:871	VFA
063-020-18-1	2.87	1 d.u. / 20 ac	1	1	EA-B:871	VFA
063-020-21-1	5.74	1 d.u. / 20 ac	1	1	EA-B:871	VFA
067-050-22-1	20.68	1 d.u. / 20 ac	1	1	EA-B:871	VFA
067-050-29-1	20.14	1 d.u. / 20 ac	1	1	EA-B:871	VFA
067-050-33-1	20.05	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-030-38-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-040-53-1	5.14	1 d.u. / 20 ac	1	1	EA-B:871	IG
069-060-01-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-060-31-1	2.83	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-070-07-1	4.98	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-070-16-1	1.85	1 d.u. / 20 ac	1	1	EA-B:871	GC
069-070-51-1	4.80	1 d.u. / 20 ac	1	1	EA-B:871	GC
069-090-31-1	9.91	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-090-44-1	9.90	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-100-39-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-100-62-1	9.23	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-130-16-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
069-130-22-1	4.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-130-27-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-130-35-1	5.60	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-140-58-1	4.95	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-140-64-1	2.37	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-140-67-1	2.37	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-140-85-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-170-12-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-170-14-1	9.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-200-16-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-200-19-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-250-33-1	8.77	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-260-02-1	2.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-260-03-1	2.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-260-09-1	7.80	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-260-21-1	3.25	1 d.u. / 20 ac	1	1	EA-B:871	VFA
069-260-72-1	2.50	1 d.u. / 20 ac	1	1	EA-B:871	VFA
078-200-39-1	1.96	1 d.u. / 20 ac	1	1	EA-B:871	VFA
078-200-40-1	3.44	1 d.u. / 20 ac	1	1	EA-B:871	VFA
079-250-03-1	10.83	1 d.u. / 20 ac	1	1	EA-B:871	VFA
079-270-14-1	21.23	1 d.u. / 20 ac	1	1	EA-B:871	VFA
079-270-16-1	20.02	1 d.u. / 20 ac	1	1	EA-B:871	VFA
079-270-17-1	19.64	1 d.u. / 20 ac	1	1	EA-B:871	VFA
079-270-21-1	16.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
079-270-22-1	16.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-14-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-16-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-18-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-25-1	18.33	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-26-1	18.34	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-27-1	20.62	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-020-28-1	20.64	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-040-16-1	9.38	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-040-29-1	1.86	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-040-38-1	0.23	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-040-49-1	2.64	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-090-17-1	6.94	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-090-25-1	9.21	1 d.u. / 20 ac	1	1	EA-B:871	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
087-090-31-1	1.73	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-090-34-1	1.24	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-090-46-1	9.89	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-090-65-1	0.60	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-12-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-13-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-14-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-16-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-17-1	20.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-24-1	5.45	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-130-25-1	14.55	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-140-06-1	2.47	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-140-57-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-140-58-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-180-44-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-220-27-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
087-230-38-1	7.28	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-140-06-1	0.70	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-140-24-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA/CP
089-140-56-1	5.05	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-230-03-1	2.93	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-230-11-1	10.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA/CP
089-330-63-1	9.06	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-330-64-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-330-67-1	5.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-330-68-1	7.77	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-330-71-1	5.03	1 d.u. / 20 ac	1	1	EA-B:871	VFA
089-330-72-1	5.05	1 d.u. / 20 ac	1	1	EA-B:871	VFA
091-200-49-1	6.29	1 d.u. / 40 ac	1	1	EA-B:871	VFA/CP
091-250-24-1	0.00	1 d.u. / 20 ac	1	1	EA-B:871	VFA
091-250-33-1	1.37	1 d.u. / 40 ac	1	1	EA-B:871	VFA/CP
091-250-36-1	1.65	1 d.u. / 40 ac	1	1	EA-B:871	VFA/CP
Subtotal	2240.31		221	221		
EA-Grand Total	4477.21		552	552		
R-1 - Moderate						
037-245-23-1	0.11	8 d.u. / 1 ac	1	1	R-1	UR
037-245-25-1	0.17	8 d.u. / 1 ac	1	1	R-1	UR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
037-245-26-1	0.17	8 d.u. / 1 ac	1	1	R-1	UR
064-132-15-1	0.26	8 d.u. / 1 ac	2	1	R-1	UR
064-172-23-1	0.14	8 d.u. / 1 ac	1	1	R-1	UR
064-191-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
100-010-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-010-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-020-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-020-15-1	0.67	8 d.u. / 1 ac	2	1	R-1	SR
100-030-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-040-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-100-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-110-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-110-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-110-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-130-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-29-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-180-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-180-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-180-28-1	0.73	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-190-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-27-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-37-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-38-1	0.62	8 d.u. / 1 ac	4	1	R-1	SR
100-210-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-220-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-270-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-280-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-31-1	0.32	8 d.u. / 1 ac	2	1	R-1	SR
100-320-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-320-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-070-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-080-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-080-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-080-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-39-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-41-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-43-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-110-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-27-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-150-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-190-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-200-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-200-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-200-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-27-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
102-052-01-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-052-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-19-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-053-01-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-053-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-053-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-053-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-053-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-18-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-060-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-24-1	0.21	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-25-1	0.15	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-33-1	0.35	16 d.u. / ac	5	4	R-1	SP/SR
102-080-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-35-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-39-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-080-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-55-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-56-1	0.25	16 d.u. / ac	4	3	R-1	SP/SR
102-080-62-1	0.18	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-090-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-090-49-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-37-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-51-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-52-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-54-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-61-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-39-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-110-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-43-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-44-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-45-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-48-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-49-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-52-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-29-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-35-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-41-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-43-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-130-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-37-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-41-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-44-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-45-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-44-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-45-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-54-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-66-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
Subtotal	168.93		1131	575		
R-1-A-B- Moderate						
007-590-58-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
007-590-59-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
007-590-60-1	9.97	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-19-1	8.06	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-21-1	7.34	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-22-1	5.39	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-29-1	4.34	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-42-1	14.07	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
009-520-50-1	6.62	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-51-1	13.57	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-52-1	12.27	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-53-1	8.22	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-57-1	4.21	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-61-1	10.52	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-64-1	14.20	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-66-1	8.51	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-530-61-1	6.69	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-530-63-1	14.74	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-08-1	1.53	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-09-1	1.16	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-10-1	2.68	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-12-1	1.12	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-15-1	1.17	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-17-1	1.31	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-18-1	1.73	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-19-1	1.32	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-20-1	1.66	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-22-1	2.82	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-39-1	1.30	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-46-1	2.82	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-04-1	1.85	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-05-1	2.43	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-07-1	1.74	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-08-1	1.07	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-15-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-17-1	1.47	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-18-1	4.49	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-19-1	2.61	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-20-1	1.84	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-02-1	1.42	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-18-1	1.21	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-25-1	1.64	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-37-1	3.27	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-53-1	1.52	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-59-1	1.20	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-250-51-1	4.81	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-250-64-1	6.27	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-370-36-1	4.99	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-370-52-1	8.30	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-370-56-1	17.52	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-380-08-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-380-27-1	4.21	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-290-29-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-13-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-53-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-54-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-55-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-56-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-57-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-59-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-61-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-62-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-63-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-68-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
025-170-10-1	5.58	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
Subtotal	398.84		65	65		
004-110-32-1	1.29	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-120-33-1	1.71	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-120-36-1	3.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-120-39-1	0.71	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-220-04-1	5.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-320-15-1	1.97	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-37-1	1.56	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-38-1	2.07	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-39-1	1.61	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-42-1	1.94	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-45-1	1.85	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-47-1	1.51	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-48-1	1.98	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-510-05-1	3.38	1 d.u. / 2 ac	1	1	R-1-A-B:86	RL
007-510-19-1	3.02	1 d.u. / 2 ac	1	1	R-1-A-B:86	RL
007-510-36-1	3.02	1 d.u. / 2 ac	1	1	R-1-A-B:86	RL
007-610-07-1	3.52	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-10-1	2.75	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-610-13-1	2.66	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-19-1	2.33	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-24-1	2.01	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-26-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-39-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-40-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-41-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
009-390-05-1	1.76	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
009-400-03-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
022-120-55-1	3.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
027-110-51-1	2.64	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
027-110-52-1	2.15	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
027-110-53-1	3.94	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
039-020-38-1	0.51	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
039-041-09-1	0.23	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
039-042-02-1	0.23	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-031-14-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-032-03-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-032-09-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-210-17-1	1.03	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-210-23-1	2.35	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-210-34-1	3.08	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
075-170-40-1	1.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-41-1	0.93	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-43-1	0.46	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-44-1	1.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-45-1	0.93	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-46-1	0.50	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-51-1	0.47	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-52-1	0.93	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-77-1	1.31	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-78-1	1.02	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-321-03-1	1.10	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-321-05-1	1.96	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-321-17-1	2.45	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
Subtotal	93.07		53	53		
Total	491.91	0.00	118	118		
R-1-A-BZ - Moderate						

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
004-150-44-1	1.72	NO SPLIT	1	1	R-1-A-BZ	RS
004-210-64-1	8.00	NO SPLIT	1	1	R-1-A-BZ	RS
006-390-56-1	39.97	NO SPLIT	1	1	R-1-A-BZ	RS
006-390-67-1	8.45	NO SPLIT	1	1	R-1-A-BZ	RS
009-262-03-1	0.00	NO SPLIT	1	1	R-1-A-BZ	RS
022-110-44-1	1.00	NO SPLIT	1	1	R-1-A-BZ	RS
022-110-45-1	1.24	NO SPLIT	1	1	R-1-A-BZ	RS
022-110-46-1	2.98	NO SPLIT	1	1	R-1-A-BZ	RS
022-200-34-1	3.00	NO SPLIT	1	1	R-1-A-BZ	UA
049-230-01-1	3.07	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-02-1	4.47	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-03-1	4.97	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-04-1	3.03	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-06-1	3.06	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-10-1	3.02	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-11-1	3.01	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-12-1	3.01	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-13-1	3.74	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-16-1	3.85	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-20-1	3.14	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-21-1	3.09	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-34-1	2.56	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-37-1	3.16	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-38-1	3.02	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-39-1	3.84	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-41-1	3.98	NO SPLIT	1	1	R-1-A-BZ	RS
Subtotal	124.38		26	26		
R-1-A-MH - Moderate						
006-360-30-1	3.44	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-280-26-1	7.63	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-290-22-1	4.97	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-290-25-1	1.41	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-290-36-1	4.98	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-300-40-1	2.33	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-25-1	1.50	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-28-1	5.00	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-29-1	5.05	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-30-1	6.00	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
009-330-15-1	8.12	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-340-19-1	0.30	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-340-20-1	0.35	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-380-01-1	4.33	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-530-51-1	4.64	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
Subtotal	60.05		15	15		
R-1-A-MH-B - Moderate						
004-340-07-1	7.10	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
004-340-10-1	6.34	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
004-350-09-1	6.07	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
004-350-24-1	4.91	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-75-1	3.82	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-76-1	7.89	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-77-1	6.76	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-78-1	5.67	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-79-1	6.93	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-80-1	3.23	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-30-1	4.80	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-38-1	5.09	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-43-1	7.80	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-46-1	6.27	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-48-1	5.14	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-49-1	5.32	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-54-1	6.59	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-65-1	4.27	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-75-1	5.48	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-76-1	5.13	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-89-1	3.82	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-92-1	5.39	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-68-1	6.31	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-71-1	3.62	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-72-1	4.91	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-74-1	5.29	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-77-1	6.23	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-03-1	4.28	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-04-1	4.77	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-06-1	7.66	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-07-1	6.25	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-590-08-1	0.77	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-09-1	4.43	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-10-1	0.98	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-11-1	7.66	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-12-1	0.90	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-13-1	2.24	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-14-1	5.47	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-15-1	1.54	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-16-1	3.88	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-17-1	4.83	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-18-1	3.92	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-19-1	0.61	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-20-1	5.06	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-21-1	0.67	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-23-1	4.51	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-24-1	5.24	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-25-1	4.55	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-26-1	1.85	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-27-1	2.59	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-28-1	4.02	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-31-1	4.97	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-32-1	6.41	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-33-1	4.56	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-34-1	5.15	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-35-1	5.10	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-36-1	3.34	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-37-1	4.49	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-38-1	14.84	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	RS
007-590-39-1	15.11	1 d.u. / 5 ac	3	3	R-1-A-MH-B:217	RS
007-590-40-1	9.16	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-41-1	8.65	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-43-1	5.02	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-44-1	4.73	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-45-1	3.94	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-46-1	6.04	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-47-1	8.72	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
037-040-01-1	0.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
037-270-34-1	6.13	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
063-030-15-1	4.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-030-16-1	4.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-030-17-1	4.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-040-12-1	3.37	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-040-21-1	13.40	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-050-39-1	6.22	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-050-42-1	2.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-060-36-1	3.75	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-08-1	5.50	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-24-1	4.94	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-32-1	4.99	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-33-1	4.99	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-34-1	4.97	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-35-1	5.08	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-36-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-090-36-1	3.10	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-090-37-1	2.07	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-37-1	9.86	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-38-1	3.16	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-39-1	3.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-40-1	3.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-41-1	3.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-43-1	5.85	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-44-1	4.90	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-54-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-55-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-56-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-57-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-150-04-1	10.68	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-150-32-1	6.61	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-160-33-1	5.49	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-180-15-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-180-35-1	8.66	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-36-1	3.49	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-43-1	8.32	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-74-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-75-1	8.63	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-77-1	9.05	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
063-200-34-1	6.02	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-21-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-47-1	7.70	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-57-1	6.07	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-58-1	5.90	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-220-28-1	7.45	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-220-33-1	6.42	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-220-35-1	6.72	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-230-19-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-230-27-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-230-35-1	9.59	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-240-40-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-050-17-1	4.55	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-050-39-1	5.03	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-270-22-1	9.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-270-23-1	9.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-280-05-1	1.84	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-310-40-1	8.45	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-310-48-1	6.40	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-320-32-1	5.17	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-340-02-1	8.19	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-340-42-1	1.06	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-340-46-1	6.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-350-07-1	9.83	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
Subtotal	710.73	0.00	136	136		
007-520-03-1	10.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-04-1	7.69	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-14-1	10.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-16-1	10.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-17-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-23-1	9.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-28-1	12.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-39-1	7.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-40-1	10.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
Subtotal	801.53	0.00	145	145		
R-1-A-MH-B -Moderate						
004-040-16-1	0.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-040-35-1	5.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
004-040-50-1	1.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-240-03-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-240-08-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-250-01-1	11.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-04-1	9.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-07-1	9.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-08-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-13-1	5.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-17-1	4.15	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-030-08-1	1.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-060-02-1	2.15	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-060-14-1	2.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-060-22-1	2.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-060-48-1	12.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-060-49-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-060-50-1	11.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-220-03-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-220-04-1	4.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-240-14-1	8.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-270-06-1	4.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-15-1	10.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-19-1	10.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-29-1	2.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-30-1	2.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-31-1	3.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-35-1	1.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-36-1	1.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-37-1	1.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-38-1	1.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-01-1	3.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-20-1	3.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-21-1	4.18	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-23-1	3.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-24-1	3.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-27-1	1.69	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-28-1	1.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-30-1	6.47	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-31-1	3.38	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-280-33-1	3.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-37-1	10.39	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-42-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-43-1	4.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-44-1	4.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-53-1	4.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-290-02-1	3.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-290-24-1	2.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-290-25-1	2.49	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-290-28-1	2.47	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-330-13-1	9.56	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-330-20-1	9.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-330-29-1	9.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-05-1	8.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-07-1	9.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-08-1	9.27	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-12-1	9.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-13-1	9.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-18-1	10.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-30-1	10.71	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-33-1	10.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-35-1	10.43	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-38-1	10.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-52-1	9.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-61-1	11.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-33-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-35-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-50-1	13.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-67-1	1.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-070-14-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-15-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-16-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-19-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-20-1	15.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-27-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-56-1	15.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-61-1	9.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-70-1	10.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-070-71-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-07-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-08-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-11-1	15.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-12-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-13-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-14-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-15-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-16-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-28-1	1.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-30-1	0.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-33-1	10.40	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-51-1	5.22	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-52-1	5.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-59-1	5.34	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-60-1	11.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-61-1	5.27	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-62-1	5.27	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-63-1	5.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-65-1	4.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-66-1	4.49	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-70-1	4.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-72-1	4.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-05-1	4.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-09-1	14.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-10-1	1.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-11-1	4.73	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-14-1	19.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-20-1	5.08	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-24-1	3.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-25-1	1.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-34-1	5.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-49-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-56-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-68-1	3.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-77-1	5.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-79-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-80-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-170-81-1	5.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-03-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-04-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-07-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-11-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-14-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-18-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-20-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-22-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-31-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-35-1	5.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-39-1	4.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-45-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-46-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-48-1	4.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-50-1	5.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-52-1	5.18	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-53-1	6.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-54-1	5.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-55-1	5.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-56-1	5.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-57-1	5.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-60-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-61-1	5.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-62-1	5.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-63-1	5.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-65-1	5.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-66-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-69-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-70-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-71-1	5.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-72-1	9.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-73-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-74-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-75-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-76-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-77-1	5.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-78-1	5.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-180-79-1	5.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-81-1	4.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-84-1	4.38	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-85-1	5.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-86-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-87-1	0.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-88-1	3.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-89-1	3.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-02-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-10-1	4.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-11-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-12-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-13-1	5.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-14-1	4.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-16-1	9.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-20-1	4.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-21-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-23-1	4.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-26-1	4.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-28-1	4.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-29-1	4.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-30-1	4.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-31-1	4.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-32-1	4.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-37-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-38-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-65-1	14.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-66-1	10.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-67-1	11.87	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-68-1	10.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-69-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-70-1	6.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	VFA
007-370-71-1	8.87	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	VFA
007-370-72-1	11.15	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	VFA
007-410-46-1	7.55	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-410-50-1	9.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-410-51-1	7.63	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-18-1	13.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-420-29-1	10.20	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-31-1	6.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-34-1	12.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-35-1	11.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-36-1	7.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-37-1	10.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-38-1	11.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-40-1	10.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-42-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-46-1	10.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-51-1	10.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-52-1	11.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-54-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-59-1	10.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-60-1	10.08	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-61-1	10.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-62-1	10.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-63-1	8.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-64-1	8.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-65-1	13.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-66-1	10.39	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-74-1	11.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-430-05-1	4.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-430-07-1	10.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-430-17-1	11.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-430-38-1	3.53	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-440-09-1	10.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-22-1	8.83	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-27-1	10.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-29-1	7.23	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-30-1	8.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-32-1	9.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-33-1	9.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-34-1	8.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-35-1	10.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-39-1	9.73	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-40-1	11.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-42-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-440-43-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-45-1	10.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-450-04-1	8.51	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-12-1	10.58	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-13-1	9.57	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-24-1	7.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-26-1	8.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-27-1	8.63	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-28-1	10.23	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-29-1	13.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-50-1	11.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-52-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-54-1	9.47	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-55-1	10.40	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-71-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-72-1	9.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-460-16-1	10.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-460-21-1	12.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-460-63-1	11.23	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-01-1	10.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-05-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-08-1	9.68	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-12-1	10.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-16-1	10.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-17-1	9.34	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-21-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-25-1	9.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-28-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-29-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-35-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-38-1	10.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-45-1	5.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-46-1	14.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-48-1	7.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-49-1	10.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-52-1	11.38	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-53-1	7.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-54-1	9.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-470-55-1	10.57	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-57-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-58-1	12.37	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-59-1	11.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-60-1	9.43	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-63-1	11.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-64-1	10.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-65-1	11.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-480-10-1	11.71	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-480-20-1	9.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-480-21-1	6.85	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-480-22-1	15.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-500-05-1	8.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-03-1	17.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-08-1	9.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-09-1	12.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-10-1	9.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-15-1	10.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-18-1	18.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-19-1	11.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-35-1	8.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-45-1	19.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-46-1	14.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-47-1	11.81	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-49-1	12.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-50-1	16.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-51-1	13.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-53-1	14.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-54-1	11.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-55-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-56-1	17.31	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-57-1	16.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-58-1	18.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-59-1	16.41	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-60-1	12.20	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-64-1	15.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-01-1	6.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-04-1	9.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-540-07-1	8.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-09-1	11.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-15-1	11.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-23-1	5.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-25-1	9.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-26-1	6.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-28-1	5.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-30-1	8.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-44-1	12.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-45-1	7.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-47-1	7.81	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-51-1	6.87	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-06-1	13.59	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-13-1	11.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-14-1	11.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-19-1	6.37	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-23-1	6.51	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-24-1	6.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-25-1	9.49	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-26-1	10.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-27-1	10.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-28-1	6.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-44-1	5.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-48-1	5.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-50-1	6.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-53-1	15.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-54-1	8.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-55-1	8.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-56-1	8.08	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-59-1	8.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-61-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-63-1	9.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-66-1	6.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-02-1	15.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-05-1	8.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-07-1	9.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-12-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-13-1	10.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-560-15-1	8.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-16-1	11.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-20-1	10.31	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-32-1	9.68	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-01-1	9.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-02-1	11.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-03-1	10.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-06-1	6.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-08-1	8.69	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-09-1	8.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-12-1	11.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-14-1	11.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-23-1	11.85	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-24-1	11.53	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-25-1	7.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-26-1	9.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-27-1	9.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-28-1	10.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-30-1	6.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-36-1	0.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-37-1	9.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-38-1	7.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-580-13-1	12.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-14-1	15.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-15-1	15.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-16-1	15.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-17-1	9.21	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-18-1	12.22	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-20-1	13.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-25-1	9.56	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-27-1	10.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-30-1	12.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-31-1	12.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-10-1	8.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	UA
011-050-17-1	3.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-050-21-1	4.54	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-050-35-1	5.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-050-38-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
011-050-39-1	11.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-41-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-42-1	14.86	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-390-30-1	7.81	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-390-31-1	8.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-390-32-1	11.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-390-33-1	2.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-400-14-1	5.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-02-1	5.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-03-1	14.86	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-10-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-440-12-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-440-20-1	10.63	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	UA
011-440-22-1	10.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-23-1	10.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	UA
011-440-44-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-47-1	1.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-54-1	10.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-110-42-1	3.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-110-51-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-120-33-1	4.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	SR
022-270-04-1	6.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-17-1	15.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-35-1	7.39	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-45-1	7.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-46-1	11.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-59-1	6.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-60-1	5.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-12-1	9.76	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-14-1	10.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-15-1	9.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-21-1	18.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-33-1	5.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-35-1	15.43	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-37-1	15.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-24-1	6.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-25-1	11.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-30-1	9.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-290-33-1	15.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-46-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-56-1	4.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-57-1	4.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-310-19-1	11.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-320-06-1	9.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-340-36-1	8.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-340-37-1	8.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-340-39-1	11.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-370-23-1	5.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	SR
022-400-04-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-400-07-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-400-10-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-400-12-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-410-05-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-410-07-1	5.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-430-02-1	9.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-03-1	8.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-04-1	10.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-05-1	9.34	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-06-1	9.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-07-1	10.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-08-1	10.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-09-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-10-1	9.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-11-1	10.85	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-12-1	7.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-13-1	9.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-14-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-15-1	7.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-16-1	8.37	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-17-1	10.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-18-1	9.36	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-19-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-20-1	6.21	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-21-1	5.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-22-1	6.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-23-1	4.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-430-24-1	6.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-25-1	5.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-26-1	6.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-27-1	5.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-28-1	4.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-29-1	4.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-30-1	6.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-450-09-1	8.21	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-460-17-1	0.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-480-03-1	7.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-480-06-1	7.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-480-07-1	8.41	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-010-33-1	14.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-010-34-1	11.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-010-35-1	9.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-230-03-1	8.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
024-230-22-1	4.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
024-280-01-1	10.36	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-06-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-16-1	7.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-18-1	10.58	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-20-1	9.83	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-21-1	9.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-22-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-24-1	3.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-25-1	2.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
025-160-33-1	12.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
025-160-34-1	8.56	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
025-160-66-1	13.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
035-420-01-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
035-420-02-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
035-420-03-1	7.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
035-420-10-1	9.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
Subtotal	4052.05		491	491		
R-1-A-MH-B-Moderate						
004-080-07-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-31-1	0.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-39-1	1.54	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
004-090-40-1	1.66	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-41-1	1.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-42-1	1.37	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-45-1	1.42	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-100-09-1	1.15	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-100-11-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-100-24-1	1.81	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-150-12-1	0.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-160-06-1	1.77	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-160-15-1	1.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-160-17-1	2.39	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-210-44-1	2.11	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-220-23-1	3.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-22-1	0.30	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-24-1	1.62	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-25-1	1.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-26-1	1.94	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-27-1	1.85	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-28-1	1.85	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-29-1	2.02	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-30-1	1.32	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-32-1	1.30	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-34-1	1.56	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-35-1	1.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-38-1	1.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-39-1	1.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-40-1	1.60	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-41-1	1.76	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-42-1	1.41	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-43-1	1.87	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-44-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-46-1	0.42	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-12-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-13-1	2.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-16-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-18-1	3.06	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-36-1	2.16	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-44-1	0.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-080-08-1	3.03	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-080-22-1	1.19	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-110-24-1	2.68	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-08-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-10-1	1.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-13-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-14-1	0.02	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-17-1	1.40	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-21-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-180-06-1	3.94	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-210-29-1	0.41	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-310-02-1	3.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-310-06-1	3.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-320-01-1	1.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-340-18-1	2.35	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-390-75-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-080-12-1	2.86	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	GC
007-080-39-1	0.93	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	GC
007-080-57-1	0.96	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	GC
007-090-27-1	3.63	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-370-25-1	3.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-11-1	1.89	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-14-1	1.70	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-23-1	1.67	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-25-1	0.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-27-1	0.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-28-1	0.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-40-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-510-54-1	1.70	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-55-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-56-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-57-1	1.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-58-1	2.15	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-59-1	2.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-61-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-62-1	2.92	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
009-180-18-1	3.17	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UA
009-190-24-1	2.65	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
009-190-33-1	0.44	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-300-33-1	2.10	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-300-52-1	0.80	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-480-09-1	1.76	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-030-23-1	0.81	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-030-24-1	1.11	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-02-1	0.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-03-1	0.21	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-07-1	0.48	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-08-1	1.21	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-10-1	0.11	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-11-1	0.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-12-1	0.27	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-190-18-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UA
011-190-20-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UA
011-200-22-1	1.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-05-1	0.08	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-06-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-12-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-13-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-17-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-18-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-24-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-36-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-37-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-40-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-46-1	0.24	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-47-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-03-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-05-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-13-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-16-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-20-1	0.24	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-24-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-150-21-1	0.62	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-160-09-1	0.61	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-160-10-1	0.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-350-16-1	1.85	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
045-350-32-1	1.35	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-18-1	1.04	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-44-1	2.48	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-51-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-52-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-53-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
069-140-46-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-47-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-48-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-49-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-50-1	2.32	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-51-1	2.28	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-52-1	2.21	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-53-1	2.27	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-150-52-1	1.46	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-150-63-1	1.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-150-64-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-150-65-1	2.02	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
071-300-58-1	2.34	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
071-300-65-1	3.20	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
071-300-66-1	2.94	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
071-300-69-1	1.62	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
075-030-12-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-050-16-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-04-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-05-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-06-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-07-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-10-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-16-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-17-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-43-1	0.27	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-170-04-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-05-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-07-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-08-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-11-1	0.63	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-12-1	0.63	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-170-15-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-21-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-22-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-23-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-26-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-27-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-28-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-29-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-32-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-33-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-75-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-76-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-190-11-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-190-14-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-190-70-1	2.49	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-04-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-19-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-21-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-23-1	0.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-28-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-29-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-32-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-240-17-1	1.77	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-240-42-1	2.17	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-322-10-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-322-20-1	3.33	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
078-030-25-1	2.77	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
078-030-55-1	2.60	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
078-200-55-1	3.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-020-03-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-020-04-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-020-10-1	0.37	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-030-06-1	0.54	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-030-07-1	0.68	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-040-20-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
091-030-56-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	VFA
091-030-57-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	VFA
091-030-58-1	0.75	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
Subtotal	271.56		193	193		
R-1-A-MH-BZ-Moderate						
004-270-23-1	11.36	NO SPLIT	1	1	R-1-A-MH-BZ	RS
022-530-02-1	1.78	NO SPLIT	1	1	R-1-A-MH-BZ	SR
045-350-30-1	1.42	NO SPLIT	1	1	R-1-A-MH-BZ	RS
045-350-31-1	0.72	NO SPLIT	1	1	R-1-A-MH-BZ	RS
Subtotal	15.28		4	4		
R-1-B-Moderate						
013-290-35-1	0.91	4 d.u. / ac	3	1	R-1-B:10	SR
022-260-52-1	3.04	0.3 d.u./ ac	1	1	R-1-B:129	RS
022-260-70-1	3.00	0.3 d.u./ ac	1	1	R-1-B:129	RS
022-260-83-1	3.65	0.3 d.u./ ac	1	1	R-1-B:129	RS
022-260-85-1	3.05	0.3 d.u./ ac	1	1	R-1-B:129	RS
006-140-02-1	3.60	0.5 d.u. / ac	1	1	R-1-B:86	RS
006-140-06-1	2.50	0.5 d.u. / ac	1	1	R-1-B:86	RS
006-150-21-1	1.41	0.5 d.u. / ac	1	1	R-1-B:86	RS
006-150-23-1	0.83	0.5 d.u. / ac	1	1	R-1-B:86	RS
Subtotal	21.99		11	9		
R-1-BZ-Moderate						
101-250-01-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-05-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-13-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-15-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-16-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-17-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-19-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-20-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-25-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-28-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-06-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-09-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-12-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-15-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-18-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-260-24-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-25-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-34-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-01-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-02-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-03-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-05-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-06-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-07-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-08-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-09-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-15-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-16-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-18-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-19-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-21-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-24-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-26-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-27-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-29-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-35-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-03-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-08-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-10-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-13-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-14-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-17-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-24-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-35-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-38-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-39-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-42-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-45-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-46-1	0.30	NO SPLIT	1	1	R-1-BZ	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-290-01-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-14-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-18-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-26-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-32-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-33-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-34-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-36-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-38-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-39-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-41-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
103-010-06-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
103-010-07-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
Subtotal	21.30		71	71		
R-1-MH-Moderate						
037-164-05-1	0.35	8 d.u. / ac	2	1	R-1-MH	UR
037-181-10-1	0.24	8 d.u. / ac	2	1	R-1-MH	UR
066-185-16-1	0.77	8 d.u. / ac	6	5	R-1-MH	UR
066-185-18-1	0.53	8 d.u. / ac	4	4	R-1-MH	GC
066-212-01-1	0.35	8 d.u. / ac	2	2	R-1-MH	UR
Subtotal	2.24		16	13		
R-1 Grand Total	6031.22	2221	1660			
R-2-Moderate						
102-090-11-1	0.35	16 d.u. / ac	5	4	R-2	SP/SR
102-090-28-1	0.35	16 d.u. / ac	5	4	R-2	SP/SR
102-100-09-1	0.30	8 d.u. / 1 ac	2	1	R-2	SP/SR
102-100-58-1	0.30	8 d.u. / 1 ac	2	1	R-2	SP/SR
078-260-57-1	1.02	4 d.u. / ac	4	4	R-2-MH	RS
Subtotal	2.32		18	14		
R-3-Moderate						
102-010-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-010-08-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-010-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-010-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-01-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-02-1	0.35	8 d.u. / ac	3	3	R-3	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-020-03-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-04-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-11-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-12-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-13-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-14-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-16-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-20-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-01-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-03-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-04-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-06-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-08-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-12-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-14-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-16-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-17-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-19-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-01-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-02-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-03-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-05-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-06-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-11-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-12-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-13-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-14-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-15-1	0.35	8 d.u. / ac	3	3	R-3	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-040-16-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-02-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-04-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-05-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-06-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-08-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-11-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-080-01-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-03-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-05-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-06-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-07-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-08-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-10-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-13-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-14-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-15-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-01-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-02-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-04-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-05-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-06-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-07-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-08-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-09-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-10-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
Subtotal	25.90		222	222		
R-4-Moderate						
102-080-21-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-22-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-25-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-26-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-29-1	0.25	16 d.u. / ac	4	3	R-4	SP/SR
102-080-30-1	0.25	16 d.u. / ac	4	3	R-4	SP/SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-080-31-1	0.25	16 d.u. / ac	4	3	R-4	SP/SR
102-080-41-1	0.83	16 d.u. / ac	12	8	R-4	SP/SR
102-090-31-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-32-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-33-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-34-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-35-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-36-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-45-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-55-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-56-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-57-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-59-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
Subtotal	6.83		99	77		
RE-A-MH-B-Moderate						
024-020-30-1	1.97	4 d.u. / ac	7	1	RE-A-MH-B:10	UR
024-040-57-1	10.00	4 d.u. / ac	40	30	RE-A-MH-B:10	UR
024-040-61-1	10.00	4 d.u. / ac	40	30	RE-A-MH-B:10	UR
024-040-65-1	10.00	4 d.u. / ac	40	30	RE-A-MH-B:10	RS
Subtotal	31.97		127	91		
RE-B-Moderate						
024-102-12-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-103-01-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-111-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-111-03-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-111-10-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-112-03-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-130-15-1	1.25	4 d.u. / ac	1	1	RE-B:10	SR
024-130-16-1	10.00	4 d.u. / ac	40	5	RE-B:10	SR
024-250-07-1	0.33	4 d.u. / ac	1	1	RE-B:10	RL
027-060-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-070-16-1	0.45	4 d.u. / ac	1	1	RE-B:10	SR
027-070-41-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-070-42-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-070-50-1	0.90	4 d.u. / ac	3	1	RE-B:10	SR
039-100-45-1	0.11	4 d.u. / ac	1	1	RE-B:10	SR
039-100-59-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-100-64-1	1.01	4 d.u. / ac	4	1	RE-B:10	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
039-100-65-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-100-66-1	1.04	4 d.u. / ac	4	1	RE-B:10	SR
039-100-67-1	1.36	4 d.u. / ac	5	1	RE-B:10	SR
039-100-69-1	1.42	4 d.u. / ac	5	1	RE-B:10	SR
039-110-22-1	1.02	4 d.u. / ac	4	1	RE-B:10	SR
039-110-31-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-110-45-1	1.23	4 d.u. / ac	4	1	RE-B:10	SR
039-120-07-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-160-01-1	0.49	4 d.u. / ac	1	1	RE-B:10	SR
039-160-48-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-160-49-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-160-50-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-160-60-1	1.02	4 d.u. / ac	4	1	RE-B:10	SR
039-180-32-1	0.41	4 d.u. / ac	1	1	RE-B:10	SR
039-213-07-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-231-47-1	0.42	4 d.u. / ac	1	1	RE-B:10	SR
039-232-14-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-250-63-1	0.40	4 d.u. / ac	1	1	RE-B:10	SR
039-250-73-1	0.72	4 d.u. / ac	2	1	RE-B:10	SR
039-270-11-1	0.40	4 d.u. / ac	1	1	RE-B:10	SR
039-290-04-1	0.64	4 d.u. / ac	2	1	RE-B:10	SR
039-300-37-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-300-38-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-300-41-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-300-42-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-311-24-1	0.75	4 d.u. / ac	3	1	RE-B:10	SR
039-311-25-1	0.75	4 d.u. / ac	3	1	RE-B:10	SR
039-321-24-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-332-24-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-370-45-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-370-46-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-370-78-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-370-79-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-370-80-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-370-83-1	1.05	4 d.u. / ac	4	1	RE-B:10	SR
039-370-84-1	1.14	4 d.u. / ac	4	1	RE-B:10	SR
039-370-85-1	1.33	4 d.u. / ac	5	1	RE-B:10	SR
039-370-86-1	1.02	4 d.u. / ac	4	1	RE-B:10	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
041-061-09-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-081-10-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-143-06-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-162-25-1	0.50	4 d.u. / ac	2	1	RE-B:10	SR
041-172-22-1	0.14	4 d.u. / ac	1	1	RE-B:10	SR
041-181-09-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-182-01-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
043-060-31-1	1.99	4 d.u. / ac	7	1	RE-B:10	VFA
049-220-11-1	0.99	4 d.u. / ac	3	1	RE-B:10	SR
064-070-14-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-080-01-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-080-05-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-080-31-1	1.60	4 d.u. / ac	6	1	RE-B:10	VFA
064-080-34-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-080-35-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-080-36-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-090-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-090-07-1	0.59	4 d.u. / ac	2	1	RE-B:10	VFA
064-100-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-100-04-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-100-28-1	1.57	4 d.u. / ac	6	1	RE-B:10	VFA
075-324-02-1	2.76	0.5 d.u. / ac	1	1	RE-B:86	SR
Subtotal	60.23		216	81		
RE-MH-B-Moderate						
013-232-07-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-234-08-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-234-12-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-234-21-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-235-09-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-242-02-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-242-07-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-380-12-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-380-44-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-380-45-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-390-48-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-390-49-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
022-120-56-1	5.61	4 d.u. / ac	22	5	RE-MH-B:10	RS
022-120-59-1	3.37	4 d.u. / ac	13	3	RE-MH-B:10	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-260-09-1	0.67	4 d.u. / ac	2	1	RE-MH-B:10	UR
022-260-46-1	4.79	4 d.u. / ac	19	4	RE-MH-B:10	UR
022-530-05-1	4.02	4 d.u. / ac	16	4	RE-MH-B:10	SR
024-120-03-1	8.30	4 d.u. / ac	8	8	RE-MH-B:10	SR
035-140-38-1	0.49	4 d.u. / ac	1	1	RE-MH-B:10	RS
037-220-09-1	2.59	4 d.u. / ac	10	2	RE-MH-B:10	VFA
039-060-20-1	0.29	4 d.u. / ac	1	1	RE-MH-B:10	SR
039-332-21-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
039-380-20-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
041-211-03-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
041-211-08-1	0.70	4 d.u. / ac	2	1	RE-MH-B:10	SR
041-212-13-1	1.85	4 d.u. / ac	7	1	RE-MH-B:10	SR
041-213-19-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
049-100-12-1	0.17	4 d.u. / ac	1	1	RE-MH-B:10	SR
049-100-17-1	0.01	4 d.u. / ac	0	0	RE-MH-B:10	SR
049-112-09-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-160-19-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	IG
067-192-08-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-192-14-1	0.41	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-193-02-1	0.31	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-193-08-1	0.33	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-200-11-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-080-09-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	IG
075-130-04-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-130-05-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-130-07-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-08-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	RS
075-130-10-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-13-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-14-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-15-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-16-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-17-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-18-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-130-24-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-25-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-26-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-27-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-130-28-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-130-29-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-30-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-140-02-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-140-03-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-05-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-06-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-09-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-10-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-16-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-140-18-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-19-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-20-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-21-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-23-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-24-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-27-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-150-03-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-150-29-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-30-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-31-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-33-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
075-150-35-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-36-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-44-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-150-50-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-61-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-160-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-05-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-160-06-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-15-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-16-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-17-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-200-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-200-03-11	0.25	4 d.u. / ac	1	1	RE-MH-B:10	RS
078-020-11-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-020-29-1	1.47	4 d.u. / ac	5	1	RE-MH-B:10	RS

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
078-030-42-1	1.72	4 d.u. / ac	6	1	RE-MH-B:10	RS
078-030-43-1	1.73	4 d.u. / ac	6	1	RE-MH-B:10	RS
078-030-67-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-030-68-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-090-25-1	1.48	4 d.u. / ac	5	1	RE-MH-B:10	RS
078-110-26-1	1.09	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-29-1	1.57	4 d.u. / ac	6	1	RE-MH-B:10	RS
078-110-43-1	1.04	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-44-1	1.13	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-49-1	1.13	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-65-1	1.43	4 d.u. / ac	5	1	RE-MH-B:10	RS
078-110-68-1	1.12	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-69-1	0.96	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-110-71-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-72-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-73-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-74-1	0.76	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-110-79-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-120-23-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-120-28-1	1.09	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-120-76-1	0.75	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-120-77-1	0.75	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-120-78-1	0.75	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-310-34-1	0.57	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-330-45-1	0.59	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-330-46-1	0.59	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-380-11-1	1.21	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-58-1	1.13	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-78-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-79-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-80-1	1.19	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-81-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-390-08-1	0.49	4 d.u. / ac	1	1	RE-MH-B:10	SR
078-400-19-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-400-21-1	1.50	4 d.u. / ac	6	1	RE-MH-B:10	SR
078-400-36-1	2.12	4 d.u. / ac	8	2	RE-MH-B:10	SR
078-400-57-1	0.80	4 d.u. / ac	3	1	RE-MH-B:10	SR
078-400-59-1	0.79	4 d.u. / ac	3	1	RE-MH-B:10	SR

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
078-400-60-1	0.66	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-400-61-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
079-360-06-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
079-370-44-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
079-370-49-1	0.17	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-020-08-1	0.48	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-020-09-1	0.72	4 d.u. / ac	2	1	RE-MH-B:10	SR
089-030-04-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-030-06-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-030-07-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-030-13-1	0.20	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-050-10-1	0.62	4 d.u. / ac	2	1	RE-MH-B:10	SR
089-050-11-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	SR
089-050-12-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	VFA
089-050-13-1	0.62	4 d.u. / ac	2	1	RE-MH-B:10	VFA
089-050-14-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	VFA
089-070-05-1	3.83	4 d.u. / ac	15	3	RE-MH-B:10	SR
089-080-39-1	1.40	4 d.u. / ac	5	1	RE-MH-B:10	SR
089-080-40-1	1.40	4 d.u. / ac	5	1	RE-MH-B:10	SR
089-080-42-1	1.40	4 d.u. / ac	5	1	RE-MH-B:10	SR
089-110-04-1	1.36	4 d.u. / ac	5	1	RE-MH-B:10	SR
Subtotal	126.90		458	171		
RE-MH-BZ-Moderate						
024-160-54-1	6.12	NO SPLIT	1	1	RE-MH-BZ	SR
Subtotal	6.12		1	1		
RE Grand Total	225.22		802	344		
UA-Moderate						
006-030-02-1	10.00	1 d.u. / 160 ac	1	1	UA	UA
006-030-04-1	10.00	1 d.u. / 160 ac	1	1	UA	UA
006-030-05-1	10.00	1 d.u. / 160 ac	1	1	UA	UA
006-030-37-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
006-040-07-1	20.00	1 d.u. / 160 ac	1	1	UA	UA
006-290-20-1	20.00	1 d.u. / 20 ac	1	1	UA	RL
006-380-46-1	5.67	1 d.u. / 20 ac	1	1	UA	VFA
006-380-51-1	2.32	1 d.u. / 20 ac	1	1	UA	RL
006-380-53-1	2.50	1 d.u. / 20 ac	1	1	UA	RL
007-031-02-1	20.00	1 d.u. / 20 ac	1	1	UA	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-031-03-1	20.00	1 d.u. / 20 ac	1	1	UA	RL
007-031-04-1	20.00	1 d.u. / 20 ac	1	1	UA	RL
007-031-13-1	20.00	1 d.u. / 20 ac	1	1	UA	RL
007-031-23-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-031-25-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-031-26-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-031-27-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-031-28-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-031-43-1	0.00	1 d.u. / 20 ac	1	1	UA	VFA
007-032-05-1	0.00	1 d.u. / 20 ac	1	1	UA	RL
007-032-07-1	0.00	1 d.u. / 20 ac	1	1	UA	VFA
007-032-08-1	0.00	1 d.u. / 20 ac	1	1	UA	VFA
007-032-11-1	9.86	1 d.u. / 20 ac	1	1	UA	RL
007-040-49-1	145.60	1 d.u. / 20 ac	7	2	UA	VFA
007-040-66-1	39.92	1 d.u. / 20 ac	1	1	UA	VFA
007-040-69-1	37.63	1 d.u. / 20 ac	1	1	UA	RS
007-070-51-1	1.29	1 d.u. / 20 ac	1	1	UA	GC
007-070-53-1	18.44	1 d.u. / 20 ac	1	1	UA	GC
007-100-44-1	16.62	1 d.u. / 20 ac	1	1	UA	VFA
007-100-45-1	9.15	1 d.u. / 20 ac	1	1	UA	VFA
007-110-01-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-06-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-07-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-10-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-11-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-12-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-13-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-16-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-20-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-21-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-22-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-23-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-24-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-25-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-28-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-30-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-31-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-110-32-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-110-34-1	10.10	1 d.u. / 20 ac	1	1	UA	VFA
007-120-06-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-07-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-08-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-09-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-10-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-11-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-13-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-14-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-16-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-17-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-18-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-19-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-20-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-21-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-22-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-23-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-24-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-25-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-26-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-27-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-28-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-30-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-31-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-32-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-34-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-35-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-36-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-120-37-1	15.00	1 d.u. / 20 ac	1	1	UA	VFA
007-130-32-1	39.33	1 d.u. / 20 ac	1	1	UA	VFA
007-130-35-1	38.72	1 d.u. / 20 ac	1	1	UA	VFA
007-130-42-1	39.09	1 d.u. / 20 ac	1	1	UA	RL
007-130-44-1	39.87	1 d.u. / 20 ac	1	1	UA	VFA
007-130-45-1	39.88	1 d.u. / 20 ac	1	1	UA	VFA
007-130-47-1	34.00	1 d.u. / 20 ac	1	1	UA	RL
007-130-56-1	9.91	1 d.u. / 20 ac	1	1	UA	VFA
007-130-68-1	38.03	1 d.u. / 20 ac	1	1	UA	VFA
007-130-69-1	12.36	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-130-70-1	30.17	1 d.u. / 20 ac	1	1	UA	VFA
007-140-03-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-05-1	20.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-07-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-08-1	30.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-09-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-10-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-11-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-13-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-14-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-19-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-20-1	20.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-21-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-22-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-24-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-29-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-30-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-31-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-34-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-37-1	5.00	1 d.u. / 20 ac	1	1	UA	RL
007-140-39-1	5.04	1 d.u. / 20 ac	1	1	UA	RL
007-140-40-1	5.04	1 d.u. / 20 ac	1	1	UA	RL
007-140-41-1	10.00	1 d.u. / 20 ac	1	1	UA	RL
007-190-01-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-190-02-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-190-04-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-190-06-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-02-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-05-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-06-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-07-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-08-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-09-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-10-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-11-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-14-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-18-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-200-20-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-200-21-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-210-05-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-210-06-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-210-07-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-230-26-1	39.16	1 d.u. / 20 ac	1	1	UA	RL
007-230-49-1	5.71	1 d.u. / 20 ac	1	1	UA	RL
007-230-61-1	41.58	1 d.u. / 20 ac	1	1	UA	RL
007-230-62-1	37.91	1 d.u. / 20 ac	1	1	UA	RL
007-230-66-1	16.10	1 d.u. / 20 ac	1	1	UA	RL
007-260-03-1	4.87	1 d.u. / 20 ac	1	1	UA	RS
007-260-04-1	4.87	1 d.u. / 20 ac	1	1	UA	RS
007-260-11-1	5.60	1 d.u. / 20 ac	1	1	UA	RS
007-260-12-1	4.92	1 d.u. / 20 ac	1	1	UA	RS
007-260-13-1	5.47	1 d.u. / 20 ac	1	1	UA	RS
007-260-16-1	11.34	1 d.u. / 20 ac	1	1	UA	RS
007-260-18-1	7.74	1 d.u. / 20 ac	1	1	UA	RS
007-260-19-1	4.39	1 d.u. / 20 ac	1	1	UA	RS
007-260-20-1	5.20	1 d.u. / 20 ac	1	1	UA	RS
007-260-23-1	4.88	1 d.u. / 20 ac	1	1	UA	RS
007-260-24-1	9.72	1 d.u. / 20 ac	1	1	UA	RS
007-260-25-1	4.88	1 d.u. / 20 ac	1	1	UA	RS
007-260-26-1	4.88	1 d.u. / 20 ac	1	1	UA	RS
007-260-27-1	4.88	1 d.u. / 20 ac	1	1	UA	RS
007-260-29-1	4.94	1 d.u. / 20 ac	1	1	UA	RS
007-260-30-1	4.89	1 d.u. / 20 ac	1	1	UA	RS
007-260-31-1	4.87	1 d.u. / 20 ac	1	1	UA	RS
007-260-32-1	4.89	1 d.u. / 20 ac	1	1	UA	RS
007-260-33-1	4.87	1 d.u. / 20 ac	1	1	UA	RS
007-260-34-1	4.91	1 d.u. / 20 ac	1	1	UA	RS
007-260-35-1	4.91	1 d.u. / 20 ac	1	1	UA	RS
007-300-19-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-310-02-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-310-08-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-310-12-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-310-53-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-310-54-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-320-09-1	35.49	1 d.u. / 20 ac	1	1	UA	VFA
007-320-10-1	35.53	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-320-11-1	35.56	1 d.u. / 20 ac	1	1	UA	VFA
007-330-01-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-330-03-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-330-07-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-330-08-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-330-10-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-330-11-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-340-01-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-340-02-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-340-05-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-340-06-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-340-08-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-340-12-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-350-01-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
007-350-04-1	5.50	1 d.u. / 20 ac	1	1	UA	VFA
007-350-06-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
007-350-07-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
007-350-08-1	5.50	1 d.u. / 20 ac	1	1	UA	VFA
007-350-09-1	5.50	1 d.u. / 20 ac	1	1	UA	VFA
007-360-01-1	24.00	1 d.u. / 20 ac	1	1	UA	VFA
007-360-08-1	4.50	1 d.u. / 20 ac	1	1	UA	VFA
007-360-09-1	4.50	1 d.u. / 20 ac	1	1	UA	VFA
007-360-11-1	4.25	1 d.u. / 20 ac	1	1	UA	VFA
007-360-12-1	4.25	1 d.u. / 20 ac	1	1	UA	VFA
007-380-30-1	3.79	1 d.u. / 20 ac	1	1	UA	RS
007-410-23-1	18.71	1 d.u. / 20 ac	1	1	UA	VFA
007-410-37-1	1.28	1 d.u. / 20 ac	1	1	UA	VFA
007-600-20-1	9.65	1 d.u. / 20 ac	1	1	UA	VFA
007-600-38-1	38.84	1 d.u. / 20 ac	1	1	UA	VFA
007-600-44-1	40.00	1 d.u. / 20 ac	1	1	UA	VFA
007-600-45-1	40.00	1 d.u. / 20 ac	1	1	UA	VFA
007-600-46-1	40.00	1 d.u. / 20 ac	1	1	UA	VFA
007-600-47-1	40.00	1 d.u. / 20 ac	1	1	UA	VFA
007-600-66-1	39.29	1 d.u. / 20 ac	1	1	UA	VFA
007-600-67-1	38.44	1 d.u. / 20 ac	1	1	UA	UA
008-046-18-1	0.00	1 d.u. / 20 ac	1	1	UA	RS
009-530-17-1	11.50	1 d.u. / 20 ac	1	1	UA	RL
009-530-18-1	28.75	1 d.u. / 20 ac	1	1	UA	RL

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
009-540-02-1	36.39	1 d.u. / 20 ac	1	1	UA	RL
009-550-02-1	32.11	1 d.u. / 20 ac	1	1	UA	SP/SR
009-550-03-1	32.00	1 d.u. / 20 ac	1	1	UA	SP/SR
009-550-04-1	35.09	1 d.u. / 20 ac	1	1	UA	SP/SR
022-250-54-1	3.72	1 d.u. / 20 ac	1	1	UA	RL
022-340-28-1	10.25	1 d.u. / 20 ac	1	1	UA	VFA
024-010-67-1	30.19	1 d.u. / 20 ac	1	1	UA	RS
025-020-15-1	9.90	1 d.u. / 160 ac	1	1	UA	UA
025-020-16-1	38.76	1 d.u. / 160 ac	1	1	UA	UA
025-020-19-1	14.52	1 d.u. / 160 ac	1	1	UA	UA
025-052-12-1	0.00	1 d.u. / 20 ac	1	1	UA	RL
025-080-48-1	10.24	1 d.u. / 160 ac	1	1	UA	UA
025-180-08-1	32.94	1 d.u. / 20 ac	1	1	UA	VFA
025-180-31-1	9.69	1 d.u. / 20 ac	1	1	UA	RL
025-180-45-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
047-210-09-1	1.03	1 d.u. / 20 ac	1	1	UA	VFA
061-120-02-1	8.26	1 d.u. / 20 ac	1	1	UA	VFA
061-120-15-1	20.52	1 d.u. / 20 ac	1	1	UA	VFA
061-120-16-1	20.68	1 d.u. / 20 ac	1	1	UA	VFA
061-120-17-1	20.65	1 d.u. / 20 ac	1	1	UA	VFA
061-120-18-1	20.45	1 d.u. / 20 ac	1	1	UA	VFA
061-120-19-1	20.77	1 d.u. / 20 ac	1	1	UA	VFA
061-120-20-1	20.90	1 d.u. / 20 ac	1	1	UA	VFA
061-120-21-1	21.78	1 d.u. / 20 ac	1	1	UA	VFA
061-120-23-1	20.80	1 d.u. / 20 ac	1	1	UA	VFA
061-120-24-1	20.84	1 d.u. / 20 ac	1	1	UA	VFA
061-120-27-1	25.04	1 d.u. / 20 ac	1	1	UA	VFA
061-120-42-1	19.89	1 d.u. / 20 ac	1	1	UA	VFA
061-130-05-1	20.57	1 d.u. / 20 ac	1	1	UA	VFA
061-130-12-1	23.60	1 d.u. / 20 ac	1	1	UA	VFA
061-130-13-1	20.05	1 d.u. / 20 ac	1	1	UA	VFA
061-130-14-1	20.26	1 d.u. / 20 ac	1	1	UA	VFA
061-130-15-1	6.79	1 d.u. / 20 ac	1	1	UA	VFA
061-130-16-1	20.29	1 d.u. / 20 ac	1	1	UA	VFA
061-130-23-1	25.56	1 d.u. / 20 ac	1	1	UA	VFA
061-130-28-1	24.45	1 d.u. / 20 ac	1	1	UA	VFA
061-130-30-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-130-31-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
061-130-33-1	30.86	1 d.u. / 20 ac	1	1	UA	VFA
061-130-42-1	6.58	1 d.u. / 20 ac	1	1	UA	VFA
061-130-43-1	6.79	1 d.u. / 20 ac	1	1	UA	VFA
061-130-49-1	21.59	1 d.u. / 20 ac	1	1	UA	VFA
061-130-52-1	20.40	1 d.u. / 20 ac	1	1	UA	VFA
061-130-59-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-130-60-1	23.87	1 d.u. / 20 ac	1	1	UA	VFA
061-130-61-1	20.14	1 d.u. / 20 ac	1	1	UA	VFA
061-130-62-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-130-63-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-130-64-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-130-65-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-130-70-1	6.21	1 d.u. / 20 ac	1	1	UA	VFA
061-360-01-1	20.05	1 d.u. / 20 ac	1	1	UA	VFA
061-360-02-1	20.07	1 d.u. / 20 ac	1	1	UA	VFA
061-360-03-1	20.08	1 d.u. / 20 ac	1	1	UA	VFA
061-360-04-1	20.08	1 d.u. / 20 ac	1	1	UA	VFA
061-360-05-1	20.01	1 d.u. / 20 ac	1	1	UA	VFA
061-360-06-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-360-07-1	20.03	1 d.u. / 20 ac	1	1	UA	VFA
061-360-08-1	20.04	1 d.u. / 20 ac	1	1	UA	VFA
061-360-09-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-360-11-1	20.04	1 d.u. / 20 ac	1	1	UA	VFA
061-360-14-1	20.05	1 d.u. / 20 ac	1	1	UA	VFA
061-370-01-1	19.96	1 d.u. / 20 ac	1	1	UA	VFA
061-370-03-1	19.94	1 d.u. / 20 ac	1	1	UA	VFA
061-370-04-1	19.94	1 d.u. / 20 ac	1	1	UA	VFA
061-370-05-1	19.95	1 d.u. / 20 ac	1	1	UA	VFA
061-370-06-1	19.94	1 d.u. / 20 ac	1	1	UA	VFA
061-370-07-1	19.94	1 d.u. / 20 ac	1	1	UA	VFA
061-370-09-1	20.01	1 d.u. / 20 ac	1	1	UA	VFA
061-370-10-1	20.01	1 d.u. / 20 ac	1	1	UA	VFA
061-370-11-1	20.01	1 d.u. / 20 ac	1	1	UA	VFA
061-370-13-1	19.94	1 d.u. / 20 ac	1	1	UA	VFA
061-370-17-1	20.09	1 d.u. / 20 ac	1	1	UA	VFA
061-370-18-1	20.06	1 d.u. / 20 ac	1	1	UA	VFA
061-370-19-1	20.03	1 d.u. / 20 ac	1	1	UA	VFA
061-370-20-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
061-370-29-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-370-33-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-370-34-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-380-01-1	19.96	1 d.u. / 20 ac	1	1	UA	VFA
061-380-02-1	19.97	1 d.u. / 20 ac	1	1	UA	VFA
061-380-03-1	19.98	1 d.u. / 20 ac	1	1	UA	VFA
061-380-04-1	19.99	1 d.u. / 20 ac	1	1	UA	VFA
061-380-06-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-380-07-1	20.01	1 d.u. / 20 ac	1	1	UA	VFA
061-380-22-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-380-23-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
061-380-25-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-380-27-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
061-380-28-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
079-330-01-1	20.28	1 d.u. / 20 ac	1	1	UA	VFA
079-330-02-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
079-330-04-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
079-330-07-1	23.51	1 d.u. / 20 ac	1	1	UA	VFA
079-330-10-1	18.59	1 d.u. / 20 ac	1	1	UA	VFA
079-340-01-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
079-340-02-1	21.04	1 d.u. / 20 ac	1	1	UA	VFA
079-340-07-1	20.02	1 d.u. / 20 ac	1	1	UA	VFA
079-350-02-1	21.20	1 d.u. / 20 ac	1	1	UA	VFA
079-350-11-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
079-350-12-1	15.00	1 d.u. / 20 ac	1	1	UA	VFA
085-250-25-1	0.00	1 d.u. / 20 ac	1	1	UA	VFA
087-260-02-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
087-260-04-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
087-260-06-11	10.00	1 d.u. / 20 ac	1	1	UA	VFA
087-260-07-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
087-260-08-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
087-270-02-1	1.32	1 d.u. / 20 ac	1	1	UA	VFA
087-270-03-11	0.00	1 d.u. / 20 ac	1	1	UA	VFA
087-270-04-1	0.68	1 d.u. / 20 ac	1	1	UA	VFA
087-270-05-1	3.50	1 d.u. / 20 ac	1	1	UA	VFA
087-270-06-1	3.00	1 d.u. / 20 ac	1	1	UA	VFA
087-340-16-1	13.00	1 d.u. / 40 ac	1	1	UA	VFA/CP
089-130-20-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
089-130-22-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-130-46-1	10.33	1 d.u. / 20 ac	1	1	UA	VFA
089-130-47-1	10.33	1 d.u. / 20 ac	1	1	UA	VFA
089-130-48-1	10.33	1 d.u. / 20 ac	1	1	UA	VFA
089-140-11-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-140-48-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-150-04-1	3.92	1 d.u. / 20 ac	1	1	UA	VFA
089-220-03-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-220-04-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
089-220-07-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-220-32-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-270-14-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-290-03-1	5.00	1 d.u. / 20 ac	1	1	UA	VFA
089-290-13-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-290-21-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-290-33-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-290-35-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-01-11	10.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-02-1	20.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-03-11	15.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-04-1	15.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-06-1	15.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-09-1	15.00	1 d.u. / 20 ac	1	1	UA	VFA
089-310-13-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
091-070-33-1	10.43	1 d.u. / 20 ac	1	1	UA	VFA
091-070-34-1	10.43	1 d.u. / 20 ac	1	1	UA	VFA
091-070-37-1	13.59	1 d.u. / 20 ac	1	1	UA	VFA
091-070-41-1	13.39	1 d.u. / 20 ac	1	1	UA	VFA
091-070-57-1	10.00	1 d.u. / 20 ac	1	1	UA	VFA
Subtotal	5378.44		349	344		
UA-AP-Moderate						
003-100-03-1	26.00	1 d.u. / 160 ac	1	1	UA-AP	UA
003-170-02-1	4.63	1 d.u. / 160 ac	1	1	UA-AP	UA
006-040-12-1	1.74	1 d.u. / 160 ac	1	1	UA-AP	UA
007-350-02-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
007-350-03-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
007-590-62-1	8.02	1 d.u. / 160 ac	1	1	UA-AP	RS
009-180-19-1	7.42	1 d.u. / 160 ac	1	1	UA-AP	UA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
011-230-33-1	40.00	1 d.u. / 160 ac	1	1	UA-AP	UA
011-250-10-1	0.60	1 d.u. / 160 ac	1	1	UA-AP	UA
059-080-04-1	15.00	1 d.u. / 160 ac	1	1	UA-AP	UA
059-080-16-1	27.71	1 d.u. / 160 ac	1	1	UA-AP	UA
061-280-65-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
061-280-66-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
061-280-67-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
061-280-68-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
061-280-69-1	5.00	1 d.u. / 160 ac	1	1	UA-AP	VFA
061-280-70-1	5.15	1 d.u. / 160 ac	1	1	UA-AP	VFA
061-280-71-1	6.20	1 d.u. / 160 ac	1	1	UA-AP	VFA
085-030-32-1	27.22	1 d.u. / 160 ac	1	1	UA-AP	UA
087-340-37-1	3.98	1 d.u. / 160 ac	1	1	UA-AP	UA
Subtotal	208.67		20	20		
UA-B-Moderate						
001-050-11-1	3.56	1 d.u. / 160 ac	1	1	UA-B:6969	UA
003-020-12-1	40.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
003-020-15-1	20.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
003-210-21-1	40.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
003-210-22-1	40.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-020-07-1	3.92	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-030-37-1	2.50	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-060-01-1	16.89	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-060-29-1	2.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-060-37-1	12.56	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-060-42-1	7.93	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-110-14-1	10.54	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-190-26-1	20.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-200-06-1	48.49	1 d.u. / 160 ac	1	1	UA-B:6969	RS
011-230-18-1	40.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-240-07-1	6.06	1 d.u. / 160 ac	1	1	UA-B:6969	UA
011-420-12-1	1.68	1 d.u. / 160 ac	1	1	UA-B:6969	UA
019-190-15-1	40.00	1 d.u. / 160 ac	1	1	UA-B:6969	UA
021-260-02-1	18.76	1 d.u. / 160 ac	1	1	UA-B:6969	UA
021-270-01-1	9.42	1 d.u. / 160 ac	1	1	UA-B:6969	UA
021-270-02-1	18.86	1 d.u. / 160 ac	1	1	UA-B:6969	UA
021-270-03-1	9.43	1 d.u. / 160 ac	1	1	UA-B:6969	UA
022-020-06-1	0.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-020-19-1	3.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
022-020-44-1	39.42	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
022-020-45-1	39.46	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
022-020-52-1	30.19	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
022-020-53-1	6.69	1 d.u. / 160 ac	1	1	UA-B:6969	UA
022-020-54-1	2.45	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-110-37-1	41.56	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-110-39-1	41.19	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-110-40-1	41.49	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-110-44-1	41.55	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-110-47-1	41.80	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-110-53-1	40.52	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-240-51-1	34.40	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-03-1	42.54	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-05-1	32.53	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-07-1	39.16	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-14-1	42.63	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-21-1	49.47	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-23-1	61.16	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-250-29-1	5.34	1 d.u. / 160 ac	1	1	UA-B:6969	UA
059-260-01-1	20.30	1 d.u. / 160 ac	1	1	UA-B:6969	UA
061-220-51-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-220-56-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-280-02-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-280-03-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-280-07-1	16.66	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-280-26-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-06-1	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-12-1	20.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-13-11	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-15-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-16-1	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-24-1	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-25-1	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-32-1	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-44-1	10.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
061-390-81-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
079-060-14-1	12.43	1 d.u. / 160 ac	1	1	UA-B:6969	UA

APPENDIX B – VACANT LAND INVENTORY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
085-250-15-1	20.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
085-250-17-1	5.00	1 d.u. / 160 ac	1	1	UA-B:6969	VFA
<i>Subtotal</i>	<i>1288.54</i>		<i>63</i>	<i>63</i>		
UA Grand Total	6875.65		432	427		

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
RE-Moderate						
060-010-03-1	1.20	NO SPLIT	1	1	RE	SR
060-010-06-1	1.20	NO SPLIT	1	1	RE	SR
060-010-10-1	1.30	NO SPLIT	1	1	RE	SR
060-010-11-1	1.20	NO SPLIT	1	1	RE	SR
060-010-13-1	1.20	NO SPLIT	1	1	RE	SR
060-010-14-1	1.20	NO SPLIT	1	1	RE	SR
060-010-21-1	1.13	NO SPLIT	1	1	RE	SR
060-010-26-1	1.10	NO SPLIT	1	1	RE	SR
060-010-35-1	1.29	NO SPLIT	1	1	RE	SR
060-020-01-1	1.30	NO SPLIT	1	1	RE	SR
060-020-04-1	1.20	NO SPLIT	1	1	RE	SR
060-020-07-1	1.11	NO SPLIT	1	1	RE	SR
060-020-09-1	1.32	NO SPLIT	1	1	RE	SR
060-020-12-1	1.03	NO SPLIT	1	1	RE	SR
060-020-28-1	1.01	NO SPLIT	1	1	RE	SR
060-020-36-1	1.11	NO SPLIT	1	1	RE	SR
060-020-43-1	1.14	NO SPLIT	1	1	RE	SR
060-020-52-1	1.38	NO SPLIT	1	1	RE	SR
060-020-64-1	1.01	NO SPLIT	1	1	RE	SR
060-020-66-1	1.01	NO SPLIT	1	1	RE	SR
060-020-77-1	1.08	NO SPLIT	1	1	RE	SR
060-020-78-1	1.02	NO SPLIT	1	1	RE	SR
060-030-01-1	1.40	NO SPLIT	1	1	RE	SR
060-030-02-1	1.20	NO SPLIT	1	1	RE	SR

¹ Not all zoning is correct as the County is currently in the process of updating their GIS files to revise the Zoning District to be consistent with the new General Plan land use designations. The General Plan land use designations in the table are correct.

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-030-03-1	1.30	NO SPLIT	1	1	RE	SR
060-030-09-1	1.30	NO SPLIT	1	1	RE	SR
060-030-14-1	1.10	NO SPLIT	1	1	RE	SR
060-030-19-1	1.10	NO SPLIT	1	1	RE	SR
060-030-24-1	1.01	NO SPLIT	1	1	RE	SR
060-030-25-1	1.13	NO SPLIT	1	1	RE	SR
060-030-30-1	1.01	NO SPLIT	1	1	RE	SR
060-030-35-1	0.64	NO SPLIT	1	1	RE	SR
060-030-36-1	0.37	NO SPLIT	1	1	RE	SR
060-030-41-1	1.01	NO SPLIT	1	1	RE	SR
060-030-45-1	1.01	NO SPLIT	1	1	RE	SR
060-030-51-1	1.17	NO SPLIT	1	1	RE	SR
060-030-56-1	1.01	NO SPLIT	1	1	RE	SR
060-030-68-1	1.01	NO SPLIT	1	1	RE	SR
060-030-77-1	1.01	NO SPLIT	1	1	RE	SR
060-030-79-1	1.01	NO SPLIT	1	1	RE	SR
060-030-82-1	1.07	NO SPLIT	1	1	RE	SR
060-030-84-1	1.16	NO SPLIT	1	1	RE	SR
060-040-06-1	1.20	NO SPLIT	1	1	RE	SR
060-040-15-1	1.01	NO SPLIT	1	1	RE	SR
060-040-17-1	1.01	NO SPLIT	1	1	RE	SR
060-040-19-1	1.01	NO SPLIT	1	1	RE	SR
060-040-30-1	0.00	NO SPLIT	1	1	RE	SR
060-040-32-1	1.01	NO SPLIT	1	1	RE	SR
060-040-33-1	1.01	NO SPLIT	1	1	RE	SR
060-040-45-1	1.50	NO SPLIT	1	1	RE	SR
060-040-48-1	1.14	NO SPLIT	1	1	RE	SR
060-050-05-1	1.12	NO SPLIT	1	1	RE	SR
060-050-09-1	1.05	NO SPLIT	1	1	RE	SR
060-050-10-1	1.07	NO SPLIT	1	1	RE	SR
060-050-13-1	1.01	NO SPLIT	1	1	RE	SR
060-050-15-1	1.01	NO SPLIT	1	1	RE	SR
060-050-16-1	1.12	NO SPLIT	1	1	RE	SR
060-050-20-1	1.01	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-050-22-1	1.01	NO SPLIT	1	1	RE	SR
060-050-24-1	1.00	NO SPLIT	1	1	RE	SR
060-050-25-1	1.04	NO SPLIT	1	1	RE	SR
060-050-29-1	1.43	NO SPLIT	1	1	RE	SR
060-050-31-1	1.08	NO SPLIT	1	1	RE	SR
060-050-32-1	1.03	NO SPLIT	1	1	RE	SR
060-050-36-1	1.06	NO SPLIT	1	1	RE	SR
060-050-37-1	1.05	NO SPLIT	1	1	RE	SR
060-050-38-1	1.04	NO SPLIT	1	1	RE	SR
060-050-39-1	1.14	NO SPLIT	1	1	RE	SR
060-050-40-1	1.12	NO SPLIT	1	1	RE	SR
060-050-41-1	1.05	NO SPLIT	1	1	RE	SR
060-050-43-1	1.18	NO SPLIT	1	1	RE	SR
060-050-44-1	1.15	NO SPLIT	1	1	RE	SR
060-050-45-1	0.99	NO SPLIT	1	1	RE	SR
060-060-01-1	1.01	NO SPLIT	1	1	RE	SR
060-060-03-1	1.01	NO SPLIT	1	1	RE	SR
060-060-06-1	1.01	NO SPLIT	1	1	RE	SR
060-060-08-1	1.01	NO SPLIT	1	1	RE	SR
060-060-09-1	1.01	NO SPLIT	1	1	RE	SR
060-060-15-1	1.01	NO SPLIT	1	1	RE	SR
060-060-16-1	1.02	NO SPLIT	1	1	RE	SR
060-060-17-1	1.01	NO SPLIT	1	1	RE	SR
060-060-21-1	1.03	NO SPLIT	1	1	RE	SR
060-060-22-1	1.02	NO SPLIT	1	1	RE	SR
060-060-24-1	1.02	NO SPLIT	1	1	RE	SR
060-060-28-1	0.99	NO SPLIT	1	1	RE	SR
060-060-29-1	0.98	NO SPLIT	1	1	RE	SR
060-060-30-1	1.01	NO SPLIT	1	1	RE	SR
060-060-31-1	1.00	NO SPLIT	1	1	RE	SR
060-060-32-1	1.03	NO SPLIT	1	1	RE	SR
060-060-33-1	1.01	NO SPLIT	1	1	RE	SR
060-060-34-1	1.23	NO SPLIT	1	1	RE	SR
060-060-35-1	1.07	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-060-38-1	1.01	NO SPLIT	1	1	RE	SR
060-060-39-1	1.01	NO SPLIT	1	1	RE	SR
060-060-40-1	1.11	NO SPLIT	1	1	RE	SR
060-060-41-1	1.18	NO SPLIT	1	1	RE	SR
060-060-45-1	1.06	NO SPLIT	1	1	RE	SR
060-070-03-1	1.01	NO SPLIT	1	1	RE	SR
060-070-05-1	1.01	NO SPLIT	1	1	RE	SR
060-070-07-1	1.01	NO SPLIT	1	1	RE	SR
060-070-08-1	1.01	NO SPLIT	1	1	RE	SR
060-070-09-1	1.01	NO SPLIT	1	1	RE	SR
060-070-11-1	1.00	NO SPLIT	1	1	RE	SR
060-070-14-1	1.25	NO SPLIT	1	1	RE	GC
060-070-23-1	1.02	NO SPLIT	1	1	RE	SR
060-070-25-1	1.03	NO SPLIT	1	1	RE	SR
060-070-27-1	1.02	NO SPLIT	1	1	RE	SR
060-070-28-1	1.00	NO SPLIT	1	1	RE	SR
060-070-29-1	1.16	NO SPLIT	1	1	RE	SR
060-070-32-1	1.30	NO SPLIT	1	1	RE	SR
060-070-33-1	1.40	NO SPLIT	1	1	RE	SR
060-080-01-1	0.99	NO SPLIT	1	1	RE	SR
060-080-02-1	1.00	NO SPLIT	1	1	RE	SR
060-080-06-1	1.02	NO SPLIT	1	1	RE	SR
060-080-07-1	1.01	NO SPLIT	1	1	RE	SR
060-080-08-1	0.86	NO SPLIT	1	1	RE	SR
060-080-09-1	1.04	NO SPLIT	1	1	RE	SR
060-080-11-1	1.53	NO SPLIT	1	1	RE	SR
060-080-13-1	1.02	NO SPLIT	1	1	RE	SR
060-080-14-1	1.08	NO SPLIT	1	1	RE	SR
060-080-15-1	1.30	NO SPLIT	1	1	RE	SR
060-080-17-1	1.27	NO SPLIT	1	1	RE	SR
060-080-18-1	1.61	NO SPLIT	1	1	RE	SR
060-080-22-1	1.16	NO SPLIT	1	1	RE	SR
060-080-23-1	1.43	NO SPLIT	1	1	RE	SR
060-080-27-1	1.08	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-080-28-1	1.01	NO SPLIT	1	1	RE	SR
060-080-30-1	1.03	NO SPLIT	1	1	RE	SR
060-080-31-1	1.02	NO SPLIT	1	1	RE	SR
060-080-32-1	1.04	NO SPLIT	1	1	RE	SR
060-080-33-1	1.00	NO SPLIT	1	1	RE	SR
060-080-34-1	1.25	NO SPLIT	1	1	RE	SR
060-080-35-1	1.15	NO SPLIT	1	1	RE	SR
060-080-36-1	1.19	NO SPLIT	1	1	RE	SR
060-080-37-1	1.01	NO SPLIT	1	1	RE	SR
060-080-38-1	1.01	NO SPLIT	1	1	RE	SR
060-080-39-1	1.01	NO SPLIT	1	1	RE	SR
060-080-40-1	1.01	NO SPLIT	1	1	RE	SR
060-080-42-1	1.17	NO SPLIT	1	1	RE	SR
060-080-43-1	1.09	NO SPLIT	1	1	RE	SR
060-080-45-1	1.03	NO SPLIT	1	1	RE	SR
060-080-46-1	1.44	NO SPLIT	1	1	RE	SR
060-080-47-1	1.43	NO SPLIT	1	1	RE	SR
060-080-50-1	1.27	NO SPLIT	1	1	RE	SR
060-080-54-1	1.31	NO SPLIT	1	1	RE	SR
060-080-55-1	1.10	NO SPLIT	1	1	RE	SR
060-080-56-1	1.09	NO SPLIT	1	1	RE	SR
060-080-57-1	1.04	NO SPLIT	1	1	RE	SR
060-080-58-1	1.18	NO SPLIT	1	1	RE	SR
060-090-03-1	1.00	NO SPLIT	1	1	RE	SR
060-090-04-1	1.12	NO SPLIT	1	1	RE	SR
060-090-05-1	1.15	NO SPLIT	1	1	RE	SR
060-090-06-1	1.06	NO SPLIT	1	1	RE	SR
060-090-09-1	1.19	NO SPLIT	1	1	RE	SR
060-090-10-1	1.19	NO SPLIT	1	1	RE	SR
060-090-11-1	1.26	NO SPLIT	1	1	RE	SR
060-090-12-1	1.10	NO SPLIT	1	1	RE	SR
060-090-13-1	1.09	NO SPLIT	1	1	RE	SR
060-090-14-1	1.33	NO SPLIT	1	1	RE	SR
060-090-15-1	1.09	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-090-16-1	4.91	NO SPLIT	1	1	RE	SR
060-090-17-1	1.44	NO SPLIT	1	1	RE	SR
060-090-20-1	1.90	NO SPLIT	1	1	RE	SR
060-090-21-1	1.25	NO SPLIT	1	1	RE	SR
060-090-23-1	1.54	NO SPLIT	1	1	RE	SR
060-090-24-1	2.00	NO SPLIT	1	1	RE	SR
060-100-05-1	1.03	NO SPLIT	1	1	RE	SR
060-100-07-1	1.06	NO SPLIT	1	1	RE	SR
060-100-08-1	1.05	NO SPLIT	1	1	RE	SR
060-100-09-1	1.05	NO SPLIT	1	1	RE	SR
060-100-11-1	1.03	NO SPLIT	1	1	RE	SR
060-100-12-1	1.35	NO SPLIT	1	1	RE	SR
060-100-13-1	1.13	NO SPLIT	1	1	RE	SR
060-100-16-1	1.01	NO SPLIT	1	1	RE	SR
060-100-17-1	1.06	NO SPLIT	1	1	RE	SR
060-100-18-1	1.14	NO SPLIT	1	1	RE	SR
060-100-20-1	1.17	NO SPLIT	1	1	RE	SR
060-100-21-1	1.02	NO SPLIT	1	1	RE	SR
060-100-23-1	1.20	NO SPLIT	1	1	RE	SR
060-100-24-1	1.62	NO SPLIT	1	1	RE	SR
060-100-26-1	1.25	NO SPLIT	1	1	RE	SR
060-100-27-1	1.14	NO SPLIT	1	1	RE	SR
060-100-29-1	1.08	NO SPLIT	1	1	RE	SR
060-100-30-1	1.91	NO SPLIT	1	1	RE	SR
060-100-31-1	1.20	NO SPLIT	1	1	RE	SR
060-100-33-1	1.03	NO SPLIT	1	1	RE	SR
060-100-36-1	1.04	NO SPLIT	1	1	RE	SR
060-100-37-1	1.14	NO SPLIT	1	1	RE	SR
060-100-38-1	1.10	NO SPLIT	1	1	RE	SR
060-100-41-1	1.05	NO SPLIT	1	1	RE	SR
060-100-42-1	1.32	NO SPLIT	1	1	RE	SR
060-100-44-1	1.06	NO SPLIT	1	1	RE	SR
060-100-45-1	1.17	NO SPLIT	1	1	RE	SR
060-100-46-1	1.26	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-100-48-1	1.23	NO SPLIT	1	1	RE	SR
060-100-49-1	1.12	NO SPLIT	1	1	RE	SR
060-100-50-1	1.14	NO SPLIT	1	1	RE	SR
060-100-51-1	1.01	NO SPLIT	1	1	RE	SR
060-100-52-1	1.10	NO SPLIT	1	1	RE	SR
060-100-53-1	1.01	NO SPLIT	1	1	RE	SR
060-100-54-1	1.01	NO SPLIT	1	1	RE	SR
060-100-55-1	1.23	NO SPLIT	1	1	RE	SR
060-100-56-1	1.02	NO SPLIT	1	1	RE	SR
060-110-03-1	1.20	NO SPLIT	1	1	RE	SR
060-110-05-1	2.07	NO SPLIT	1	1	RE	SR
060-110-07-1	0.99	NO SPLIT	1	1	RE	SR
060-110-08-1	1.19	NO SPLIT	1	1	RE	SR
060-110-09-1	1.01	NO SPLIT	1	1	RE	SR
060-110-10-1	1.01	NO SPLIT	1	1	RE	SR
060-110-11-1	1.05	NO SPLIT	1	1	RE	SR
060-110-12-1	0.94	NO SPLIT	1	1	RE	SR
060-110-13-1	1.06	NO SPLIT	1	1	RE	SR
060-110-14-1	1.10	NO SPLIT	1	1	RE	SR
060-110-15-1	1.10	NO SPLIT	1	1	RE	SR
060-110-16-1	1.44	NO SPLIT	1	1	RE	SR
060-110-17-1	1.39	NO SPLIT	1	1	RE	SR
060-110-18-1	1.11	NO SPLIT	1	1	RE	SR
060-110-19-1	1.28	NO SPLIT	1	1	RE	SR
060-110-20-1	1.12	NO SPLIT	1	1	RE	SR
060-110-21-1	1.08	NO SPLIT	1	1	RE	SR
060-110-22-1	1.15	NO SPLIT	1	1	RE	SR
060-110-23-1	1.26	NO SPLIT	1	1	RE	SR
060-110-24-1	1.01	NO SPLIT	1	1	RE	SR
060-110-25-1	1.01	NO SPLIT	1	1	RE	SR
060-110-26-1	1.01	NO SPLIT	1	1	RE	SR
060-110-27-1	1.01	NO SPLIT	1	1	RE	SR
060-110-30-1	1.23	NO SPLIT	1	1	RE	SR
060-110-31-1	1.01	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-110-32-1	1.09	NO SPLIT	1	1	RE	SR
060-110-34-1	1.10	NO SPLIT	1	1	RE	SR
060-110-36-1	1.06	NO SPLIT	1	1	RE	SR
060-110-38-1	1.17	NO SPLIT	1	1	RE	SR
060-110-39-1	1.26	NO SPLIT	1	1	RE	SR
060-110-40-1	0.96	NO SPLIT	1	1	RE	SR
060-110-41-1	2.80	NO SPLIT	1	1	RE	SR
060-110-42-1	1.50	NO SPLIT	1	1	RE	SR
060-110-43-1	1.13	NO SPLIT	1	1	RE	SR
060-110-44-1	1.23	NO SPLIT	1	1	RE	SR
060-110-45-1	1.60	NO SPLIT	1	1	RE	SR
060-110-46-1	3.40	NO SPLIT	1	1	RE	SR
060-120-02-1	1.20	NO SPLIT	1	1	RE	SR
060-120-03-1	1.01	NO SPLIT	1	1	RE	SR
060-120-04-1	1.34	NO SPLIT	1	1	RE	SR
060-120-05-1	1.56	NO SPLIT	1	1	RE	SR
060-120-06-1	1.26	NO SPLIT	1	1	RE	SR
060-120-07-1	1.58	NO SPLIT	1	1	RE	SR
060-120-08-1	1.10	NO SPLIT	1	1	RE	SR
060-120-09-1	1.12	NO SPLIT	1	1	RE	SR
060-120-10-1	1.11	NO SPLIT	1	1	RE	SR
060-120-11-1	1.39	NO SPLIT	1	1	RE	SR
060-120-12-1	1.04	NO SPLIT	1	1	RE	SR
060-120-14-1	1.15	NO SPLIT	1	1	RE	SR
060-120-15-1	1.03	NO SPLIT	1	1	RE	SR
060-120-16-1	1.01	NO SPLIT	1	1	RE	SR
060-120-17-1	1.01	NO SPLIT	1	1	RE	SR
060-120-19-1	1.01	NO SPLIT	1	1	RE	SR
060-120-21-1	1.01	NO SPLIT	1	1	RE	SR
060-120-24-1	1.01	NO SPLIT	1	1	RE	SR
060-120-25-1	1.08	NO SPLIT	1	1	RE	SR
060-120-26-1	1.05	NO SPLIT	1	1	RE	SR
060-120-28-1	1.06	NO SPLIT	1	1	RE	SR
060-120-29-1	1.09	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-120-30-1	1.22	NO SPLIT	1	1	RE	SR
060-120-34-1	1.03	NO SPLIT	1	1	RE	SR
060-130-01-1	1.05	NO SPLIT	1	1	RE	SR
060-130-03-1	1.02	NO SPLIT	1	1	RE	SR
060-130-04-1	1.08	NO SPLIT	1	1	RE	SR
060-130-05-1	1.05	NO SPLIT	1	1	RE	SR
060-130-06-1	1.05	NO SPLIT	1	1	RE	SR
060-130-07-1	1.00	NO SPLIT	1	1	RE	SR
060-130-08-1	1.50	NO SPLIT	1	1	RE	SR
060-130-10-1	1.04	NO SPLIT	1	1	RE	SR
060-130-12-1	1.04	NO SPLIT	1	1	RE	SR
060-130-13-1	1.04	NO SPLIT	1	1	RE	SR
060-130-15-1	1.20	NO SPLIT	1	1	RE	SR
060-130-16-1	1.04	NO SPLIT	1	1	RE	SR
060-130-17-1	1.09	NO SPLIT	1	1	RE	SR
060-130-18-1	1.06	NO SPLIT	1	1	RE	SR
060-130-19-1	1.07	NO SPLIT	1	1	RE	SR
060-130-21-1	1.01	NO SPLIT	1	1	RE	SR
060-130-22-1	1.01	NO SPLIT	1	1	RE	SR
060-130-23-1	1.07	NO SPLIT	1	1	RE	SR
060-130-24-1	1.07	NO SPLIT	1	1	RE	SR
060-130-26-1	1.30	NO SPLIT	1	1	RE	SR
060-140-02-1	1.08	NO SPLIT	1	1	RE	SR
060-140-03-1	1.07	NO SPLIT	1	1	RE	SR
060-140-04-1	1.03	NO SPLIT	1	1	RE	SR
060-140-05-1	1.03	NO SPLIT	1	1	RE	SR
060-140-11-1	1.09	NO SPLIT	1	1	RE	SR
060-140-14-1	1.06	NO SPLIT	1	1	RE	SR
060-140-16-1	1.08	NO SPLIT	1	1	RE	SR
060-140-17-1	1.26	NO SPLIT	1	1	RE	SR
060-140-18-1	1.14	NO SPLIT	1	1	RE	SR
060-140-22-1	1.01	NO SPLIT	1	1	RE	SR
060-140-23-1	1.01	NO SPLIT	1	1	RE	SR
060-140-24-1	1.17	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-140-25-1	1.19	NO SPLIT	1	1	RE	SR
060-140-28-1	1.20	NO SPLIT	1	1	RE	SR
060-140-30-1	1.50	NO SPLIT	1	1	RE	SR
060-160-21-1	1.10	NO SPLIT	1	1	RE	GC
062-010-03-1	1.43	NO SPLIT	1	1	RE	SR
062-010-04-1	1.95	NO SPLIT	1	1	RE	SR
062-010-05-1	1.52	NO SPLIT	1	1	RE	SR
062-010-11-1	1.95	NO SPLIT	1	1	RE	SR
062-010-14-1	2.08	NO SPLIT	1	1	RE	SR
062-010-19-1	2.00	NO SPLIT	1	1	RE	SR
062-010-22-1	1.35	NO SPLIT	1	1	RE	SR
062-010-23-1	1.91	NO SPLIT	1	1	RE	SR
062-010-24-1	2.24	NO SPLIT	1	1	RE	SR
062-010-25-1	2.14	NO SPLIT	1	1	RE	SR
062-010-26-1	1.67	NO SPLIT	1	1	RE	SR
062-010-32-1	1.71	NO SPLIT	1	1	RE	SR
062-010-35-1	1.15	NO SPLIT	1	1	RE	SR
062-010-41-1	1.12	NO SPLIT	1	1	RE	SR
062-020-08-1	1.01	NO SPLIT	1	1	RE	SR
062-020-14-1	0.98	NO SPLIT	1	1	RE	SR
062-020-16-1	1.12	NO SPLIT	1	1	RE	SR
062-020-17-1	1.04	NO SPLIT	1	1	RE	SR
062-020-18-1	1.11	NO SPLIT	1	1	RE	SR
062-020-22-1	1.00	NO SPLIT	1	1	RE	SR
062-020-23-1	0.98	NO SPLIT	1	1	RE	SR
062-020-26-1	1.16	NO SPLIT	1	1	RE	SR
062-020-29-1	0.97	NO SPLIT	1	1	RE	SR
062-020-30-1	0.97	NO SPLIT	1	1	RE	SR
062-020-31-1	1.08	NO SPLIT	1	1	RE	SR
062-020-34-1	1.33	NO SPLIT	1	1	RE	SR
062-020-38-1	1.36	NO SPLIT	1	1	RE	SR
062-020-40-1	1.20	NO SPLIT	1	1	RE	SR
062-020-45-1	2.11	NO SPLIT	1	1	RE	SR
062-020-48-1	1.22	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-020-52-1	1.13	NO SPLIT	1	1	RE	SR
062-020-53-1	1.36	NO SPLIT	1	1	RE	SR
062-020-55-1	1.11	NO SPLIT	1	1	RE	SR
062-020-63-1	1.96	NO SPLIT	1	1	RE	SR
062-020-64-1	2.70	NO SPLIT	1	1	RE	SR
062-030-01-1	5.29	NO SPLIT	1	1	RE	SR
062-030-02-1	6.04	NO SPLIT	1	1	RE	SR
062-030-03-1	3.84	NO SPLIT	1	1	RE	SR
062-030-04-1	7.68	NO SPLIT	1	1	RE	SR
062-030-05-1	3.92	NO SPLIT	1	1	RE	SR
062-030-07-1	5.32	NO SPLIT	1	1	RE	SR
062-030-08-1	4.83	NO SPLIT	1	1	RE	SR
062-030-09-1	8.51	NO SPLIT	1	1	RE	SR
062-030-14-1	3.09	NO SPLIT	1	1	RE	SR
062-030-16-1	2.04	NO SPLIT	1	1	RE	SR
062-030-17-1	3.25	NO SPLIT	1	1	RE	SR
062-030-21-1	2.07	NO SPLIT	1	1	RE	SR
062-040-01-1	1.39	NO SPLIT	1	1	RE	SR
062-040-04-1	1.75	NO SPLIT	1	1	RE	SR
062-040-09-1	1.41	NO SPLIT	1	1	RE	SR
062-040-12-1	1.36	NO SPLIT	1	1	RE	SR
062-040-16-1	1.51	NO SPLIT	1	1	RE	SR
062-040-20-1	2.69	NO SPLIT	1	1	RE	SR
062-040-24-1	1.46	NO SPLIT	1	1	RE	SR
062-040-26-1	1.68	NO SPLIT	1	1	RE	SR
062-040-27-1	2.71	NO SPLIT	1	1	RE	SR
062-040-35-1	1.33	NO SPLIT	1	1	RE	SR
062-040-36-1	1.04	NO SPLIT	1	1	RE	SR
062-040-37-1	2.20	NO SPLIT	1	1	RE	SR
062-040-40-1	1.54	NO SPLIT	1	1	RE	SR
062-040-41-1	1.61	NO SPLIT	1	1	RE	SR
062-040-42-1	1.85	NO SPLIT	1	1	RE	SR
062-050-03-1	1.56	NO SPLIT	1	1	RE	SR
062-050-04-1	2.03	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-050-06-1	0.99	NO SPLIT	1	1	RE	SR
062-050-07-1	1.07	NO SPLIT	1	1	RE	SR
062-050-10-1	1.39	NO SPLIT	1	1	RE	SR
062-050-11-1	1.01	NO SPLIT	1	1	RE	SR
062-050-13-1	1.00	NO SPLIT	1	1	RE	SR
062-050-14-1	0.97	NO SPLIT	1	1	RE	SR
062-050-35-1	1.03	NO SPLIT	1	1	RE	SR
062-050-37-1	1.17	NO SPLIT	1	1	RE	SR
062-050-38-1	2.21	NO SPLIT	1	1	RE	SR
062-060-01-1	1.56	NO SPLIT	1	1	RE	SR
062-060-02-1	1.60	NO SPLIT	1	1	RE	SR
062-060-06-1	1.50	NO SPLIT	1	1	RE	SR
062-060-07-1	1.23	NO SPLIT	1	1	RE	SR
062-060-08-1	1.05	NO SPLIT	1	1	RE	SR
062-060-09-1	1.56	NO SPLIT	1	1	RE	SR
062-060-30-1	2.93	NO SPLIT	1	1	RE	SR
062-060-37-1	2.53	NO SPLIT	1	1	RE	SR
062-060-38-1	1.26	NO SPLIT	1	1	RE	SR
062-060-39-1	1.37	NO SPLIT	1	1	RE	SR
062-060-41-1	2.46	NO SPLIT	1	1	RE	SR
062-060-42-1	1.48	NO SPLIT	1	1	RE	SR
062-060-43-1	14.23	NO SPLIT	1	1	RE	SR
062-070-11-1	1.53	NO SPLIT	1	1	RE	SR
062-070-12-1	1.75	NO SPLIT	1	1	RE	SR
062-070-13-1	1.83	NO SPLIT	1	1	RE	SR
062-070-14-1	4.40	NO SPLIT	1	1	RE	SR
062-070-15-1	6.49	NO SPLIT	1	1	RE	SR
062-070-16-1	3.71	NO SPLIT	1	1	RE	SR
062-070-17-1	4.56	NO SPLIT	1	1	RE	SR
062-070-18-1	4.59	NO SPLIT	1	1	RE	SR
062-070-19-1	2.59	NO SPLIT	1	1	RE	SR
062-070-20-1	2.09	NO SPLIT	1	1	RE	SR
062-070-21-1	1.83	NO SPLIT	1	1	RE	SR
062-070-28-1	3.34	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-070-29-1	1.62	NO SPLIT	1	1	RE	SR
062-070-31-1	4.09	NO SPLIT	1	1	RE	SR
062-070-32-1	2.96	NO SPLIT	1	1	RE	SR
062-070-34-1	1.96	NO SPLIT	1	1	RE	SR
062-070-35-1	1.19	NO SPLIT	1	1	RE	SR
062-070-37-1	1.44	NO SPLIT	1	1	RE	SR
062-070-38-1	1.60	NO SPLIT	1	1	RE	SR
062-080-01-1	1.50	NO SPLIT	1	1	RE	SR
062-080-04-1	3.11	NO SPLIT	1	1	RE	SR
062-080-06-1	1.85	NO SPLIT	1	1	RE	SR
062-080-14-1	1.19	NO SPLIT	1	1	RE	SR
062-080-15-1	1.64	NO SPLIT	1	1	RE	SR
062-080-16-1	1.44	NO SPLIT	1	1	RE	SR
062-090-05-1	1.67	NO SPLIT	1	1	RE	SR
062-090-06-1	2.71	NO SPLIT	1	1	RE	SR
062-090-07-1	4.65	NO SPLIT	1	1	RE	SR
062-090-25-1	3.32	NO SPLIT	1	1	RE	SR
062-090-27-1	2.24	NO SPLIT	1	1	RE	SR
062-090-28-1	2.16	NO SPLIT	1	1	RE	SR
062-090-29-1	7.16	NO SPLIT	1	1	RE	SR
062-090-30-1	1.74	NO SPLIT	1	1	RE	SR
062-090-32-1	3.11	NO SPLIT	1	1	RE	SR
062-090-34-1	2.36	NO SPLIT	1	1	RE	SR
062-090-35-1	3.40	NO SPLIT	1	1	RE	SR
062-090-37-1	3.66	NO SPLIT	1	1	RE	SR
062-090-38-1	3.80	NO SPLIT	1	1	RE	SR
062-100-03-1	1.43	NO SPLIT	1	1	RE	SR
062-100-07-1	1.48	NO SPLIT	1	1	RE	SR
062-100-08-1	1.73	NO SPLIT	1	1	RE	SR
062-100-31-1	1.34	NO SPLIT	1	1	RE	SR
062-100-32-1	1.70	NO SPLIT	1	1	RE	SR
062-100-33-1	1.12	NO SPLIT	1	1	RE	SR
062-100-60-1	2.21	NO SPLIT	1	1	RE	SR
062-100-61-1	1.96	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-100-62-1	2.01	NO SPLIT	1	1	RE	SR
062-100-63-1	1.91	NO SPLIT	1	1	RE	SR
062-100-65-1	4.82	NO SPLIT	1	1	RE	SR
062-100-75-1	1.36	NO SPLIT	1	1	RE	SR
062-100-76-1	1.53	NO SPLIT	1	1	RE	SR
062-110-01-1	1.30	NO SPLIT	1	1	RE	SR
062-110-04-1	1.50	NO SPLIT	1	1	RE	SR
062-110-05-1	1.45	NO SPLIT	1	1	RE	SR
062-110-12-1	1.85	NO SPLIT	1	1	RE	SR
062-110-13-1	2.32	NO SPLIT	1	1	RE	SR
062-110-22-1	1.00	NO SPLIT	1	1	RE	SR
062-120-01-1	1.39	NO SPLIT	1	1	RE	SR
062-120-07-1	1.20	NO SPLIT	1	1	RE	SR
062-120-14-1	0.99	NO SPLIT	1	1	RE	SR
062-120-22-1	1.05	NO SPLIT	1	1	RE	SR
062-120-24-1	1.14	NO SPLIT	1	1	RE	SR
062-120-27-1	1.11	NO SPLIT	1	1	RE	SR
062-120-28-1	1.08	NO SPLIT	1	1	RE	SR
062-120-29-1	1.18	NO SPLIT	1	1	RE	SR
062-120-51-1	2.43	NO SPLIT	1	1	RE	SR
062-120-53-1	1.51	NO SPLIT	1	1	RE	SR
062-120-54-1	1.09	NO SPLIT	1	1	RE	SR
062-120-81-1	1.17	NO SPLIT	1	1	RE	SR
062-120-83-1	1.45	NO SPLIT	1	1	RE	SR
062-130-02-1	3.63	NO SPLIT	1	1	RE	SR
062-130-07-1	1.23	NO SPLIT	1	1	RE	SR
062-130-08-1	1.75	NO SPLIT	1	1	RE	SR
062-130-17-1	1.34	NO SPLIT	1	1	RE	SR
062-130-19-1	1.82	NO SPLIT	1	1	RE	SR
062-130-20-1	2.09	NO SPLIT	1	1	RE	SR
062-130-21-1	1.74	NO SPLIT	1	1	RE	SR
062-130-23-1	2.04	NO SPLIT	1	1	RE	SR
062-130-26-1	2.16	NO SPLIT	1	1	RE	SR
062-130-27-1	1.29	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-130-28-1	1.68	NO SPLIT	1	1	RE	SR
062-130-29-1	1.68	NO SPLIT	1	1	RE	SR
062-130-30-1	1.94	NO SPLIT	1	1	RE	SR
062-130-31-1	2.27	NO SPLIT	1	1	RE	SR
062-130-34-1	1.70	NO SPLIT	1	1	RE	SR
062-130-35-1	1.92	NO SPLIT	1	1	RE	SR
062-130-39-1	1.83	NO SPLIT	1	1	RE	SR
062-130-42-1	1.35	NO SPLIT	1	1	RE	SR
062-130-43-1	2.13	NO SPLIT	1	1	RE	SR
062-130-46-1	1.62	NO SPLIT	1	1	RE	SR
062-130-47-1	1.18	NO SPLIT	1	1	RE	SR
062-140-04-1	1.31	NO SPLIT	1	1	RE	SR
062-140-05-1	1.24	NO SPLIT	1	1	RE	SR
062-140-07-1	1.17	NO SPLIT	1	1	RE	SR
062-140-09-1	1.54	NO SPLIT	1	1	RE	SR
062-140-10-1	1.38	NO SPLIT	1	1	RE	SR
062-140-11-1	1.81	NO SPLIT	1	1	RE	SR
062-140-13-1	1.76	NO SPLIT	1	1	RE	SR
062-140-15-1	1.65	NO SPLIT	1	1	RE	SR
062-140-16-1	1.64	NO SPLIT	1	1	RE	SR
062-140-18-1	1.14	NO SPLIT	1	1	RE	SR
062-140-19-1	1.09	NO SPLIT	1	1	RE	SR
062-140-22-1	1.28	NO SPLIT	1	1	RE	SR
062-140-24-1	1.06	NO SPLIT	1	1	RE	SR
062-140-25-1	6.35	NO SPLIT	1	1	RE	SR
062-140-32-1	1.09	NO SPLIT	1	1	RE	SR
062-140-34-1	11.24	NO SPLIT	1	1	RE	SR
062-150-02-1	2.56	NO SPLIT	1	1	RE	SR
062-150-03-1	2.69	NO SPLIT	1	1	RE	SR
062-150-04-1	1.81	NO SPLIT	1	1	RE	SR
062-150-05-1	2.29	NO SPLIT	1	1	RE	SR
062-150-12-1	1.16	NO SPLIT	1	1	RE	SR
062-150-14-1	1.82	NO SPLIT	1	1	RE	SR
062-150-15-1	1.94	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-150-16-1	2.23	NO SPLIT	1	1	RE	SR
062-150-23-1	14.66	NO SPLIT	1	1	RE	SR
062-150-29-1	2.16	NO SPLIT	1	1	RE	SR
062-150-30-1	1.87	NO SPLIT	1	1	RE	SR
062-150-31-1	1.69	NO SPLIT	1	1	RE	SR
062-150-32-1	2.96	NO SPLIT	1	1	RE	SR
062-150-33-1	1.59	NO SPLIT	1	1	RE	SR
062-150-34-1	2.76	NO SPLIT	1	1	RE	SR
062-150-35-1	1.61	NO SPLIT	1	1	RE	SR
062-160-01-1	3.47	NO SPLIT	1	1	RE	SR
062-160-02-1	1.88	NO SPLIT	1	1	RE	SR
062-160-03-1	1.60	NO SPLIT	1	1	RE	SR
062-160-06-1	1.55	NO SPLIT	1	1	RE	SR
062-160-08-1	6.74	NO SPLIT	1	1	RE	SR
062-160-09-1	2.55	NO SPLIT	1	1	RE	SR
062-160-12-1	1.99	NO SPLIT	1	1	RE	SR
062-160-13-1	2.04	NO SPLIT	1	1	RE	SR
062-160-14-1	1.95	NO SPLIT	1	1	RE	SR
062-160-15-1	1.83	NO SPLIT	1	1	RE	SR
062-160-16-1	1.44	NO SPLIT	1	1	RE	SR
062-160-17-1	1.98	NO SPLIT	1	1	RE	SR
062-160-19-1	1.65	NO SPLIT	1	1	RE	SR
062-160-20-1	1.80	NO SPLIT	1	1	RE	SR
062-160-21-1	2.31	NO SPLIT	1	1	RE	SR
062-170-01-1	4.06	NO SPLIT	1	1	RE	SR
062-170-02-1	2.47	NO SPLIT	1	1	RE	SR
062-170-03-1	1.73	NO SPLIT	1	1	RE	SR
062-170-05-1	3.06	NO SPLIT	1	1	RE	SR
062-170-06-1	2.83	NO SPLIT	1	1	RE	SR
062-170-07-1	2.50	NO SPLIT	1	1	RE	SR
062-170-08-1	1.86	NO SPLIT	1	1	RE	SR
062-170-09-1	1.96	NO SPLIT	1	1	RE	SR
062-170-10-1	4.75	NO SPLIT	1	1	RE	SR
062-170-11-1	2.07	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-170-12-1	2.16	NO SPLIT	1	1	RE	SR
062-170-13-1	2.28	NO SPLIT	1	1	RE	SR
062-170-14-1	5.18	NO SPLIT	1	1	RE	SR
062-170-15-1	1.95	NO SPLIT	1	1	RE	SR
062-170-16-1	2.28	NO SPLIT	1	1	RE	SR
062-170-23-1	1.58	NO SPLIT	1	1	RE	SR
062-170-30-1	1.63	NO SPLIT	1	1	RE	SR
062-170-35-1	1.86	NO SPLIT	1	1	RE	SR
062-170-36-1	1.53	NO SPLIT	1	1	RE	SR
062-170-37-1	2.20	NO SPLIT	1	1	RE	SR
062-170-38-1	2.05	NO SPLIT	1	1	RE	SR
062-170-39-1	7.57	NO SPLIT	1	1	RE	SR
062-170-40-1	4.46	NO SPLIT	1	1	RE	SR
062-180-01-1	2.28	NO SPLIT	1	1	RE	SR
062-180-02-1	1.84	NO SPLIT	1	1	RE	SR
062-180-03-1	1.35	NO SPLIT	1	1	RE	SR
062-180-04-1	2.96	NO SPLIT	1	1	RE	SR
062-180-05-1	4.60	NO SPLIT	1	1	RE	SR
062-180-06-1	2.61	NO SPLIT	1	1	RE	SR
062-180-07-1	2.84	NO SPLIT	1	1	RE	SR
062-180-08-1	3.98	NO SPLIT	1	1	RE	SR
062-180-09-1	3.35	NO SPLIT	1	1	RE	SR
062-180-10-1	3.60	NO SPLIT	1	1	RE	SR
062-180-11-1	3.14	NO SPLIT	1	1	RE	SR
062-180-13-1	2.52	NO SPLIT	1	1	RE	SR
062-180-14-1	5.40	NO SPLIT	1	1	RE	SR
062-180-15-1	2.83	NO SPLIT	1	1	RE	SR
062-180-16-1	1.98	NO SPLIT	1	1	RE	SR
062-180-17-1	2.37	NO SPLIT	1	1	RE	SR
062-180-18-1	2.14	NO SPLIT	1	1	RE	SR
062-180-19-1	2.75	NO SPLIT	1	1	RE	SR
062-180-20-1	3.74	NO SPLIT	1	1	RE	SR
062-180-21-1	1.68	NO SPLIT	1	1	RE	SR
062-180-22-1	1.50	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-180-23-1	1.51	NO SPLIT	1	1	RE	SR
062-180-24-1	2.38	NO SPLIT	1	1	RE	SR
062-180-27-1	1.73	NO SPLIT	1	1	RE	SR
062-180-28-1	2.30	NO SPLIT	1	1	RE	SR
062-180-29-1	1.52	NO SPLIT	1	1	RE	SR
062-190-01-1	2.40	NO SPLIT	1	1	RE	SR
062-190-02-1	1.64	NO SPLIT	1	1	RE	SR
062-190-03-1	1.54	NO SPLIT	1	1	RE	SR
062-190-05-1	2.26	NO SPLIT	1	1	RE	SR
062-190-06-1	1.72	NO SPLIT	1	1	RE	SR
062-190-07-1	2.22	NO SPLIT	1	1	RE	SR
062-190-08-1	2.98	NO SPLIT	1	1	RE	SR
062-190-10-1	1.73	NO SPLIT	1	1	RE	SR
062-190-11-1	1.51	NO SPLIT	1	1	RE	SR
062-190-12-1	1.52	NO SPLIT	1	1	RE	SR
062-190-19-1	2.33	NO SPLIT	1	1	RE	SR
062-190-21-1	1.85	NO SPLIT	1	1	RE	SR
062-190-25-1	2.01	NO SPLIT	1	1	RE	SR
062-190-26-1	1.69	NO SPLIT	1	1	RE	SR
062-190-27-1	1.10	NO SPLIT	1	1	RE	SR
062-190-28-1	1.86	NO SPLIT	1	1	RE	SR
062-190-29-1	1.61	NO SPLIT	1	1	RE	SR
062-190-30-1	1.50	NO SPLIT	1	1	RE	SR
062-190-31-1	2.77	NO SPLIT	1	1	RE	SR
062-200-06-1	1.74	NO SPLIT	1	1	RE	SR
062-200-07-1	1.57	NO SPLIT	1	1	RE	SR
062-200-09-1	2.52	NO SPLIT	1	1	RE	SR
062-200-10-1	2.66	NO SPLIT	1	1	RE	SR
062-200-11-1	1.46	NO SPLIT	1	1	RE	SR
062-200-12-1	1.08	NO SPLIT	1	1	RE	SR
062-200-17-1	1.41	NO SPLIT	1	1	RE	SR
062-200-18-1	1.04	NO SPLIT	1	1	RE	SR
062-200-20-1	1.35	NO SPLIT	1	1	RE	SR
062-210-04-1	1.31	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-210-05-1	1.41	NO SPLIT	1	1	RE	SR
062-210-10-1	1.17	NO SPLIT	1	1	RE	SR
062-210-20-1	1.38	NO SPLIT	1	1	RE	SR
062-210-22-1	1.54	NO SPLIT	1	1	RE	SR
062-210-24-1	1.56	NO SPLIT	1	1	RE	SR
062-210-25-1	1.59	NO SPLIT	1	1	RE	SR
062-210-28-1	1.14	NO SPLIT	1	1	RE	SR
062-210-29-1	1.68	NO SPLIT	1	1	RE	SR
062-210-34-1	1.73	NO SPLIT	1	1	RE	SR
062-210-35-1	1.58	NO SPLIT	1	1	RE	SR
062-210-39-1	1.69	NO SPLIT	1	1	RE	SR
062-210-40-1	4.08	NO SPLIT	1	1	RE	SR
062-210-42-1	2.06	NO SPLIT	1	1	RE	SR
062-210-44-1	3.50	NO SPLIT	1	1	RE	SR
062-210-45-1	2.99	NO SPLIT	1	1	RE	SR
062-210-47-1	2.08	NO SPLIT	1	1	RE	SR
062-220-01-1	1.88	NO SPLIT	1	1	RE	SR
062-220-05-1	1.67	NO SPLIT	1	1	RE	SR
062-220-10-1	2.63	NO SPLIT	1	1	RE	SR
062-220-11-1	2.25	NO SPLIT	1	1	RE	SR
062-220-12-1	2.83	NO SPLIT	1	1	RE	SR
062-220-13-1	2.47	NO SPLIT	1	1	RE	SR
062-220-15-1	1.74	NO SPLIT	1	1	RE	SR
062-220-16-1	2.09	NO SPLIT	1	1	RE	SR
062-220-19-1	10.52	NO SPLIT	1	1	RE	SR
062-220-20-1	10.09	NO SPLIT	1	1	RE	SR
062-220-22-1	3.68	NO SPLIT	1	1	RE	SR
062-220-24-1	2.20	NO SPLIT	1	1	RE	SR
062-220-25-1	1.46	NO SPLIT	1	1	RE	SR
062-220-26-1	1.67	NO SPLIT	1	1	RE	SR
062-220-27-1	3.97	NO SPLIT	1	1	RE	SR
062-230-01-1	5.32	NO SPLIT	1	1	RE	SR
062-230-02-1	2.02	NO SPLIT	1	1	RE	SR
062-230-04-1	2.40	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-230-05-1	3.74	NO SPLIT	1	1	RE	SR
062-230-11-1	1.89	NO SPLIT	1	1	RE	SR
062-230-12-1	1.73	NO SPLIT	1	1	RE	SR
062-230-25-1	1.25	NO SPLIT	1	1	RE	SR
062-230-28-1	3.19	NO SPLIT	1	1	RE	SR
062-230-29-1	4.60	NO SPLIT	1	1	RE	SR
062-230-32-1	1.49	NO SPLIT	1	1	RE	SR
062-230-33-1	2.05	NO SPLIT	1	1	RE	SR
062-230-34-1	1.67	NO SPLIT	1	1	RE	SR
062-230-35-1	1.52	NO SPLIT	1	1	RE	SR
062-230-37-1	2.11	NO SPLIT	1	1	RE	SR
062-230-38-1	3.15	NO SPLIT	1	1	RE	SR
062-230-39-1	1.98	NO SPLIT	1	1	RE	SR
062-230-40-1	3.52	NO SPLIT	1	1	RE	SR
062-230-41-1	1.33	NO SPLIT	1	1	RE	SR
062-230-42-1	1.12	NO SPLIT	1	1	RE	SR
062-230-43-1	2.97	NO SPLIT	1	1	RE	SR
062-230-46-1	1.36	NO SPLIT	1	1	RE	SR
062-230-47-1	3.52	NO SPLIT	1	1	RE	SR
062-240-01-1	2.24	NO SPLIT	1	1	RE	SR
062-240-02-1	1.76	NO SPLIT	1	1	RE	SR
062-240-05-1	1.79	NO SPLIT	1	1	RE	SR
062-240-06-1	1.92	NO SPLIT	1	1	RE	SR
062-240-07-1	1.73	NO SPLIT	1	1	RE	SR
062-240-08-1	1.72	NO SPLIT	1	1	RE	SR
062-240-11-1	1.57	NO SPLIT	1	1	RE	SR
062-240-12-1	1.95	NO SPLIT	1	1	RE	SR
062-240-14-1	1.68	NO SPLIT	1	1	RE	SR
062-240-15-1	3.71	NO SPLIT	1	1	RE	SR
062-240-16-1	2.12	NO SPLIT	1	1	RE	SR
062-240-17-1	2.43	NO SPLIT	1	1	RE	SR
062-240-21-1	2.40	NO SPLIT	1	1	RE	SR
062-240-25-1	2.30	NO SPLIT	1	1	RE	SR
062-240-26-1	3.14	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-240-27-1	1.80	NO SPLIT	1	1	RE	SR
062-240-28-1	2.18	NO SPLIT	1	1	RE	SR
062-240-29-1	2.47	NO SPLIT	1	1	RE	SR
062-240-34-1	1.17	NO SPLIT	1	1	RE	SR
062-240-36-1	1.19	NO SPLIT	1	1	RE	SR
062-240-38-1	1.02	NO SPLIT	1	1	RE	SR
062-240-39-1	1.60	NO SPLIT	1	1	RE	SR
062-240-43-1	1.29	NO SPLIT	1	1	RE	SR
062-240-46-1	2.34	NO SPLIT	1	1	RE	SR
062-240-49-1	1.90	NO SPLIT	1	1	RE	SR
062-240-50-1	1.59	NO SPLIT	1	1	RE	SR
062-240-51-1	1.31	NO SPLIT	1	1	RE	SR
062-240-54-1	1.08	NO SPLIT	1	1	RE	SR
062-240-55-1	1.73	NO SPLIT	1	1	RE	SR
062-240-56-1	1.89	NO SPLIT	1	1	RE	SR
062-250-01-1	1.80	NO SPLIT	1	1	RE	SR
062-250-04-1	2.19	NO SPLIT	1	1	RE	SR
062-250-05-1	2.76	NO SPLIT	1	1	RE	SR
062-250-06-1	2.62	NO SPLIT	1	1	RE	SR
062-250-07-1	2.21	NO SPLIT	1	1	RE	SR
062-250-09-1	1.65	NO SPLIT	1	1	RE	SR
062-250-10-1	1.94	NO SPLIT	1	1	RE	SR
062-250-11-1	2.04	NO SPLIT	1	1	RE	SR
062-250-12-1	1.41	NO SPLIT	1	1	RE	SR
062-250-13-1	1.78	NO SPLIT	1	1	RE	SR
062-250-14-1	3.38	NO SPLIT	1	1	RE	SR
062-250-15-1	1.32	NO SPLIT	1	1	RE	SR
062-250-16-1	1.80	NO SPLIT	1	1	RE	SR
062-250-17-1	1.63	NO SPLIT	1	1	RE	SR
062-250-18-1	1.88	NO SPLIT	1	1	RE	SR
062-250-25-1	3.30	NO SPLIT	1	1	RE	SR
062-250-27-1	1.42	NO SPLIT	1	1	RE	SR
062-250-28-1	1.44	NO SPLIT	1	1	RE	SR
062-250-31-1	1.67	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-250-32-1	1.24	NO SPLIT	1	1	RE	SR
062-250-34-1	1.20	NO SPLIT	1	1	RE	SR
062-250-41-1	1.96	NO SPLIT	1	1	RE	SR
062-250-42-1	1.21	NO SPLIT	1	1	RE	SR
062-260-01-1	2.40	NO SPLIT	1	1	RE	SR
062-260-02-1	1.47	NO SPLIT	1	1	RE	SR
062-260-05-1	1.23	NO SPLIT	1	1	RE	SR
062-260-12-1	3.49	NO SPLIT	1	1	RE	SR
062-260-14-1	2.16	NO SPLIT	1	1	RE	SR
062-260-15-1	2.09	NO SPLIT	1	1	RE	SR
062-270-01-1	1.24	NO SPLIT	1	1	RE	SR
062-270-05-1	1.22	NO SPLIT	1	1	RE	SR
062-270-08-1	1.92	NO SPLIT	1	1	RE	SR
062-270-09-1	2.25	NO SPLIT	1	1	RE	SR
062-270-10-1	3.36	NO SPLIT	1	1	RE	SR
062-270-11-1	2.40	NO SPLIT	1	1	RE	SR
062-270-12-1	2.22	NO SPLIT	1	1	RE	SR
062-270-14-1	3.34	NO SPLIT	1	1	RE	SR
062-270-16-1	1.58	NO SPLIT	1	1	RE	SR
062-270-17-1	1.46	NO SPLIT	1	1	RE	SR
062-270-18-1	4.39	NO SPLIT	1	1	RE	SR
062-270-19-1	2.90	NO SPLIT	1	1	RE	SR
062-280-02-1	1.40	NO SPLIT	1	1	RE	SR
062-280-04-1	1.39	NO SPLIT	1	1	RE	SR
062-280-08-1	3.12	NO SPLIT	1	1	RE	SR
062-280-10-1	5.80	NO SPLIT	1	1	RE	SR
062-280-11-1	3.95	NO SPLIT	1	1	RE	SR
062-280-12-1	2.27	NO SPLIT	1	1	RE	SR
062-280-13-1	6.38	NO SPLIT	1	1	RE	SR
062-280-17-1	3.29	NO SPLIT	1	1	RE	SR
062-280-18-1	3.67	NO SPLIT	1	1	RE	SR
062-280-20-1	5.63	NO SPLIT	1	1	RE	SR
062-280-21-1	2.88	NO SPLIT	1	1	RE	SR
062-280-22-1	4.00	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-290-01-1	3.37	NO SPLIT	1	1	RE	SR
062-290-03-1	1.84	NO SPLIT	1	1	RE	SR
062-290-04-1	3.42	NO SPLIT	1	1	RE	SR
062-290-05-1	4.06	NO SPLIT	1	1	RE	SR
062-290-06-1	3.62	NO SPLIT	1	1	RE	SR
062-290-07-1	5.28	NO SPLIT	1	1	RE	SR
062-290-08-1	3.65	NO SPLIT	1	1	RE	SR
062-290-11-1	1.62	NO SPLIT	1	1	RE	SR
062-290-13-1	5.72	NO SPLIT	1	1	RE	SR
062-290-17-1	4.03	NO SPLIT	1	1	RE	SR
062-300-01-1	6.22	NO SPLIT	1	1	RE	SR
062-300-02-1	4.89	NO SPLIT	1	1	RE	SR
062-300-03-1	1.99	NO SPLIT	1	1	RE	SR
062-300-07-1	4.14	NO SPLIT	1	1	RE	SR
062-300-10-1	2.40	NO SPLIT	1	1	RE	SR
062-300-12-1	1.77	NO SPLIT	1	1	RE	SR
062-300-17-1	1.75	NO SPLIT	1	1	RE	SR
062-300-18-1	1.28	NO SPLIT	1	1	RE	SR
062-300-19-1	1.39	NO SPLIT	1	1	RE	SR
062-300-20-1	3.20	NO SPLIT	1	1	RE	SR
062-300-21-1	1.90	NO SPLIT	1	1	RE	SR
062-300-23-1	1.45	NO SPLIT	1	1	RE	SR
062-300-26-1	3.21	NO SPLIT	1	1	RE	SR
062-300-27-1	1.45	NO SPLIT	1	1	RE	SR
062-300-29-1	1.56	NO SPLIT	1	1	RE	SR
062-300-33-1	2.83	NO SPLIT	1	1	RE	SR
062-300-34-1	3.53	NO SPLIT	1	1	RE	SR
062-300-36-1	4.35	NO SPLIT	1	1	RE	SR
062-310-01-1	3.08	NO SPLIT	1	1	RE	SR
062-310-02-1	4.02	NO SPLIT	1	1	RE	SR
062-310-03-1	1.77	NO SPLIT	1	1	RE	SR
062-310-04-1	1.22	NO SPLIT	1	1	RE	SR
062-310-05-1	1.20	NO SPLIT	1	1	RE	SR
062-310-09-1	3.02	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-310-10-1	2.77	NO SPLIT	1	1	RE	SR
062-310-11-1	2.34	NO SPLIT	1	1	RE	SR
062-310-13-1	1.82	NO SPLIT	1	1	RE	SR
062-310-14-1	1.66	NO SPLIT	1	1	RE	SR
062-310-15-1	1.69	NO SPLIT	1	1	RE	SR
062-310-16-1	5.71	NO SPLIT	1	1	RE	SR
062-310-18-1	1.50	NO SPLIT	1	1	RE	SR
062-310-19-1	1.63	NO SPLIT	1	1	RE	SR
062-310-21-1	4.57	NO SPLIT	1	1	RE	SR
062-310-22-1	1.32	NO SPLIT	1	1	RE	SR
062-310-26-1	2.30	NO SPLIT	1	1	RE	SR
062-320-01-1	5.81	NO SPLIT	1	1	RE	SR
062-320-02-1	2.37	NO SPLIT	1	1	RE	SR
062-320-04-1	1.73	NO SPLIT	1	1	RE	SR
062-320-06-1	2.94	NO SPLIT	1	1	RE	SR
062-320-08-1	2.08	NO SPLIT	1	1	RE	SR
062-320-09-1	2.63	NO SPLIT	1	1	RE	SR
062-320-10-1	1.77	NO SPLIT	1	1	RE	SR
062-320-14-1	1.99	NO SPLIT	1	1	RE	SR
062-320-18-1	2.04	NO SPLIT	1	1	RE	SR
062-320-23-1	1.61	NO SPLIT	1	1	RE	SR
062-320-26-1	1.96	NO SPLIT	1	1	RE	SR
062-320-27-1	2.25	NO SPLIT	1	1	RE	SR
062-320-36-1	1.49	NO SPLIT	1	1	RE	SR
062-320-37-1	1.43	NO SPLIT	1	1	RE	SR
062-320-38-1	1.60	NO SPLIT	1	1	RE	SR
062-320-41-1	2.23	NO SPLIT	1	1	RE	SR
062-330-01-1	1.88	NO SPLIT	1	1	RE	SR
062-330-05-1	5.15	NO SPLIT	1	1	RE	SR
062-330-06-1	5.03	NO SPLIT	1	1	RE	SR
062-330-07-1	4.01	NO SPLIT	1	1	RE	SR
062-330-11-1	1.67	NO SPLIT	1	1	RE	SR
062-330-13-1	2.50	NO SPLIT	1	1	RE	SR
062-330-23-1	3.07	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-330-24-1	2.42	NO SPLIT	1	1	RE	SR
062-330-25-1	3.22	NO SPLIT	1	1	RE	SR
062-330-27-1	2.27	NO SPLIT	1	1	RE	SR
062-340-02-1	3.78	NO SPLIT	1	1	RE	SR
062-340-03-1	2.49	NO SPLIT	1	1	RE	SR
062-340-05-1	1.61	NO SPLIT	1	1	RE	SR
062-340-06-1	2.04	NO SPLIT	1	1	RE	SR
062-340-07-1	1.72	NO SPLIT	1	1	RE	SR
062-340-11-1	1.96	NO SPLIT	1	1	RE	SR
062-340-13-1	1.61	NO SPLIT	1	1	RE	SR
062-340-14-1	1.58	NO SPLIT	1	1	RE	SR
062-340-15-1	1.75	NO SPLIT	1	1	RE	SR
062-340-16-1	2.52	NO SPLIT	1	1	RE	SR
062-340-20-1	1.94	NO SPLIT	1	1	RE	SR
062-340-21-1	3.62	NO SPLIT	1	1	RE	SR
062-340-22-1	1.87	NO SPLIT	1	1	RE	SR
062-340-23-1	1.72	NO SPLIT	1	1	RE	SR
062-340-25-1	1.67	NO SPLIT	1	1	RE	SR
062-340-26-1	2.13	NO SPLIT	1	1	RE	SR
062-340-27-1	1.84	NO SPLIT	1	1	RE	SR
062-340-28-1	4.95	NO SPLIT	1	1	RE	SR
062-350-01-1	1.58	NO SPLIT	1	1	RE	SR
062-350-02-1	1.64	NO SPLIT	1	1	RE	SR
062-350-06-1	1.69	NO SPLIT	1	1	RE	SR
062-350-07-1	2.27	NO SPLIT	1	1	RE	SR
062-350-10-1	2.63	NO SPLIT	1	1	RE	SR
062-350-11-1	2.13	NO SPLIT	1	1	RE	SR
062-350-13-1	1.91	NO SPLIT	1	1	RE	SR
062-350-14-1	1.51	NO SPLIT	1	1	RE	SR
062-350-22-1	1.61	NO SPLIT	1	1	RE	SR
062-360-02-1	4.24	NO SPLIT	1	1	RE	SR
062-360-03-1	3.01	NO SPLIT	1	1	RE	SR
062-360-04-1	1.08	NO SPLIT	1	1	RE	SR
062-360-05-1	7.21	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-360-06-1	5.52	NO SPLIT	1	1	RE	SR
062-360-08-1	2.10	NO SPLIT	1	1	RE	SR
062-360-11-1	7.13	NO SPLIT	1	1	RE	SR
062-360-12-1	6.01	NO SPLIT	1	1	RE	SR
062-360-13-1	4.70	NO SPLIT	1	1	RE	SR
062-360-14-1	1.54	NO SPLIT	1	1	RE	SR
062-360-15-1	1.05	NO SPLIT	1	1	RE	SR
062-360-16-1	1.60	NO SPLIT	1	1	RE	SR
062-360-17-1	1.42	NO SPLIT	1	1	RE	SR
062-360-18-1	1.32	NO SPLIT	1	1	RE	SR
062-360-20-1	1.85	NO SPLIT	1	1	RE	SR
062-360-21-1	5.37	NO SPLIT	1	1	RE	SR
062-370-01-1	4.09	NO SPLIT	1	1	RE	SR
062-370-03-1	3.21	NO SPLIT	1	1	RE	SR
062-370-05-1	2.54	NO SPLIT	1	1	RE	SR
062-370-08-1	2.63	NO SPLIT	1	1	RE	SR
062-370-10-1	1.71	NO SPLIT	1	1	RE	SR
062-370-11-1	1.94	NO SPLIT	1	1	RE	SR
062-370-12-1	1.58	NO SPLIT	1	1	RE	SR
062-370-13-1	1.74	NO SPLIT	1	1	RE	SR
062-370-14-1	1.51	NO SPLIT	1	1	RE	SR
062-370-15-1	1.61	NO SPLIT	1	1	RE	SR
062-370-16-1	2.22	NO SPLIT	1	1	RE	SR
062-370-17-1	3.41	NO SPLIT	1	1	RE	SR
062-370-19-1	1.48	NO SPLIT	1	1	RE	SR
062-370-20-1	1.59	NO SPLIT	1	1	RE	SR
062-370-22-1	1.98	NO SPLIT	1	1	RE	SR
062-370-23-1	3.06	NO SPLIT	1	1	RE	SR
062-380-01-1	3.80	NO SPLIT	1	1	RE	SR
062-380-03-1	2.36	NO SPLIT	1	1	RE	SR
062-380-04-1	6.44	NO SPLIT	1	1	RE	SR
062-380-06-1	1.28	NO SPLIT	1	1	RE	SR
062-380-08-1	1.97	NO SPLIT	1	1	RE	SR
062-380-15-1	2.04	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-380-16-1	3.05	NO SPLIT	1	1	RE	SR
062-380-18-1	3.57	NO SPLIT	1	1	RE	SR
062-380-19-1	1.26	NO SPLIT	1	1	RE	SR
062-380-21-1	2.20	NO SPLIT	1	1	RE	SR
062-380-22-1	2.82	NO SPLIT	1	1	RE	SR
062-380-23-1	2.51	NO SPLIT	1	1	RE	SR
062-380-27-1	2.82	NO SPLIT	1	1	RE	SR
062-380-30-1	2.95	NO SPLIT	1	1	RE	SR
062-380-31-1	5.71	NO SPLIT	1	1	RE	SR
062-380-32-1	3.10	NO SPLIT	1	1	RE	SR
062-390-01-1	3.48	NO SPLIT	1	1	RE	SR
062-390-02-1	4.05	NO SPLIT	1	1	RE	SR
062-390-05-1	4.90	NO SPLIT	1	1	RE	SR
062-390-06-1	2.57	NO SPLIT	1	1	RE	SR
062-390-07-1	5.87	NO SPLIT	1	1	RE	SR
062-390-08-1	3.55	NO SPLIT	1	1	RE	SR
062-390-10-1	2.34	NO SPLIT	1	1	RE	SR
062-390-11-1	2.56	NO SPLIT	1	1	RE	SR
062-390-12-1	5.43	NO SPLIT	1	1	RE	SR
062-390-13-1	2.90	NO SPLIT	1	1	RE	SR
062-390-14-1	3.29	NO SPLIT	1	1	RE	SR
062-390-15-1	4.34	NO SPLIT	1	1	RE	SR
062-390-16-1	1.61	NO SPLIT	1	1	RE	SR
062-390-17-1	2.19	NO SPLIT	1	1	RE	SR
062-390-18-1	1.86	NO SPLIT	1	1	RE	SR
062-390-19-1	2.09	NO SPLIT	1	1	RE	SR
062-400-03-1	1.66	NO SPLIT	1	1	RE	SR
062-400-05-1	2.85	NO SPLIT	1	1	RE	SR
062-400-07-1	1.62	NO SPLIT	1	1	RE	SR
062-400-08-1	3.34	NO SPLIT	1	1	RE	SR
062-400-09-1	1.68	NO SPLIT	1	1	RE	SR
062-400-10-1	1.57	NO SPLIT	1	1	RE	SR
062-400-13-1	2.08	NO SPLIT	1	1	RE	SR
062-400-15-1	2.57	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-400-16-1	4.74	NO SPLIT	1	1	RE	SR
062-400-17-1	1.87	NO SPLIT	1	1	RE	SR
062-400-18-1	2.14	NO SPLIT	1	1	RE	SR
062-400-21-1	5.08	NO SPLIT	1	1	RE	SR
062-400-30-1	2.09	NO SPLIT	1	1	RE	SR
062-400-32-1	2.17	NO SPLIT	1	1	RE	SR
062-400-34-1	2.96	NO SPLIT	1	1	RE	SR
062-400-36-1	1.92	NO SPLIT	1	1	RE	SR
062-400-37-1	5.68	NO SPLIT	1	1	RE	SR
062-410-01-1	5.42	NO SPLIT	1	1	RE	SR
062-410-02-1	3.38	NO SPLIT	1	1	RE	SR
062-410-03-1	2.20	NO SPLIT	1	1	RE	SR
062-410-04-1	3.29	NO SPLIT	1	1	RE	SR
062-410-05-1	3.16	NO SPLIT	1	1	RE	SR
062-410-07-1	1.56	NO SPLIT	1	1	RE	SR
062-410-08-1	1.50	NO SPLIT	1	1	RE	SR
062-410-09-1	1.53	NO SPLIT	1	1	RE	SR
062-410-10-1	1.36	NO SPLIT	1	1	RE	SR
062-410-11-1	1.61	NO SPLIT	1	1	RE	SR
062-410-12-1	1.71	NO SPLIT	1	1	RE	SR
062-410-14-1	1.60	NO SPLIT	1	1	RE	SR
062-410-15-1	1.76	NO SPLIT	1	1	RE	SR
062-410-19-1	3.71	NO SPLIT	1	1	RE	SR
062-410-20-1	2.51	NO SPLIT	1	1	RE	SR
062-410-23-1	2.11	NO SPLIT	1	1	RE	SR
062-410-26-1	2.89	NO SPLIT	1	1	RE	SR
062-410-27-1	1.66	NO SPLIT	1	1	RE	SR
062-410-28-1	1.82	NO SPLIT	1	1	RE	SR
062-420-01-1	1.69	NO SPLIT	1	1	RE	SR
062-420-02-1	2.81	NO SPLIT	1	1	RE	SR
062-420-05-1	2.11	NO SPLIT	1	1	RE	SR
062-420-06-1	1.65	NO SPLIT	1	1	RE	SR
062-420-10-1	1.43	NO SPLIT	1	1	RE	SR
062-420-13-1	1.49	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-420-14-1	1.62	NO SPLIT	1	1	RE	SR
062-420-16-1	2.40	NO SPLIT	1	1	RE	SR
062-420-17-1	2.69	NO SPLIT	1	1	RE	SR
062-420-20-1	2.29	NO SPLIT	1	1	RE	SR
062-420-21-1	2.44	NO SPLIT	1	1	RE	SR
062-420-23-1	4.52	NO SPLIT	1	1	RE	SR
062-430-03-1	2.07	NO SPLIT	1	1	RE	SR
062-430-04-1	1.57	NO SPLIT	1	1	RE	SR
062-430-05-1	2.47	NO SPLIT	1	1	RE	SR
062-430-06-1	1.90	NO SPLIT	1	1	RE	SR
062-430-09-1	4.71	NO SPLIT	1	1	RE	SR
062-430-10-1	3.95	NO SPLIT	1	1	RE	SR
062-430-11-1	3.37	NO SPLIT	1	1	RE	SR
062-430-13-1	2.49	NO SPLIT	1	1	RE	SR
062-430-14-1	1.77	NO SPLIT	1	1	RE	SR
062-430-15-1	1.75	NO SPLIT	1	1	RE	SR
062-430-17-1	1.56	NO SPLIT	1	1	RE	SR
062-430-18-1	1.70	NO SPLIT	1	1	RE	SR
062-430-19-1	3.19	NO SPLIT	1	1	RE	SR
062-430-20-1	1.62	NO SPLIT	1	1	RE	SR
062-440-02-1	5.60	NO SPLIT	1	1	RE	SR
062-440-03-1	4.28	NO SPLIT	1	1	RE	SR
062-440-04-1	4.51	NO SPLIT	1	1	RE	SR
062-440-05-1	2.49	NO SPLIT	1	1	RE	SR
062-440-06-1	6.76	NO SPLIT	1	1	RE	SR
062-450-01-1	4.68	NO SPLIT	1	1	RE	SR
062-450-02-1	6.26	NO SPLIT	1	1	RE	SR
062-450-04-1	1.37	NO SPLIT	1	1	RE	SR
062-450-05-1	4.98	NO SPLIT	1	1	RE	SR
062-450-07-1	5.57	NO SPLIT	1	1	RE	SR
062-450-09-1	2.42	NO SPLIT	1	1	RE	SR
062-450-10-1	7.74	NO SPLIT	1	1	RE	SR
062-450-11-1	6.30	NO SPLIT	1	1	RE	SR
062-450-12-1	1.55	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-460-01-1	6.09	NO SPLIT	1	1	RE	SR
062-460-02-1	7.15	NO SPLIT	1	1	RE	SR
062-460-03-1	5.72	NO SPLIT	1	1	RE	SR
062-460-04-1	3.49	NO SPLIT	1	1	RE	SR
062-460-05-1	2.16	NO SPLIT	1	1	RE	SR
062-460-06-1	1.94	NO SPLIT	1	1	RE	SR
062-460-07-1	2.42	NO SPLIT	1	1	RE	SR
062-460-09-1	4.91	NO SPLIT	1	1	RE	SR
062-470-01-1	5.11	NO SPLIT	1	1	RE	SR
062-470-06-1	1.65	NO SPLIT	1	1	RE	SR
062-470-07-1	2.37	NO SPLIT	1	1	RE	SR
062-470-10-1	3.46	NO SPLIT	1	1	RE	SR
062-470-11-1	2.78	NO SPLIT	1	1	RE	SR
062-470-12-1	1.77	NO SPLIT	1	1	RE	SR
062-470-13-1	4.59	NO SPLIT	1	1	RE	SR
062-470-15-1	1.63	NO SPLIT	1	1	RE	SR
062-470-16-1	4.49	NO SPLIT	1	1	RE	SR
062-470-17-1	2.36	NO SPLIT	1	1	RE	SR
062-470-18-1	1.68	NO SPLIT	1	1	RE	SR
062-470-24-1	2.05	NO SPLIT	1	1	RE	SR
062-470-25-1	1.98	NO SPLIT	1	1	RE	SR
062-470-26-1	2.00	NO SPLIT	1	1	RE	SR
062-470-27-1	4.30	NO SPLIT	1	1	RE	SR
062-470-28-1	3.32	NO SPLIT	1	1	RE	SR
062-470-30-1	4.25	NO SPLIT	1	1	RE	SR
062-480-01-1	1.99	NO SPLIT	1	1	RE	SR
062-480-02-1	3.60	NO SPLIT	1	1	RE	SR
062-480-04-1	1.72	NO SPLIT	1	1	RE	SR
062-480-05-1	4.00	NO SPLIT	1	1	RE	SR
062-480-06-1	5.63	NO SPLIT	1	1	RE	SR
062-480-07-1	2.58	NO SPLIT	1	1	RE	SR
062-480-08-1	1.98	NO SPLIT	1	1	RE	SR
062-480-09-1	3.75	NO SPLIT	1	1	RE	SR
062-480-10-1	1.41	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-480-11-1	1.97	NO SPLIT	1	1	RE	SR
062-480-14-1	2.28	NO SPLIT	1	1	RE	SR
062-480-16-1	4.45	NO SPLIT	1	1	RE	SR
062-480-17-1	3.13	NO SPLIT	1	1	RE	SR
062-480-19-1	1.60	NO SPLIT	1	1	RE	SR
062-480-20-1	1.87	NO SPLIT	1	1	RE	SR
062-480-21-1	2.58	NO SPLIT	1	1	RE	SR
062-480-22-1	1.49	NO SPLIT	1	1	RE	SR
062-480-23-1	1.66	NO SPLIT	1	1	RE	SR
062-480-24-1	3.00	NO SPLIT	1	1	RE	SR
062-480-25-1	1.73	NO SPLIT	1	1	RE	SR
062-480-26-1	3.09	NO SPLIT	1	1	RE	SR
062-480-27-1	1.33	NO SPLIT	1	1	RE	SR
062-480-28-1	1.84	NO SPLIT	1	1	RE	SR
062-480-29-1	1.42	NO SPLIT	1	1	RE	SR
062-480-30-1	2.01	NO SPLIT	1	1	RE	SR
062-490-03-1	5.25	NO SPLIT	1	1	RE	SR
062-490-05-1	1.87	NO SPLIT	1	1	RE	SR
062-490-07-1	1.88	NO SPLIT	1	1	RE	SR
062-490-08-1	1.48	NO SPLIT	1	1	RE	SR
062-490-09-1	2.93	NO SPLIT	1	1	RE	SR
062-490-10-1	2.96	NO SPLIT	1	1	RE	SR
062-490-11-1	1.66	NO SPLIT	1	1	RE	SR
062-490-12-1	1.69	NO SPLIT	1	1	RE	SR
062-490-13-1	1.93	NO SPLIT	1	1	RE	SR
062-490-14-1	2.01	NO SPLIT	1	1	RE	SR
062-490-15-1	2.00	NO SPLIT	1	1	RE	SR
062-490-17-1	1.98	NO SPLIT	1	1	RE	SR
062-500-01-1	5.22	NO SPLIT	1	1	RE	SR
062-500-06-1	3.07	NO SPLIT	1	1	RE	SR
062-500-07-1	3.13	NO SPLIT	1	1	RE	SR
062-500-08-1	1.42	NO SPLIT	1	1	RE	SR
062-500-11-1	2.46	NO SPLIT	1	1	RE	SR
062-500-12-1	2.60	NO SPLIT	1	1	RE	SR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-500-13-1	2.08	NO SPLIT	1	1	RE	SR
062-500-15-1	3.20	NO SPLIT	1	1	RE	SR
062-500-16-1	3.27	NO SPLIT	1	1	RE	SR
062-500-17-1	1.37	NO SPLIT	1	1	RE	SR
062-500-19-1	1.68	NO SPLIT	1	1	RE	SR
062-500-20-1	1.37	NO SPLIT	1	1	RE	SR
062-500-29-1	1.62	NO SPLIT	1	1	RE	SR
062-500-32-1	1.94	NO SPLIT	1	1	RE	SR
062-500-33-1	2.10	NO SPLIT	1	1	RE	SR
062-500-37-1	1.78	NO SPLIT	1	1	RE	SR
062-500-38-1	1.49	NO SPLIT	1	1	RE	SR
062-500-39-1	1.00	NO SPLIT	1	1	RE	SR
062-500-40-1	1.08	NO SPLIT	1	1	RE	SR
062-500-45-1	4.12	NO SPLIT	1	1	RE	SR
062-500-46-1	2.40	NO SPLIT	1	1	RE	SR
062-500-47-1	4.81	NO SPLIT	1	1	RE	SR
062-500-48-1	1.68	NO SPLIT	1	1	RE	SR
062-510-01-1	3.54	NO SPLIT	1	1	RE	SR
062-510-02-1	3.59	NO SPLIT	1	1	RE	SR
062-510-04-1	1.57	NO SPLIT	1	1	RE	SR
062-510-05-1	2.03	NO SPLIT	1	1	RE	SR
062-510-06-1	2.26	NO SPLIT	1	1	RE	SR
062-510-08-1	1.87	NO SPLIT	1	1	RE	SR
062-510-09-1	1.48	NO SPLIT	1	1	RE	SR
062-510-10-1	1.41	NO SPLIT	1	1	RE	SR
062-510-14-1	5.74	NO SPLIT	1	1	RE	SR
062-510-16-1	3.36	NO SPLIT	1	1	RE	SR
062-510-17-1	2.10	NO SPLIT	1	1	RE	SR
062-510-18-1	2.28	NO SPLIT	1	1	RE	SR
062-520-01-1	3.08	NO SPLIT	1	1	RE	SR
062-520-03-1	1.71	NO SPLIT	1	1	RE	SR
062-520-04-1	2.72	NO SPLIT	1	1	RE	SR
062-520-09-1	1.41	NO SPLIT	1	1	RE	SR
062-520-10-1	1.60	NO SPLIT	1	1	RE	SR

APPENDIX B- VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-520-20-1	1.44	NO SPLIT	1	1	RE	SR
062-520-23-1	5.05	NO SPLIT	1	1	RE	SR
062-520-24-1	2.36	NO SPLIT	1	1	RE	SR
062-520-26-1	1.72	NO SPLIT	1	1	RE	SR
062-520-27-1	1.63	NO SPLIT	1	1	RE	SR
062-520-28-1	1.82	NO SPLIT	1	1	RE	SR
062-520-29-1	2.98	NO SPLIT	1	1	RE	SR
062-520-31-1	3.46	NO SPLIT	1	1	RE	SR
062-520-32-1	3.42	NO SPLIT	1	1	RE	SR
062-530-02-1	4.05	NO SPLIT	1	1	RE	SR
062-530-03-1	2.73	NO SPLIT	1	1	RE	SR
062-530-04-1	1.91	NO SPLIT	1	1	RE	SR
062-530-05-1	1.63	NO SPLIT	1	1	RE	SR
062-530-06-1	2.41	NO SPLIT	1	1	RE	SR
062-530-11-1	1.51	NO SPLIT	1	1	RE	SR
062-530-12-1	1.18	NO SPLIT	1	1	RE	SR
062-530-16-1	2.34	NO SPLIT	1	1	RE	SR
062-530-17-1	3.76	NO SPLIT	1	1	RE	SR
062-530-20-1	2.73	NO SPLIT	1	1	RE	SR
062-530-21-1	2.61	NO SPLIT	1	1	RE	SR
Subtotal	2329.19		1098	1098		
Grand Total	19,973.54		5444	4394		
R-1-MH-Lower						
078-170-48-1	15.90	8 d.u. / ac	127	15	R-1-MH	UR
078-170-56-1	0.46	8 d.u. / ac	3	1	R-1-MH	UR
078-170-57-1	0.46	8 d.u. / ac	3	1	R-1-MH	UR
078-170-61-1	1.99	8 d.u. / ac	15	2	R-1-MH	RS
078-170-76-1	2.76	8 d.u. / ac	22	2	R-1-MH	UR
078-170-78-1	1.31	8 d.u. / ac	10	1	R-1-MH	RS
Subtotal	22.88		180	22		
R-3-Lower						
041-011-12-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-011-13-1	0.43	8 d.u. / ac	3	3	R-3	RS
041-011-14-1	0.38	8 d.u. / ac	3	3	R-3	UR

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
041-011-15-1	0.29	8 d.u. / ac	3	3	R-3	UR
041-011-16-1	1.25	8 d.u. / ac	10	10	R-3	UR
041-021-05-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-021-24-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-021-25-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-024-04-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-025-06-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-032-04-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-350-09-1	0.35	8 d.u. / ac	3	3	R-3	UR
Subtotal	5.15		43	43		
R-4-Lower						
024-030-19-1	10.00	16 d.u. / ac	160	128	R-4	UR
024-030-22-1	26.85	16 d.u. / ac	429	343	R-4	UR
041-253-01-1	0.40	16 d.u. / ac	6	4	R-4	UR
Subtotal	37.25		595	475		
Grand Total	65.28		818	540		

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
R-1-MH-Lower						
078-170-48-1	15.90	8 d.u. / ac	127	15	R-1-MH	UR
078-170-56-1	0.46	8 d.u. / ac	3	1	R-1-MH	UR
078-170-57-1	0.46	8 d.u. / ac	3	1	R-1-MH	UR
078-170-61-1	1.99	8 d.u. / ac	15	2	R-1-MH	RS
078-170-76-1	2.76	8 d.u. / ac	22	2	R-1-MH	UR
078-170-78-1	1.31	8 d.u. / ac	10	1	R-1-MH	RS
Subtotal	22.88		180	22		
R-3-Lower						
041-011-12-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-011-13-1	0.43	8 d.u. / ac	3	3	R-3	RS
041-011-14-1	0.38	8 d.u. / ac	3	3	R-3	UR
041-011-15-1	0.29	8 d.u. / ac	3	3	R-3	UR
041-011-16-1	1.25	8 d.u. / ac	10	10	R-3	UR
041-021-05-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-021-24-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-021-25-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-024-04-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-025-06-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-032-04-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-350-09-1	0.35	8 d.u. / ac	3	3	R-3	UR
Subtotal	5.15		43	43		
R-4-Lower						
024-030-19-1	10.00	16 d.u. / ac	160	128	R-4	UR
024-030-22-1	26.85	16 d.u. / ac	429	343	R-4	UR

¹ Not all zoning is correct as the County is currently in the process of updating their GIS files to revise the Zoning District to be consistent with the new General Plan land use designations. The General Plan land use designations in the table are correct.

APPENDIX B – VACANT LAND INVENTORY

APN	ACRES	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
041-253-01-1	0.40	16 d.u. / ac	6	4	R-4	UR
<i>Subtotal</i>	<i>37.25</i>		<i>595</i>	<i>475</i>		
Grand Total	65.28		818	540		

APPENDIX C – FUNDING SOURCES

APPENDIX C –FUNDING SOURCES

Entities Interested in Participating in California’s First Right of Refusal Program Pursuant to Government Code Section 658363.11

Organization	Address	Phone Number
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621	(510) 632-6714
Community Housing Improvement Program, Inc.	1001 Willow St. Chico, CA 95928	(530) 891-6931
Eskaton Properties Inc.	5105 Manzanita Ave. Carmichael, CA 95608	(916) 334-0810
Mercy Housing Corp.	3120 Freeboard Drive, Ste. 202 West Sacramento, CA 95691	(916) 414-4400

Source: California Department of Housing and Community Development. HCD does not evaluate or attest to any entity's qualifications.