

RESOLUTION NO. 2013-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT 2012-0145 FOR THE 2013-2021 HOUSING ELEMENT UPDATE AND RELATED NEGATIVE DECLARATION, APPLICABLE TO PROPERTIES CITYWIDE

A. RECITALS

WHEREAS, pursuant to Section 65588 of the State Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), and Senate Bill 375 (2008, Chapter 728), Housing Elements shall be revised at least every eight (8) years to evaluate the following:

1. The appropriateness of the housing goals, objectives, policies and programs in contributing to the attaining of the state housing goal; and
2. The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
3. The progress of the city in implementation of the housing element.

WHEREAS, the City of Big Bear Lake Planning Division has prepared an update of the City's General Plan Housing Element in accordance with Government Code Section 65588. The draft 2013-2021 Housing Element, attached as Exhibit A, applies to properties city-wide, and consists of the identification and analysis of existing and projected housing needs, a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvements, and development of housing. The draft Element establishes goals, objectives, policies, and programs for the 2013-2021 planning period that address the anticipated housing needs of City residents. The primary objectives of the Housing Element are to ensure the provision of adequate and affordable housing for City residents of all income levels and to identify and accommodate segments of the City population with special housing needs.

WHEREAS, General Plan Amendment 2012-0145 for the 2013-2021 Housing Element represents an amendment to the City's General Plan, which was adopted on August 23, 1999, pursuant to Section 65300 of the State Planning and Zoning Law to provide comprehensive, long-range planning guidelines for future growth and development which incorporates the following eight elements: Land Use; Circulation; Environmental Resources; Environmental Hazards; Noise; Open Space, Parks and Recreation; Public Services and Facilities; and Community Design.

WHEREAS, pursuant to Section 65358 of the State Planning and Zoning Law (Division 1, Title 7 of the California Government Code) the City may amend all or part of an adopted General Plan if it is found to be in the public interest.

WHEREAS, a Regional Housing Needs Assessment (RHNA) was prepared by the Southern California Association of Governments (SCAG), for the Southern California region, including Big Bear Lake, to determine the City's fair share of the region's housing needs. The RHNA is

part of a statewide mandate to address housing issues that are related to future growth. The Housing Element has been prepared in accordance with the RHNA, as required by law.

WHEREAS, on February 13, 2013, the draft 2013-2021 Housing Element was submitted to the State of California Department of Housing and Community Development (HCD) for the purpose of HCD's review of the Element in relation to state law. On March 13, 2013, HCD provided written recommendations to the City, and these recommendations were subsequently addressed in the draft housing element for consideration by the Planning Commission. In its letter of March 22, 2013, HCD found that the draft Element, as amended, will comply with the requirements of state law when adopted by the City Council and submitted to HCD.

WHEREAS, an environmental Initial Study and draft Negative Declaration were prepared pursuant to the California Environmental Quality Act (CEQA), and made available for public review for a period of 30 days, from May 22, 2013, to June 21, 2013. The Initial Study determined that the project would not have a significant impact on the environment.

WHEREAS, since December 5, 2012, the Planning Commission of the City of Big Bear Lake conducted a duly noticed public hearing, including a public workshop on January 16, 2013, to solicit public input and discuss the 2013-2021 Housing Element at the Big Bear Lake Civic and Performing Arts Center at 39707 Big Bear Boulevard, Big Bear Lake, CA 92315.

WHEREAS, on June 5, 2013, the Planning Commission of the City of Big Bear Lake conducted a duly noticed public hearing, to discuss the 2013-2021 Housing Element (General Plan Amendment 2012-0145) and a Negative Declaration for this project, in Hofert Hall of the Big Bear Lake Civic and Performing Arts Center at 39707 Big Bear Boulevard, Big Bear Lake, CA 92315, and voted 4-0 with one absence to adopt Resolution No. PC2013-12 recommending that the City Council adopt General Plan Amendment 2012-0145 for the 2013-2021 Housing Element and a related Negative Declaration.

WHEREAS, on June 24, 2013, the Big Bear Lake City Council conducted a duly noticed public hearing in Hofert Hall of the Big Bear Lake Civic Center, located at 39707 Big Bear Boulevard, Big Bear Lake, CA 92315, and concluded said hearing on that date.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Bear Lake as follows,

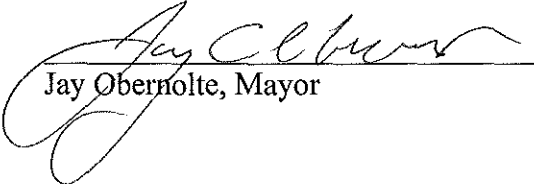
1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution are true and correct.
2. The City Council hereby finds that the proposed Negative Declaration prepared in connection with the project has been reviewed and considered and reflects the independent judgment of this City Council, and that there is no substantial evidence, based upon the initial study prepared for the proposed project, that the project could have a significant effect on the environment.
3. Based on substantial evidence presented to the City Council during the June 24, 2013, public hearings, including public testimony and written and oral staff reports, the City Council specifically finds as follows with regard to General Plan Amendment 2012-0145 (2013-2021 Housing Element):
 - a. The proposed amendment is consistent with the intent of the General Plan to allow for ongoing review and revision to ensure continued effectiveness of the General Plan because the proposed amendment will complete the City's General Plan, which is mandated by state law to include a Housing Element. The draft element has been prepared to be consistent with other elements of the General Plan as follows:
 - (1) The Housing Element is compatible with the Land Use Element and Map, which is the basis for the identification of adequate residential sites in the Housing Element. The Element contains programs that promote Land Use Element Goal 3 to provide for the development of housing opportunities to meet the long-term needs of permanent and part-time residents of all demographic and economic segments of the population; and Policy L 3.7 to support the provision of affordable housing in the City and provide incentives for development, and
 - (2) The Housing Element is consistent with the Circulation Element because, as evidenced in that Element and the Circulation Map, there is sufficient road capacity to serve residentially zoned land within the City. The Housing Element is supported by the Circulation Element to ensure a cohesive land use pattern that is achieved through adequate circulation;
 - (3) The Housing Element is consistent with the Public Services Element because infrastructure is readily available to serve all residentially zoned properties within the City. The Housing Element is in conformance with this element with respect to potential population growth because fire and law enforcement services have been planned for build-out of the City;

- (4) The Housing Element is consistent with the Noise Element because residential uses and residents will be protected from significant noise levels through implementation of the Noise Element which prohibits noise sources from emitting adverse noise levels over 55 CNEL (dba), when adjacent to residential uses;
 - (5) The Housing Element is consistent with the Open Space, Parks and Recreation Element, because this element plans for provision of adequate recreational facilities to meet future needs of the resident population. Several policies with this Element encourage the coordinate with other recreational entities and private developers to ensure that additional recreational amenities are constructed to support build-out of residential land uses of the General Plan; and
 - (6) The Housing Element is consistent with the Environmental Hazards Element because the Housing Element establishes programs to promote the development of residential units on land designation for residential uses on the Land Use Map, which was prepared in consideration of existing environmental hazards. This Element identifies hazards relating to geology, hydrology, and toxic materials and contains goals, policies and programs to protect persons, residences and properties from these hazards;
 - (7) The Housing Element is consistent with the Environmental Resources Element because this Element identifies potential biological, cultural, water, air and mineral resources and develops programs to ensure that residential uses are developed in a manner that complements these natural resources;
 - (8) The Housing Element is in conformance with the Community Design Element because the design guidelines for residential uses set forth in that Element will ensure that housing is safe, healthful, and creates a pleasant living environment; and
- b. It is in the public's interest to revise the General Plan to adopt a Housing Element for the following reasons:
- (1) The city is mandated by state law to adopt a General Plan Housing Element that establishes goals, policies and programs, which must be updated every eight years thereafter; and
 - (2) The City wishes to adopt a Housing Element that will ensure adequate, safe and affordable housing opportunities for all segments of the community; and

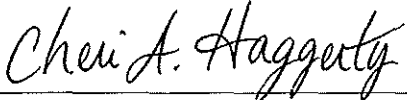
- (3) The adoption and subsequent certification of the Housing Element will enhance the City's eligibility for federal, state, and local housing monies to assist in the implementation of the Element.
- c. Adoption of this General Plan Amendment will not be in conflict with Section 65358 (b) of the Government Code relating to the number of amendments permitted per year, because this is the first amendment to the General Plan in the year 2013.
4. Based on the findings and conclusions set forth in paragraphs 1, 2, and 3 above, the City Council hereby adopts a resolution adopting the Negative Declaration prepared for the project and approving the General Plan Amendment 2012-0145 for the 2013-2021 Housing Element, attached hereto as Exhibit A.
5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 24th day of June, 2013.

AYES: Caretto, Herrick, Jackowski, Jahn, Obernolte
NOES: None
ABSENT: None
ABSTAIN: None


Jay Obernolte, Mayor

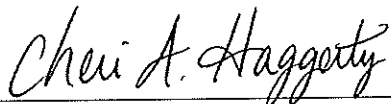
ATTEST:


Cheri A. Haggerty, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF BIG BEAR LAKE)

I, Cheri A. Haggerty, Deputy City Clerk of the City of Big Bear Lake, California, do hereby certify that the whole number of the City Council of the said City is five; that the foregoing Resolution, being Resolution No. 2013-18 was duly passed and adopted by the said City Council and attested by the City Clerk of said City, all at a regular meeting of the said Council held on the 24th day of June, 2013, and that the same was so passed and adopted by the following vote:

AYES: Caretto, Herrick, Jackowski, Jahn, Obernolte
NOES: None
ABSENT: None
ABSTAIN: None



Cheri A. Haggerty, Deputy City Clerk

Exhibit A

**2013-2021
Housing Element**

**CITY OF
BIG BEAR LAKE**

**2013-2021
HOUSING ELEMENT**

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I. INTRODUCTION

A. Purpose of the Housing Element

The purpose of the Housing Element is to identify the City's housing needs and outline goals, policies and programs to address them. The Housing Element is an eight-year plan, extending from October 15, 2013 to October 15, 2021. The primary issues addressed in the Housing Element include: 1) preservation and improvement of the existing housing stock, 2) housing availability for special needs populations, 3) planning for a sufficient supply of new housing to meet the City's fair share of regional need, and 4) fair housing.

B. Overview

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources. The 2013-2021 Housing Element consists of five chapters: 1) Introduction, 2) Housing Needs Assessment, 3) Resources and Opportunities, 4) Constraints, 5) Housing Action Plan, plus three Appendices. The evaluation of the 2008-2014 Housing Element is found in Appendix A, while Appendix B contains details regarding the City's inventory of sites and default density parcels for housing development. Appendix C contains a summary of public participation efforts and comments.

Guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

C. Public Participation

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission/City Council Study Session #1	December 5, 2012
Community Workshop	January 16, 2013
Planning Commission hearing	June 5, 2013
City Council hearing	June 24, 2013

Additional discussion regarding public participation efforts and how public comments were incorporated into this Housing Element is provided in Appendix C.

D. State Housing Element Requirements

The preparation of the Housing Element is guided by California *Government Code*, Article 10.6. The law governing the contents of Housing Elements is among the most detailed of all elements of the General Plan. According to §65583 of the *Government Code*, "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing and shall make adequate provision for the existing and projected needs of all economic segments of the community".

E. Consistency with Other Elements of the General Plan

The Housing Element must be consistent with other elements of the General Plan. For example, the location of housing determines the extent of school, park, library, police, fire and other services. The Housing Element works in conjunction with the other General Plan Elements and is consistent with the policies and proposals set forth elsewhere in the Plan.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods.

Because of the requirement for consistency between the various General Plan elements, any proposed amendment to an element will be evaluated against the other elements to ensure that no conflicts occur.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources.

A. Population Characteristics

1. Population Growth Trends

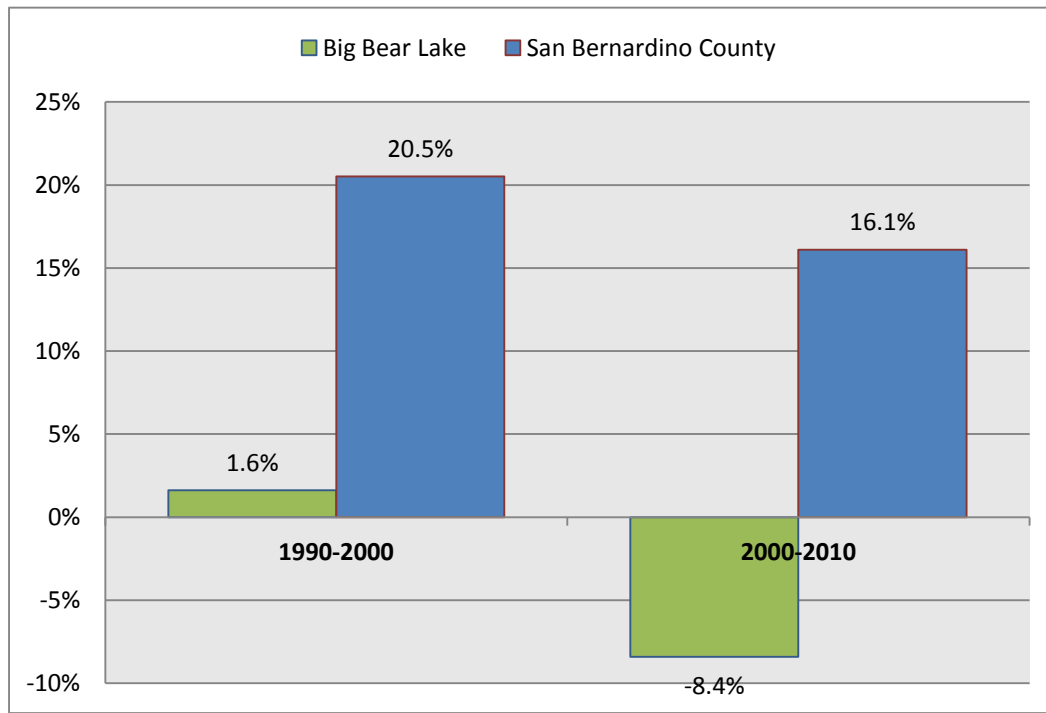
San Bernardino County is one of the fastest-growing counties in the nation, with a population increase of over 20% during the 1990s. In contrast, the City of Big Bear Lake was very stable during the 1990s, with a population growth of only 1.6%. The rate of population growth has however decreased since 2000 by 8.4% due to the downturn in the economy (see Table II-1). Figure II-1 compares population changes from 1990 through 2010 for Big Bear Lake and San Bernardino County. It should be noted that nearly three-fourths of all homes in the City are vacation homes rented or held for occasional use (see Table II-19).

Table II-1
Population Trends 1990-2010 –
Big Bear Lake vs. San Bernardino County

	1990	2000	2010	Growth 1990-2000	Growth 2000-2010
Big Bear Lake	5,351	5,438	5,019	1.6%	-8.4%
San Bernardino County	1,418,380	1,709,434	2,035,210	20.5%	16.1%

Sources: 1990, 2000, & 2010 Census; SCAG 2012

Figure II-1
Population Growth Trends – 1990-2010
Big Bear Lake vs. San Bernardino County



Sources: 1990, 2000, & 2010 Census; SCAG 2012

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the City's and County's population by age group in 2010. This table shows that the City's population is significantly older than that of San Bernardino County as a whole, with a median age of about 40.3 compared to the County median of 31.2 years.

**Table II-2
Age Distribution
Big Bear Lake vs. San Bernardino County**

Age Group	Big Bear Lake		San Bernardino County	
	Persons	%	Persons	%
Under 15 years	963	19%	489,174	25%
15 to 24 years	495	10%	334,700	17%
25 to 44 years	1,455	28%	555,563	28%
45 to 64 years	1,111	21%	452,493	2%
65 to 74 years	562	11%	96,910	5%
75 to 84	373	7%	55,420	<1%
85 and over	192	4%	19,327	<1%
Total	5,171	100%	2,005,287	100%
Median Age	40.3		31.2	

Source: 2010 Census, Table DP05

3. Race and Ethnicity

The racial and ethnic composition of the City differs from the County in that a much lower proportion of City residents are Hispanic/Latino or racial minorities. Approximately 78% of City residents are non-Hispanic white, contrasted with just 52% for the County as a whole. No other minority group represents more than 2% of the City's population (Table II-3).

**Table II-3
Race/Ethnicity –
Big Bear Lake vs. San Bernardino County**

	Big Bear Lake		San Bernardino County	
	Persons	%	Persons	%
Not Hispanic or Latino	4,028	77.9%	1,045,149	52.1%
White	3,840	74.3%	695,292	34.7%
Black or African American	35	0.7%	170,492	8.5%
American Indian/Alaska Native	40	0.8%	7,821	0.4%
Asian	0	0.0%	120,343	6.0%
Native Hawaiian/Pacific Islander	53	1.0%	5,417	0.3%
Other Races or 2+ races	60	1.2%	40,069	2.0%
Hispanic or Latino (any race)	1,143	22.1%	960,138	47.9%
Total	5,171	100.0%	2,005,287	100.0%

Sources: 2010 Census, Table DP05

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a City. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Big Bear Lake is unique in that nearly three-quarters of its residential units are vacation homes held for occasional use. The City had 2,187 permanent resident households as reported in the 2010 Census. Table II-4 provides a comparison of households by type for the City and San Bernardino County as a whole. Family households in 2010 comprised approximately 60.4% of all households in the City, compared to 76.9% for the County. Single person households comprised the second largest household type in the City at 30.9%, significantly higher than for the County, and average household size was just 2.28 persons in the City compared to 3.28 for the County. These statistics suggest that there is less need for large units in Big Bear Lake than is typical for other areas of the County.

Table II-4
Household Composition –
Big Bear Lake vs. San Bernardino County

Type	Big Bear Lake		San Bernardino County	
	Households	%	Households	%
Total Households	2,187	100%	611,618	100%
Families	1,321	60.4%	470,440	76.9%
- w/children under 18	515	23.5%	242,985	39.7%
Non-family households	866	39.6%	141,178	23.1%
- Single living alone	675	30.9%	108,095	17.1%
- 2 or more	191	8.7%	33,083	5.4%
Average household size	2.28		3.28	

Sources: US Census 2010, Table DP02SF1 Tables P18 and H12

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the County as a whole. The table shows that the homeownership rate in the City is lower than the County. Note that these statistics refer to units intended for permanent occupancy and exclude vacation homes.

**Table II-5
Household Tenure –
Big Bear Lake vs. San Bernardino County**

Tenure	Big Bear Lake		San Bernardino County	
	Units	%	Units	%
Owner Occupied	1,161	55.5%	388,167	65.1%
Renter Occupied	930	44.5%	207,958	34.9%
Total occupied units	2,091	100%	596,125	100%

Source: 2010 Census, Table DP02

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of a shortage of affordable housing. Table II-6 summarizes overcrowding for Big Bear Lake in 2010 as compared to the County as a whole.

**Table II-6
Overcrowding –
Big Bear Lake vs. San Bernardino County**

Household Type	Big Bear Lake		San Bernardino County	
	Households	Percent	Households	Percent
Less than 1 per room	1,965	94%	544,748	92%
1.0 – 1.5	126	6%	38,510	6%
> 1.5	0	0%	12,867	2%
Total Units	2,091	100.0%	596,125	100.0%

Source: 2010 Census, Table DP04

Approximately 6% of the City's households were overcrowded compared to 8% for households for the County. Compared to the County as a whole, overcrowding was less frequent in the City.

4. Household Income

Household income is a primary factor affecting housing needs in a community. It can be assumed that the ability of residents to afford housing is directly related to household income. The City's income distribution of households by income category based on 2010 Census data is provided in Table II-7. This table shows that over 80% of households fell into

the Lower-Income categories, while only 20% of owner households were Moderate-Income or above.

Table II-7
Income Distribution by Category – 2010
Big Bear Lake

Income Category*	Big Bear Lake	
	Households	%
Ex. Low (30% or less)	410	20%
Very Low (31-50%)	751	36%
Low (51-80%)	518	24%
Moderate and above (>80%)	412	20%
Total Households	2,091	100%

*% of County median income of \$65,000, family of four
Source: 2010 Census, Table P19001

According to the California Department of Finance, the median household income in Big Bear Lake was \$43,614, which was 18% lower than the San Bernardino County median income of \$53,260 and comparable to the adjacent unincorporated area of Big Bear City but lower than Lake Arrowhead and all of the nearest Valley cities except for San Bernardino (Table II-8).

Table II-8
Median Household Income – 2010
San Bernardino County and Selected Cities

Jurisdiction	Median Household Income	% of County Median Income
Big Bear City*	\$45,093	85%
Big Bear Lake	\$43,614	82%
Fontana	\$57,965	109%
Highland	\$52,202	98%
Lake Arrowhead*	\$77,013	145%
Loma Linda	\$48,371	91%
Redlands	\$60,970	114%
San Bernardino	\$39,475	74%
Yucaipa	\$49,561	93%
San Bernardino County	\$53,260	100%
California	\$60,132	113%

Source: Calif..DOF, Table M645

*Unincorporated area

The City's estimated 2010 income distribution is provided in Table II-9. As shown in this table, about 39% of households had incomes of \$25,000 or less, which closely

corresponds to "Very Low" income category (see Table II-20, page II-17) and about 24% had incomes between \$25,000 and \$49,999, which corresponds to the "Low" category. By 2010 the City's median income rose to almost \$44,000.

Table II-9
Household Income Distribution – 2010
Big Bear Lake

Total Households	2,091	Percentage
Less than \$10,000	160	7.7%
\$10,000 - \$14,999	250	12.0%
\$15,000 - \$24,999	404	19.3%
\$30,000 - \$34,999	347	16.3%
\$35,000 - \$49,999	162	7.7%
\$50,000 - \$74,999	356	17.0%
\$75,000 - \$99,999	179	8.6%
\$100,000 - \$149,999	135	8.5%
\$150,000 - \$199,999	49	2.3%
\$200,000 or more	49	2.3%
Median Household Income	\$43,614	

Source: 2010 Census, Table DP03

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-10 displays estimates for overpayment as reported by SCAG 2012. The SCAG data provides numbers and percentages of both renters and homeowners and categorizes housing costs as a percentage of income. According to the data, housing costs as percentage of income varies widely for both renter and owner households. Nonetheless, the numbers show that 38.60% of renters and 30.80% of owners pay more than 50% of their income toward housing costs.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, homeowners paying a higher percentage toward a mortgage may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table II-10
Overpayment by Income Category – Big Bear Lake

Income Category	Renters*		Owners	
	Households	Percent	Households	Percent
Less than 10%	0	0.00%	240	17.20%
15 – 14.9%	32	3.10%	76	5.40%
15 – 19.9%	72	7.00%	120	8.60%
20 – 24.9%	125	12.10%	132	9.50%
25 – 29.9%	123	11.90%	111	8.00%
30 – 34.9%	47	4.6%	46	3.30%
35 – 39.9%	75	7.30%	85	6.10%
40 – 49.9%	97	9.40%	156	11.20%
50% or more	398	38.60%	430	30.80%

*61 renters not computed.
Source: SCAG 2012

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-11 shows that the City had a workforce of 2,049 persons, or one half of the working-age population, as reported in the 2010 Census. This table shows that the City has a lower labor force participation rate as the County. A greater proportion of the City's than the County's working age population also receives social security income, which is indicative of early retirees.

Table II-11
Labor Force Characteristics –
Big Bear Lake vs. San Bernardino County

	Big Bear Lake		San Bernardino Co.	
	Persons	%	Persons	%
In labor force	2,049	50.2%	940,945	63.6%
Not in labor force	2,036	49.8%	538,565	36.4%
With social security income	720	17.6%	138,103	9.3%
Total population age 16+	4,085		1,479,510	

Source: 2010 Census, Table DP03

In 2010, approximately 21.5% of the City's working residents were employed in management and professional occupations (Table II-12). About one-third of the workforce (37.1%) was employed in service related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, transportation, handlers and laborers constituted about 25.5% of the workforce.

Table II-12
Employment by Occupation – Big Bear Lake

Occupations	Jobs	Percent
Management, professional and related	399	21.5%
Service	689	37.1%
Sales and office	295	15.9%
Farming, fishing and forestry	-	-
Construction, extraction, and maintenance	370	19.9%
Production, transportation, and material moving	106	5.6%

Source: 2010 Census, Table DP03

As of 2010, the four largest employment sectors within San Bernardino County were educational services and health care services (179,296 employees), retail (103,003 employees), manufacturing (82,045 employees), and accommodation and food services (71,295 employees)¹.

Mountain communities like Big Bear Lake have a significant number of seasonal workers employed at the ski resorts, restaurants, hotels and other visitor-serving facilities. It is difficult to quantify this component of the labor force. Recent discussions with ski resort management indicate that housing for seasonal resort workers is not a problem most years. However, the City adopted a Development Code amendment in 2011 to allow extended-stay lodging facilities as a way to address housing options for seasonal workers.

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-13 shows projected job growth by occupation for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) along with median hourly wages for 2010-2020. Total employment in the region is expected to grow by 16.5% between 2010 and 2020. The overall growth is expected to add 206,700 new jobs and bring the employment of San Bernardino-Riverside counties to 1,464,600 by 2020.

Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. Table II-13 illustrates the growth trend in low-wage service jobs such as health care support, food preparation and serving, building grounds, cleaning and maintenance, sales, and

¹ 2010 Census, Table DP03

office/administrative support. Job areas showing the highest growth rates are personal care and service, computer and mathematical, transportation and material moving, and healthcare support. Of these four areas, only computer and mathematical occupations have higher wages.

Table II-13
Employment by Occupation – 2010-2020
Riverside-San Bernardino-Ontario Metropolitan Statistical Area

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage
	2010	2020	Numerical	Percent	
Total, All Occupations	1,253,300	1,464,600	206,700	16.5	\$16.35
Management Occupations	62,790	69,450	6,660	10.6	\$45.01
Business and Financial Operations Occupations	42,560	50,700	8,140	19.1	\$29.90
Computer and Mathematical Occupations	15,030	18,680	3,650	24.3	\$34.07
Architecture and Engineering Occupations	12,570	14,030	1,460	11.6	\$37.17
Life, Physical, and Social Science Occupations	10,330	12,000	1,670	16.2	\$31.44
Community and Social Services Occupations	17,010	20,190	3,180	18.7	\$23.05
Legal Occupations	5,190	5,700	510	9.8	\$40.08
Education, Training, and Library Occupations	94,260	104,730	10,470	11.1	\$27.45
Arts, Design, Entertainment, Sports, and Media Occupations	14,530	16,540	2,010	13.8	\$18.31
Healthcare Practitioners and Technical Occupations	63,610	77,290	13,680	21.5	\$34.66
Healthcare Support Occupations	34,120	42,230	8,110	23.8	\$12.93
Protective Service Occupations	33,270	36,710	3,440	10.3	\$21.37
Food Preparation and Serving Related Occupations	114,240	139,740	25,500	22.3	\$9.22
Building and Grounds Cleaning and Maintenance Occupations	49,020	56,480	7,460	15.2	\$11.32
Personal Care and Service Occupations	60,260	74,880	14,620	24.3	\$10.07
Sales and Related Occupations	133,090	159,930	26,840	20.2	\$11.69
Office and Administrative Support	194,880	219,860	24,980	12.8	\$15.60
Farming, Fishing, and Forestry Occupations	12,570	12,010	560	-4.5	\$9.07
Construction and Extraction Occupations	62,900	68,760	5,860	9.3	\$23.13
Installation, Maintenance, and Repair Occupations	47,480	54,200	6,720	14.2	\$20.95
Production Occupations	65,870	71,970	6,100	9.3	\$13.50
Transportation and Material Moving Occupations	108,090	133,950	25,860	23.9	\$14.43

Source: California Employment Development Dept., Labor Market Information Division, Sept. 2012,
[http://www.calmis.ca.gov/file/occproj/rive\\$occproj.xls](http://www.calmis.ca.gov/file/occproj/rive$occproj.xls)

3. Jobs-Housing Balance

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.²

² SCAG 2008 Regional Comprehensive Plan, Land Use & Housing Chapter

According to the 2010 Census, about 91% of employed Big Bear Lake residents worked within 30 minutes of their place of employment indicating that very few residents traveled outside of the Big Bear Valley for employment (**Error! Reference source not found.**).

Table II-14
Travel Time to Workplace

Travel Time	Persons	%
Less than 15 minutes	2,298	58%
15-29 minutes	1,329	33%
30-45 minutes	119	3%
45-59 minutes	53	1%
60-89 minutes	50	1%
90 minutes or more	161	4%
Total workers age 16+	4,010	

Source: 2010 Census, Table B08303

The largest permanent employment sector within Big Bear Lake is "arts, entertainment, recreation, accommodation, and food services"(450 employees), followed by "education services, health care, and social assistance" (369 employees). The City of Big Bear Lake is a recreational community. The biggest recreational attraction is winter skiing. During the winter months, Big Bear Mountain Resorts, which operates both the Bear Mountain and Snow Summit ski areas, adds about 2,000 seasonal employees to the town's workforce.³ Many of these workers come from other communities; others are local residents who work in the resorts in the winter and may work construction or other jobs in the summer months. Bear Mountain Resorts does not provide temporary housing or rental assistance for seasonal employees.

With 1,859 year-round jobs and 2,187 permanent resident housing units, the City's jobs/housing ratio was 1.17 as of 2010 (Table II-15). The City's jobs/housing ratio is lower than San Bernardino County as a whole, (823,910 jobs/691,321 units), which had a ratio of only 1.19 jobs per housing unit in 2010. It should be noted, however, that many jobs are seasonal rather than year-round, and therefore these statistics are not directly comparable to non-resort areas.

³ Big Bear Mountain Resorts, Human Resources Department, 1/3/2008

**Table II-15
Employment Profile and Jobs/Housing Ratio –
City of Big Bear Lake**

Industry	Number of employees
Agriculture, forestry, fishing, hunting, and mining	0
Construction	295
Manufacturing	19
Wholesale trade	0
Retail trade	123
Transportation, warehousing, and utilities	36
Information	41
Finance, insurance, real estate, rental & leasing	193
Professional, scientific, management, administrative, and waste management services	221
Education services, health care & social assistance	369
Arts, entertainment, recreation, accommodation, & food services	450
Other services (except public administration)	59
Public administration	53
Totals	1,859
(Permanent Resident) Housing Units	2,187
Jobs/Housing Ratio	1.17

Sources: 2010 Census, Table DP03, City of Big Bear Lake Finance Department

D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

As of 2010, the housing stock in Big Bear Lake was comprised mostly of single-family detached homes, which made up about 84% of all units, while multi-family units comprised only 10% of the total. Mobile homes comprised the remaining 5%. Table II-16 provides a breakdown of the housing stock by type along with growth trends for the City compared to the County as a whole for the period 2000-2010.

Table II-16
Housing by Type – 2000-2010
Big Bear Lake vs. San Bernardino County

Structure Type	2000		2010		Growth	
	Units	%	Units	%	Units	%
Big Bear Lake						
Single-family detached	7,295	84%	8,114	84%	819	66%
Single-family attached	326	4%	84	<1%	0	0%
Multi-family 2-4 units	342	4%	517	5%	175	14%
Multi-family 5+ units	359	4%	495	5%	136	11%
Mobile homes	383	4%	495	5%	112	9%
Total units	8,705	100%	9,705	100%	1,242	100%
San Bernardino County						
Single-family detached	416,123	69%	498,956	71%	82,833	82%
Single-family attached	26,829	4%	24,640	4%	0	0%
Multi-family 2-4 units	38,912	6%	45,123	6%	6,211	6%
Multi-family 5+ units	77,665	13%	87,405	12%	9,740	10%
Mobile homes	41,840	7%	43,504	7%	1,664	2%
Total units	601,369	100%	699,637	100%	100,448	100%

Source: Cal. Dept. of Finance, Table E-5 (CityCounty Population and Housing Estimates 4/1/2010)

Between 2000 and 2010, single-family detached homes represented about 66% of all units built in the City, while approximately 34% of new units were multi-family or mobile homes.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-17 shows the age distribution of the housing stock occupied by permanent residents in Big Bear Lake compared to San Bernardino County as a whole as reported in the 2010 Census.

Table II-17
Age of Housing Stock by Tenure –
Big Bear Lake vs. San Bernardino County

Year Built	Big Bear Lake		San Bernardino County	
	Units	%	Units	%
Owner occupied	1,161	100%	381,133	100%
2000 or later	28	2%	68,334	18%
1990-99	148	13%	56,870	15%
1980-89	275	23%	82,863	22%
1970-79	297	26%	63,387	17%
1960-69	189	16%	39,015	10%
1950-59	85	7%	43,192	11%
1940-49	89	8%	15,536	4%
1939 or earlier	50	4%	11,936	3%
Renter occupied	930	100%	228,569	100%
2000 or later	40	3%	33,951	15%
1990-99	50	5%	27,355	12%
1980-89	91	10%	57,944	26%
1970-79	244	26%	41,494	18%
1960-69	303	33%	25,139	11%
1950-59	115	12%	23,313	10%
1940-49	68	8%	11,626	5%
1939 or earlier	19	2%	7,747	3%

Source: 2010 Census Table B25036 & B25028

This table shows that about 35% of owner-occupied permanent resident housing units and 55% renter-occupied permanent resident housing units in Big Bear Lake were constructed prior to 1970. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for approximately one-third to over one-half of the City's housing stock that is occupied by year-round residents.

Table II-18 identifies the number of owner-occupied and renter-occupied housing units lacking complete kitchen or plumbing facilities in the City and the County as a whole. This table shows that 96.2% of owner-occupied renter and 93.1% of renter-occupied units had complete kitchen facilities. 3.8% of owner-occupied units and 4.4% of renter-occupied units lacked complete plumbing facilities. The lack of complete kitchen or plumbing facilities is often an indicator of



serious problems, and housing units may need rehabilitation.

Table II-18
Kitchen and Plumbing Facilities by Tenure -
Big Bear Lake vs. San Bernardino County

	Big Bear Lake		San Bernardino County	
	Units	%	Units	%
Owner occupied	1,161	100%	381,133	100%
Complete kitchen facilities	1,117	96.2%	377,489	99.4%
Lacking complete kitchen facilities	44	3.8%	3,644	0.6%
Renter occupied	930	100%	228,569	100%
Complete kitchen facilities	870	93.1%	224,433	98.2%
Lacking complete kitchen facilities	60	6.9%	4,136	1.8%
Owner occupied	1,161	100%	381,133	100%
Complete plumbing facilities	1,117	96.2%	378,785	99.4%
Lacking complete plumbing facilities	44	3.8%	2,348	0.6%
Renter occupied	930	100%	226,944	100%
Complete plumbing facilities	889	95.6%	185,885	99.3%
Lacking complete plumbing facilities	41	4.4%	1,625	0.7%

Source: 2010 Census, Tables B25016, B25052, B25053 & B25049

Between November 1999 and February 2000, staff of the Big Bear Lake Planning Division conducted a “windshield” survey of the condition of every housing unit in the City. Staff assessed the condition of each unit as good, moderate or poor using an assessment tool roughly based on the categories used by the American Housing Survey. Units with peeling paint or missing roof shingles were categorized as moderately deteriorated while units with a sagging roof, holes in the walls or other extreme conditions were described as in poor condition. The survey found 89 multi-family units on 19 properties in moderately deteriorated condition and 53 multi-family units on 12 properties in need of substantial rehabilitation. In the single-family housing stock, there were 550 homes in moderately deteriorated condition and 84 in poor condition. Mobile homes in the City’s five mobile home parks were mainly in good condition with only 21 of mobile home units assessed as fair and none as poor. The survey did not distinguish between deteriorated units needing substantial rehabilitation and those needing replacement.

In December 2007, a sample field survey was conducted to determine whether housing conditions had changed significantly since the prior survey. Based on the re-surveyed sample, it was estimated that the proportion of housing units in need of rehabilitation has decreased by approximately 10% to 15%. This estimate seems reasonable considering that the housing market was very strong during the period 2000–2005, and rising property values encouraged owners to make needed repairs and improvements. On the basis of the new survey, it is estimated that there may be 540 to 570 single-family homes, 120 to 125 multi-family units and 18 to 20 mobile homes currently in need of repair.

3. Vacancy

Housing vacancy rates as reported in the 2010 Census are shown in Table II-19. The table shows that 78.2% of all housing units in the City were held for seasonal or occasional use. Only 21.8% the City's housing units were occupied year-round by permanent residents. The vacancy rate for the County as a whole is considerably lower, at 13.8%. Since vacancy rates in the 2% range indicate nearly full occupancy, it can be assumed that there is no upward pressures on rents.

Table II-19
Housing Vacancy Rates –
Big Bear Lake vs. San Bernardino County

	Big Bear Lake		San Bernardino County	
	Units	%	Units	%
Total housing units	9,562	100.0%	691,321	100.0%
Occupied units	2,091	21.8%	596,125	86.2%
-Owner occupied	1,161	55.5%	388,167	65.1%
-Renter occupied	930	44.5%	207,958	34.9%
Vacant units	7,501	78.2%	95,196	13.8%

Source: 2010 Census, Table B2004

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development⁴, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table II-20 shows affordable rent levels and estimated affordable purchase prices for housing in San Bernardino County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$487, while the maximum affordable rent for very-low-income households is \$812. The maximum affordable rent for low-income households is \$1,300, while the maximum for moderate-income households is \$1,950.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the

⁴ HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

maximum home purchase prices by income category shown in Table II-20 have been estimated based on typical conditions.

Table II-20
Income Categories and Affordable Housing Costs – 2010
San Bernardino County

2010County Median Income = \$65,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$19,500	\$487	\$88,000
Very Low (31-50%)	\$32,500	\$812	\$149,000
Low (51-80%)	\$52,000	\$1,300	\$241,100
Moderate (81-120%)	\$78,000	\$1,950	\$355,000
Above moderate (120%+)	\$78,000+	\$1,950+	\$355,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.0% interest, 1.25% taxes & insurance, \$150 HOA dues

-Includes utility allowance

Source: Cal. HCD: <http://www.huduser.org/portal/datasets/mtsp.html>

b. For-Sale Housing

Based on the Data Quick Southern California Homes Resale Activity report comparing September 2011 to September 2012, the median price for an existing single family homes was \$197,000 while the median price for condominiums was \$124,000 during this period. In comparing the estimated affordable purchase prices shown in Table II-20 above, the majority of existing single family homes and condos sold in the City of Big Bear Lake fall into the affordability range.

c. Rental Housing

Most rentals within Big Bear Lake are single-family homes, with some condominiums and duplex units. Therefore, an informal classified ad survey and search of realtor websites of rentals in the City and its immediate environs was conducted. The results of the survey are shown in Table II-21. Rent for homes with three or more bedrooms ranged from \$900 to \$2,700 per month, with an average rent of \$1,546. Two-bedroom homes ranged from \$600 to \$1,250 per month, with an average rent of \$843. One-bedroom/studio units ranged from \$500 to \$600, with an average rent of \$743.

Table II-21
Housing Rental Rates – 2012
Big Bear Lake

Type	Rent Range	Avg. Rent
1-Bd/Studio (3)	\$500 – 800	\$743
2-Bd (12)	\$600 – 1,250	\$843
3-Bd+ (14)	\$900 – 2,700	\$1,546

Source: Informal Classified Ad Survey (MLS Rental Listings, Bear Grizzly, Realtor Websites)

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Big Bear Lake residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farmworkers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

In 2010, approximately 737 people between the 16 and 64 years of age, or 14.3% of the working age population, reported a work-related disability (see Table II-22). Of those aged 65 and over, approximately 3% reported a physical disability. Included within these disabilities are persons whose disability hinders their ability to go outside the home (0.9% of the working age population and 0.3% of the senior population). Housing opportunities for the handicapped can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table II-22
Persons with Disabilities by Age –
Big Bear Lake

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	18	0.3%
Sensory disability	5	0.1%
Physical disability	13	0.2%
Mental disability	0	0.0%
Self-care disability	737	14.3%
Age 16 to 64 - total persons	57	1.1%
Sensory disability	90	1.7%
Physical disability	45	0.9%
Mental disability	0	0.0%
Self-care disability	45	0.9%
Go-outside-the-home disability	500	9.7%
Employment disability	157	3.0 %
Age 65 and over - total persons	64	1.2%
Sensory disability	77	1.5%
Physical disability	3	<.0%
Mental disability	0	0.0%
Self-care disability	13	0.3%
Go-outside-the-home disability	5	0.1%

Source: 2010 Census, Table PCT026

The City of Big Bear Lake does not have any housing units specifically designated for disabled persons. However, there are 75 units for very-low- to moderate-income seniors that can accommodate persons with mobility limitations. In addition, the 42-unit affordable apartment building built in 2010 complies with the American with Disabilities Act.

2. Persons with Developmental Disabilities

Senate Bill 812 (Chapter 507, Statutes of 2010) requires an evaluation of housing needs for persons with developmental disabilities. The Welfare and Institutions Code (Section 4512) defines "Developmental disability" to mean 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. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The California Department of Developmental Services (DDS) provides community services to persons with developmental disabilities and their families through a system of

regional centers. In San Bernardino County, the Inland Regional Center (IRC) is the local service provider for the State Department of Developmental Services. The center provides access to a variety of resources such as educational, employment, health, and housing to persons with developmental disabilities. In Big Bear Lake, the IRC coordinates housing programs with In-Home Supportive Services (through the County Department of Aging and Adult Services) and family support services such as respite, for persons living at home with the family. Respite services may include a behavior modification specialist and educational services. The IRC also provides transportation vouchers. The IRC serves 18 Big Bear Lake residents, which are mostly young adults (born in the 1990 decade)⁵. According to the IRC, there is a day center in the Big Bear area, called First Step, which offers educational, employment, and other support programs for qualifying residents.

Adults are typically limited to an SSI income, which may range from \$600-\$800 per month. Depending on the type of developmental disability, employment options are limited. Many persons with such disabilities may live independently with minimal supervision. Others may live in a group facility with some supervision, while more severe conditions may require institutional living with regular supervision. In Big Bear Lake, the IRC identified affordable housing as a priority need. Accordingly, a new program will direct staff to collaborate with the IRC on affordable housing projects to ensure that appropriate units can be set aside for persons with developmental disabilities.

3. Elderly

In 2010, there were 687 households in Big Bear Lake where the householder was 65 or older (Table II-23). Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table II-23
Elderly Households by Tenure –
Big Bear Lake

Householder Age	Owners		Renters	
	Households	%	Households	%
Under 65 years	617	53%	829	89%
65 to 74 years	352	30%	62	6%
75 to 84 years	143	12%	39	4%
85 and over	49	5%	0	1%
Total households	1,161	100%	930	100%

Source: 2010 Census, Table B25007

⁵ Vince Toms, Program Manager, Inland Regional Center; December 10, 2012

4. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. The City's average household size has dropped slightly from 2.31 persons in 2000 to 2.28 persons in 2010. Among both owners and renters, more than half of all households have only one or two members. About 11% of renter households had five or more members, while about 5% of owners were large households (Table II-24). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units.

Table II-24
Household Size by Tenure –
Big Bear Lake

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	347	27%	328	36%
2 persons	649	51%	220	24%
3 persons	128	10%	134	15%
4 persons	93	7%	129	14%
5 persons	30	3%	59	6%
6 persons	17	1%	27	3%
7+ persons	7	1%	19	2%
Total households	1,271	100%	916	100%

Source: 2010 Census, Table B25009

5. Female-Headed Households

Of the 2,091 year-round households in the City, 275, or about 13%, were headed by a female (Table II-25). While female-headed households represent a small portion of households, they make up a significant portion of households that are below the poverty level. On a percentage basis, two times as many renter households were female-headed as compared to owners (18% vs. 9%, respectively).

**Table II-25
Household Type by Tenure –
Big Bear Lake**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	607	52%	328	35%
Male householder, no wife present	0	0%	19	2%
Female householder, no husband present	108	9%	167	18%
Non-family households	446	39%	416	45%
Total households	1,161	100%	930	100%

Source: 2010 Census, Table B11012

6. Agricultural Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in San Bernardino County, with a total value of over \$367 million per year⁶. Most of the farm economy consists of milk products (54%), cattle & calves (11%), and eggs (12%). Agriculture, forestry, fishing, hunting, and mining occupations employ 6,256 persons within the County.⁷ However, according to both the 1990, 2000, and 2010 Census, there are no agricultural workers living in the City of Big Bear Lake. The City is within a mountain recreation area adjacent to a national forest. There is no agricultural land within the City; nor is the City adjacent to any agricultural producing areas.

7. Temporary Resort Workers

During the winter months, the two ski resorts in Big Bear Lake reported that they add approximately 2,000 additional workers. Some of those work full-time, while others are part-time weekend workers. Detailed information is not available regarding where they live while they work in Big Bear Lake and how they are housed. The ski resorts do not provide temporary housing for their workers, and management indicated that housing is generally not a problem in recruiting workers.

Although details regarding the demographics and needs of seasonal workers in Big Bear Lake are not readily available, it can be assumed that the incomes of these employees are relatively low, as with other service occupations. In 2011 the City amended the Development Code to allow for short term motel cabins to be converted into extended stay units for up to six months. This should increase the supply of small affordable units by making more effective use of the existing underutilized housing stock.

⁶ 2011 Crop & Livestock Report, San Bernardino County Department of Agriculture/Weights and Measures

⁷ 2010 Census, Table DP03

8. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including San Bernardino County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

A Countywide homeless count is anticipated for January 23, 2013, however, based on the low potential for unsheltered homeless persons on that date in the City (due to inclement weather), the County will not conduct a formal count within the City. The most recent available survey for homeless counts is the 2007 San Bernardino County Homeless Census and Survey. In 2007, the survey's point-in-time count included unsheltered homeless people (streets, vehicles, encampments) and sheltered people (emergency shelters, transitional housing, domestic violence shelters, and motel/hotel vouchers).

Big Bear Lake is fortunate, as studies and surveys by government agencies and homeless advocacy groups have shown that homelessness is not pervasive in the community. The homeless count conducted by San Bernardino County in 2007 indicated that on 53 homeless persons in Big Bear Lake, which represents less than 1% of the City's population, and less than .01% of the County's total homeless population (Table II-26). These numbers include families that might be displaced through evictions, women and children displaced through abusive family life, or persons with substance abuse problems.

Table II-26
Homeless Profile – 2007
Big Bear Lake vs. San Bernardino County

Category	Big Bear Lake		San Bernardino County	
	Persons	Percent	Persons	Percent
Unsheltered	41	100%	6,111	100%
Living in Vehicles	11	27%	3,017	49%
Individuals	28	68%	2,927	48%
People in families	2	5%	167	3%
Percent of Total Homeless	-	77%	-	83%
Sheltered*	12	100%	1,220	100%
People in families	8	67%	611	51%
Individuals	4	33%	597	49%
Percent of Total Homeless	-	23%	-	17%
Total Homeless	53	100%	7,331	100%

Source: San Bernardino County 2007 Homeless Census and Survey

*Excludes rehabilitation centers, jails, and hospital figures

The County's homeless count estimates that the number of homeless persons in San Bernardino County in 2007 was 7,331 persons, including sheltered and unsheltered counts. Survey data indicates that 17,551 unduplicated San Bernardino County residents experience homelessness in a given year. This range represents between 1% of the

County's total population, which is comparable to current national estimates of homelessness.

In September 2007, the board of supervisors established the Office of Homeless Services and formed the San Bernardino County Homeless Partnership (SBCHP) to provide a more focused approach to issues of homelessness within the County. The Partnership consists of community and faith-based organizations, educational institutions, non profit organizations, private industry, and federal, state, and local governments.

SBCHP was developed to promote a strong collaboration between agencies to direct the planning, development, and implementation of the County's 10-year Strategy to end chronic homelessness. The Partnership provides leadership in creating a comprehensive countywide network of service delivery to the homeless and near homeless families and individuals through facilitating better communication, planning, coordination, and cooperation among all entities that provide services and/or resources for the relief of homelessness in San Bernardino County.

The local County Sheriff's Office and City Code Enforcement Department has since taken a collaborative approach in reaching out to homeless persons. In July 2012, both agencies conducted a "POP Project" (POP stands for people-oriented policing) in the City. The project resulted in a count of 25 homeless persons, most of whom were individual men in encampment settings⁸. The majority of these persons indicated that they do not remain on the mountain during the winter season. The goal of the project is to distribute information on local and County homeless services.

Direct services for the homeless within the City are typically provided in the form of food and motel vouchers provided by individual churches. In winter, if no shelter can be obtained within the community, homeless individuals or families have to take the bus to San Bernardino where there is a motel that accepts shelter vouchers.

Although there is no emergency shelter in Big Bear Lake, DOVES of Big Bear operates an 18-bed shelter program for victims of domestic violence and their children. This is a six-month program. For the 2009-2010 fiscal year, the program housed 22 adults and 19 children. Over the course of 2010-2011, the DOVES program housed 17 adult women and 18 children. For 2011-2012, the shelter program housed 28 adults and 19 children. Also, from January 1, 2010, through June 30, 2011, DOVES also was able to fund a transitional housing program for 12 adults and 6 children. The transitional housing program was discontinued due to lack of funds. For 2011-2012, DOVES housed 28 adults and 19 children. From July 30, 2012 to present, DOVES has housed 8 adults and 3 children. About half the women who leave the program move "down the hill" because they are unable to find affordable housing and full time employment in Big Bear Lake. There are no transitional housing units for homeless individuals or families with general needs.

⁸ City of Big Bear Lake Code Enforcement, December 12, 2012.

F. Assisted Housing at Risk of Conversion

This section identifies all residential projects in the City that are under an affordability covenant, along with those housing projects that are at risk of losing their low-income affordability restrictions within the eight-year period 2013-2021. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

1. Inventory of Assisted Units

Table II-27 provides a list of developments within the City of Big Bear Lake that participate in a federal, state or local program that obtained some form of assistance, either through financial subsidy or a control measure.

Table II-27
Assisted Affordable Housing Development –
Big Bear Lake

Project	Year	No. of Units	Program	Covenant Expires
Mountain Meadows Senior Housing	1998-2000	74	Very-low-, Low- and Moderate-income senior apartments	2030
The Crossings at Knickerbocker	2010	42	Very-low, low-, and moderate-income apartments	2065

2. Units at Risk

As shown in Table II-27 above, none of the income-restricted units in Big Bear Lake are at risk of conversion during the 8-year period 2013-2021. The expiration dates are 2030 for the Mountain Meadows senior project and 2065 for The Crossings at Knickerbocker workforce housing apartments.

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-year period from January 1, 2014 to October 31, 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. Future housing need is determined primarily by the forecasted

growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories⁹ on the basis of the County's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 Growth Needs

SCAG has determined the RHNA growth needs for each of San Bernardino County's cities plus the unincorporated area. The total housing growth need for the City of Big Bear Lake during the 2014-2021 planning period is 2 units, which is distributed by income category as shown in Table II-28. The growth need in the extremely-low-income category was not included in the RHNA, however it is estimated to be 50% of the very-low-income category as permitted by AB 2634.

Table II-28
Regional Housing Growth Needs – 2014-2021
Big Bear Lake

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
1	1	0	0	0	2
50%	50%	0%	0%	0%	100.0%

Source: SCAG 2012

⁹ Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNA does not quantify the need for this category.

III. RESOURCES AND OPPORTUNITIES

A. Land Resources

1. Regional Growth Needs 2014-2021

In accordance with *Government Code* §65584, projected housing needs for each City and County in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in October 2012. The RHNA covers the 8-year planning period of January 1, 2014 to October 31, 2021. The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each County. These forecasts were largely derived from the 2010 Census, California Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG.

For this RHNA cycle only (due to extraordinary uncertainty regarding conditions impacting the economy and housing market not expected to similarly impact future RHNA cycles), a new 1-time adjustment was made to account for unprecedented high vacancies in existing stock, due to unusual conditions including high foreclosures and recession uncertainties. A slow absorption rate of 10% of existing excess vacant units is assumed to occur in shrinking current excess vacant units before the start of 2014 RHNA projection period resulting in applying a 90% adjustment to account for units not absorbed that decreases new housing need by -75,390 units. Existing housing stock consists of two components:

- (1) housing units for sale and rent in existing housing stock that are above the housing units required to maintain the healthy market condition, calculated as the number of units in housing stock (for sale+for rent+sold, not occupied+rented, not occupied+occupied units).
- (2) housing units in the "vacant units others" category of existing housing stock above the simple average of 1.28% calculated based on Census data from 1980 to 2010. To evaluate the reasonableness of vacancy adjustments proposed by SCAG to account for the unprecedented economic downturn, the Department used 2010 Census Demographic profile data (DP-1) and desirable "normal" vacancy rates by tenure, in conjunction with the region's household growth and proposed household formation rates. The proposed vacancy adjustment is limited to not exceed the differential between the 2010 Census vacant units and the healthy market vacant units rate associated with the region's annual household growth. As the adjustment was below the differential, the vacancy adjustment was applied in calculating the low RHNA range.

All new units built or preserved after January 1, 2006 are credited in the current RHNA period. Table III-1 shows the net remaining growth need after crediting units built during

2006 and 2007. (A detailed breakdown of these new units by income category is provided in Appendix B).

Table III-1
Net Remaining Housing Need – 2006-2021
City of Big Bear Lake

	Income Category				
	VL	Low	Mod	Above	Total
RHNA (total) 2008-14	113	80	96	206	495
RHNA (total) 2014-2021	1	1	0	0	2
Units Completed Since 2006	30	12	110	218	370
RHNA (net remaining)	84	69	-14	-12	153

Source: City of Big Bear Lake Planning and Building & Safety Departments., 2006-2011; 2011 Big Bear Lake Annual Element Progress Report

2. Inventory of Sites for Housing Development

Pursuant to Government Code Section 65583.2(c)(3), the housing element must include analysis of identified sites which must demonstrate density standards to accommodate a jurisdiction's regional need for all income levels, including lower-income households.

To meet this statutory requirement, local governments are required to provide an analysis demonstrating how adopted densities accommodate the regional housing need for lower income households. The analysis must include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

As an option and alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing "default" density standards that are "deemed appropriate to accommodate housing for lower income households." The default density option is not a mandated density. The default density is standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the Department must accept that density as appropriate in its review.

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners and advocates through the Housing Element Working Group which was convened by the Department in 2003. Default densities are established using population based criteria as detailed in 65583.2(b)(i) through (iv) and 65583.2(d) through (f) as summarized below :

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)

- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

Based on the release of 2010 Census data, the Department updated the default density standards set forth in the Department's June 9, 2005 technical assistance memo (*Amendment of State Housing Element Law – AB 2348*). Specifically, Table A and Appendix 1 of the June 9, 2005 memo have been revised based on current US Census Bureau population based criteria as established in Government Code Section 65583.2(c)(3)(d) through (f). Table A identifies the City of Big Bear Lake as a suburban jurisdiction with a default density of at least 20 units per Acre.

In 2011 the City amended its Development Code to rezone 8.74 acres to a minum of 20 units per acre. (Figure B-1) This created a potential for 173 affordable units to be constructed on three selected parcels. With an outstanding unmet need of 153 affordable units (Table III-1) the City still maintains an excess capacity of 20 affordable units. The City therefore has met both its currennt and past RHNA requiremntns for affordable units.

**Table III-2
Land Inventory Summary –
City of Big Bear Lake**

	Income Category (Zone/Density)			
	Lower (R-3, 20/ac)	Moderate (R-3, 12/ac)	Above Mod (R-1 + R-L)	Total
RHNA 2008-2014	193	96	206	495
RHNA 2014-2021	2	0	0	0
Units Completed Since 2006	42	110	218	370
Surplus Units (Deficit)	(153)	14	12	(127)
Realistic Unit Potential of Undeveloped Parcels	173	429	1,228	1,830
Surplus Unit Potential	20	429	1,228	1,677

Source: City of Big Bear Lake Planning and Building & Safety Departments., 2006-2011; 2011 Big Bear Lake Annual Element Progress Report ; Appendix B Table B-2 , 2013-2021 Housing Element

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude development of the 8.74 acres that were rezoned 20 units per acre.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) – Limited federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The City's allocation of CDBG funds is about \$40,000 per year. The City does not directly control these funds. Instead, the Big Bear Lake City Council makes recommendations for the expenditure of this money, but the funds are administered by the Housing and Community Development Department of the County of San Bernardino (HCD).

Section 8 Rental Assistance – The San Bernardino County Housing Development Department, in cooperation with the Housing Authority, administers the Tenant Based (Rental) Assistance Program that includes Section 8 rental assistance. The Housing Authority reports that 19 Section 8 housing vouchers are issued within the City and its immediate environs. The housing vouchers assist low-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Another component of the Tenant Based Assistance Program provides one-time security deposit assistance to eligible applicants.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

2. Local Resources

a. Big Bear Lake Programs

- Community Development Grant Program

In 2010, the City modeled a Community Development Grant Program, similar in scope and goals to the federal CDBG program. The award is based on the City's annual CDBG allocation, which is about \$40,000 every fiscal year. Since its inception, awards have been granted as follows.

- CDBG-funded Enhanced Code Enforcement Services

During fiscal year 2011-2012, the City was awarded CDBG funds toward Code Enforcement Services that targeted income-qualifying areas. The boundaries of these primarily residential areas are based on HUD census tracts and services are limited to the neighborhoods identified low- and moderate-income (LMI) areas. The scope of the program is to enhance blighted properties in low-income neighborhoods. The City will continue to apply for funding this program.

b. San Bernardino County Affordable Housing Programs

The San Bernardino County Housing Development Department administers three housing programs in addition to the Tenant Based Assistance Program discussed above. The following County-administered programs could be used to create or acquire affordable housing in the City of Big Bear Lake.

Mortgage Revenue Bond Programs

Single Family Home Mortgage Revenue Bond Program – This bond program serves eligible households throughout the County who are first time homebuyers. The program provides below-market loans to eligible households. Households apply directly to participating lenders who are listed on the County of San Bernardino web page at www.sbcounty.gov/ECD/HOUSING. Income limits change from year to year.

Multi-family Mortgage Revenue Bond Program – The Multi-Family Residential Rental Housing Revenue Bond Program assists developers of rental units by providing financing for acquisition and new construction or rehabilitation of multi-family housing developments. A specified number of the units must remain affordable to eligible households for a specified period.

Homeownership Assistance Program

Households with incomes below 80% of the County median income may also be eligible for down payment and closing cost assistance through the County's Homeownership Assistance Program (HAP). Most of the participating lenders also process applications for the HAP program.

Rental Property Acquisition and Rehabilitation Assistance Program

This program provides financial assistance to nonprofit and for-profit developers of rental property for the acquisition and/or rehabilitation of residential rental units available to income-eligible tenants at affordable rates.

C. Energy Conservation Opportunities

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and

configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes. These standards have been incorporated by reference into the City's Building Code and Subdivision Ordinance.

In addition to the energy and water conservation measures required by state law, other private and public initiatives assist with energy payments and conservation. The Bear Valley Electric Company participates in the Low-income Energy Assistance (LEAP) Payments program providing lower energy rates to eligible households. To inform residents about this program, the electric company annually mails all customers a brochure and application form for LEAP with the monthly bill.

The County of San Bernardino Community Services Department administers a weatherization program with funding from both the federal government and several Southern California gas companies. Services provided include attic insulation and venting, weather stripping, repair or replacement of windows and doors, if needed, and repair of combustion appliances. Low flow showerheads are also installed.

The City of Big Bear Lake is a participant in the San Bernardino County Associated Governments (SanBAG) Property Assessed Clean Energy (PACE) program. The PACE program helps home and business owners pay for the upfront costs of green initiatives, such as solar panels and similar energy improvements. SanBAG will be offering a specific bond to investors and then use the proceeds to loan money to consumers and businesses to put towards energy retrofits on their property. The loans are repaid over the assigned term (typically 15 or 20 years) via an annual assessment on their property tax bill. The loan is attached to the property rather than an individual which allows the property owners to begin saving on energy costs immediately while paying for their energy improvements through their annual tax bill.

In addition to these measures, the City will adopt a program to subsidize building permit fees for replacing windows, water heaters and furnaces with energy efficient models (see Chapter V, Program 7.1). Local utility and service providers in the City also provide rebate programs, water conservation assistance and programs, and recycling and electronic waste disposal. The City will adopt programs to actively publicize these programs in order to expand access and opportunities to participate. Furthermore, development in the City has long been subject to requirements to protect and retain large healthy stands of trees (through the Tree Conservation Ordinance) and to use native plants and drip irrigation as a water conservation measure. The City has been an annual participant in the Xeriscape Garden Tour, which provides tours of local gardens and an expo for information.

IV. CONSTRAINTS

A. Government Constraints

1. Land Use Designations and Development Standards

As a mountain resort community, Big Bear Lake has adopted land use designations and development standards that are suited to the City's remote location, predominantly second-home character, and environmental conditions.

Residential Land Use Designations

The Big Bear Lake General Plan Land Use Element provides for six residential land use designations as follows:

Rural Residential (RR)	one unit per 2.5 gross acres
Equestrian Estates (EE)	one unit per gross acre
Single-Family Residential 2 (SFR-2)	two units per gross acre
Single-Family Residential 3 (SFR-3)	three units per gross acre
Single-Family Residential 4 (SFR-4)	four units per gross acre
Multiple Family Residential (MFR)	12 units per gross acre

The City regulates the type, location, density, and scale of residential development through the City Development Code. The Development Code regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Development Code also helps to preserve the character and integrity of existing neighborhoods.

The three zoning districts that allow residential units as a principal permitted use are as follows:

R-L	Residential-Low
R-1	Single-Family Residential
R-3	Multiple-Family Residential

Single-family districts also allow manufactured housing on permanent foundations, subject to applicable development standards pursuant to state law. The Multiple Family Residential zone allows a maximum of 12 units per acre with a density bonus of up to 35% as allowed by state law for affordable housing. Projects with 2-5 units are reviewed administratively, while projects of 5 or more units require a Plot Plan Review (PPR) (see discussion under Section 6 Permit Processing).



The development standards that govern single-family and multi-family development have been in place since the 1960s, prior to the City's incorporation in 1980. Upon incorporation, the City adopted the County of San Bernardino's Development Code, which has been revised from time-to-time by City ordinances and was ultimately replaced in 2003 with a comprehensive Development Code update.

The Development Code sets forth residential development standards for each zone district. Residential development standards for both Single Family Residential (R-1) and Multiple Family Residential (R-3) zone districts are shown in Table IV-1.

**Table IV-1
Residential Development Standards**

Zone District	R-L	R-1	R-3
Lot Dimensions:			
Minimum lot area (by General Plan Land Use Designation; all areas net unless otherwise indicated)			
Rural Residential	2 ½ ac. gross	—	—
Equestrian Estates	40,000 sq. ft.	—	—
Single Family Residential –2		18,000 sf.	—
Single Family Residential –3	—	10,000 sf.	—
Single Family Residential –4		7,200 sq. ft.	—
Multiple Family Residential			7,200 sq. ft.
Lot width (at required front setback)			
Interior lot	100 ft.	60 ft.	60 ft.
Corner lot	100 ft.	65 ft.	65 ft.
Minimum street frontage (at front property line)	50 ft.	35 ft.	50 ft.
Minimum flag lot frontage (at front property line)	30 ft.	20 ft.	40 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.
Setbacks:			
Front yard and street side yard setback from property line:			
Adjacent to streets with 40 or more feet of right of way	25 ft.	15 ft.	15 ft.
Adjacent to streets with less than 40 feet of right of way	30 ft.	20 ft.	20 ft.
Interior side yard setback			
On lots 30 feet or less in width	--	3 ft.	3 ft.
On lots over 30 feet and up to 60 feet in width;	--	5 ft.	5 ft.
On lots over 60 feet and up to 100 feet in width;	5 ft. + 10 ft.	5 ft. + 10 ft.	5 ft. + 10 ft.
On lots over 100 feet in width	10 ft.	10 ft.	10 ft.
Rear yard setback	20 ft.	15 ft.	15 ft.
Other:			
Building coverage (as % of total lot area) (provided that all other requirements, including open space, are provided on the site)	30%	40%	60%
Landscaped or natural open space (as % of total lot area)	—	—	35%
Building height			
Principal dwellings	40 ft.	40 ft.	40 ft.
Detached accessory structures			
- Flat roof	14 ft.	14 ft.	14 ft.
- Sloped roof	30 ft.	30 ft.	30 ft.
Minimum building envelope, exclusive of setbacks and slopes greater than 40%, with access and adequate building area	2,000 sq. ft.	2,000 sq. ft.	5,000 sq. ft.

Source: City of Big Bear Lake Development Code

The City's General Plan Community Design Element contains policies regarding design of single-family and multi-family residences. Policies relating to building materials, colors, and design have been established to promote the community's mountain character. Policies relating specifically to multi-family development have been established to provide a safe and pleasant living environment for residents and include policies relating to common open space, dispersed parking spaces in proximity to the units served,

conveniently located trash enclosures, and placement of common use areas in visible areas to promote safety.

In addition to conventional residential buildings, other uses permitted in the multi-family residential zones are boarding and lodging houses, residential care facilities, large group living facilities for 6 or more residents (including SROs and transitional housing), private schools, lodges and private clubs, philanthropic and charitable institutions, motels, mobile home parks and recreational vehicle parks, hotels and large-scale housing projects.



a. Commercial Land Use Designations Allowing Mixed Use

In addition to the residential districts discussed above, residential development is also permitted as an accessory use subject only to plot plan review in the C-1, C-2, C-3 and C-4 commercial zones if a principal use is also located on the site. Residential development standards in commercial zones are the same as in the R-3 zone but are capped at 12 units/acre.

b. Effects of Zoning and Development Standards on Housing Affordability

Big Bear Lake is a recreational community in which the dominant residential building type is the single-family house or cabin. In multi-family areas, the normal maximum density is 12 units per acre although developers of affordable or senior housing may apply for a density bonus up to 35%, depending upon the proposed affordable unit mix. As noted in Table IV-1, the allowable lot coverage is 60% and the building height limit is 40 feet in the R-3 zone. These standards enable two- and three-story buildings at densities sufficient to facilitate lower-income housing. The chief constraint on the development of subsidized affordable housing is not land use controls but the lack of interest by non-profit or for-profit agencies in constructing and managing affordable housing in Big Bear Lake, and lack of available funds to subsidize such projects.

There are three examples of successful affordable housing developments in the R-3 zone. In 1998-99 the Mountain Meadows senior affordable apartment project was developed. This project was granted a density bonus allowing a density of 27 units/acre. This project



contained 68 very-low- and low-income units out of a total of 75 units.

The second was the 42-unit affordable apartment project called "The Crossings" at 773 Knickerbocker Road, which was recently completed on a 2.6-acre site at a density of 16.2 units/acre. This project is 100% affordable at the very-low- and low-income levels with deed restrictions.

The third is the three unit market rate condominium project built at 673 Modesto on .31 acres. Although this project was not subsized and did not receive a density bonus, the manufactured units reached a density of 12 units per acre and still remained affordable to low income households.

In addition to these three projects there is also 67.9 acres of R-3 zoned property in the City with a 12/acre zoning designation and 8.74 acres with a 20/acre designation. Based on recent development trends, all R-3 zoned multifamily parcels can be assumed to have a realistic potential of 10 units/acre. Though the maximum allowable density in the R-3 zone, excluding potential density bonus, is 12 units/acre, this conservative estimate takes into account building constraints such as steep slopes, the 100 year flood plain and sensitive habitat. Therefore, with 67.9 acres of vacant R-3 parcels zoned at 12/acre and 8.74 R-3 parcels zoned at 20/acre there is a potential for at least 608 multi-family units.

With the two multi-family projects that were built in the previous planning period achieving higher densities than the "10 per acre" assumption, (The Crossings at 16.2 units/acre, and the Modesto condominiums at 12/acre), the City's development standards do not present a constraint to affordable housing development nor do they constrain construction on the remaining 77.01 acres of parcels zoned for multi-family.

2. Special Needs Housing

State law requires cities to demonstrate that development regulations encourage and facilitate the production of a variety of housing types for households with limited incomes as well as persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. The City's provisions for these housing types are discussed below.



- a. **Manufactured Housing and Mobile Homes** – State law requires that manufactured housing on permanent foundations be permitted subject to the same development standards and procedures as conventional residential construction (Government Code Sec. 65852). The City's Development Code complies with this requirement. Mobile home parks are also permitted in the R-

3 (multi-family residential) district. These regulations are consistent with state law and do not pose a constraint. In addition, Program H-2.3 calls for the purchase of mobile home affordability covenants using redevelopment agency set-aside funds.

- b. Residential Care Facilities** – Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. The City of Big Bear Lake refers to residential care facilities as “social care facilities” in the Development Code. Social care facilities that serve six or fewer persons are permitted by-right in all residential districts. Facilities serving more than six persons are conditionally permitted in the R-L, R-1, and R-3 districts.
- c. Housing for Persons with Disabilities and Supportive Housing** – Under some circumstances, zoning and development regulations can unintentionally hinder the provision of suitable housing for persons with disabilities. Of particular concern are the following issues:
- **Definition of “family”.** The Development Code definition of “family” is “one or more persons related by blood, marriage or legal adoption or a group of persons including unrelated individuals living together as a relatively permanent *bon fide* housekeeping unit”. This is consistent with state law and poses no constraints.
 - **Concentration requirements.** While sections of the Development Code were amended for compliance with SB 2, one section of the Development Code requires that transitional housing facilities be located at least 1,320 feet from another transitional housing, congregate meal or homeless shelter. There are no minimum separation requirements for other residential care facilities. The separation requirements for transitional housing will be eliminated as part of Program H-3.4.
 - **Zoning or site planning requirements.** The City requires a CUP in residential zones for care facilities with more than 6 occupants. CUP processing typically requires 6 to 8 weeks and includes conditions addressing such issues as parking and on-site supervision.
 - **Parking requirements.** One space for every four beds is required for care facilities.

The City's building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physical disabled. Provisions of fully accessible units may also increase the overall project development costs. However, unlike the UBC, enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and the ADA increases the cost of housing production and also impacts the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with under state and federal law in order to ensure the development of safe and accessible housing.

Compliance with the American's with Disabilities Act is concurrently reviewed as part of the building plan review process thereby reducing processing time to a minimum. However, in order to further reduce architectural or other obstacles for persons with disabilities, the City will develop a mechanism for expediting the review of requests for reasonable accommodation (see Chapter V – Program H 3.1).

- d. **Farm Worker Housing** – As discussed in Chapter 2, (Needs Assessment), the City of Big Bear Lake is not located within a major agricultural area and has no significant need for permanent on-site farm worker housing. The City's overall efforts to provide and maintain affordable housing opportunities will help to support any agricultural or forestry workers that may choose to reside in the City.
- e. **Housing for the Elderly** – Senior housing projects (five or more units) are allowed with a conditional use permit in the R-3 District. Senior housing facilities are regulated by Section 17.25.190 of the City's Development Code which establishes minimum design standards to ensure adequate housing for seniors. Senior housing is also eligible for a density bonus of up to 100% (Development Code Sec. 17.25.200). The Development Code is not considered to be a constraint to the development of senior housing as the regulations are similar to other jurisdictions within San Bernardino County.
- f. **Emergency Shelters** – An emergency shelter is a residential facility, other than a community care facility or temporary shelter provided following disaster, which provides temporary accommodations to persons or families with lower incomes. Such facilities may also provide meals, counseling and other services, as well as common areas for residents of the facility. Emergency shelters may have individual rooms, but are not developed with individual dwelling units, with the exception of a manager's unit.

State law (Senate Bill 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, and may include specific development standards. In 2011, the City amended its Development Code to allow Emergency Shelters by-right in the C-5 Commercial-Industrial zone.

- g. **Transitional and Supportive Housing** – Transitional housing is explicitly defined in the Development Code and is permitted in the R-3 district with a conditional use permit (CUP) and in the C-2 district with a plot plan review. Development standards for transitional housing facilities serving seven or more individuals are

regulated by Section 17.25.160 of the City's Development Code. Supportive housing is not explicitly defined in the Code. SB 2 requires that transitional and supportive housing be considered a residential use subject only to the same standards and procedures as other residential uses of the same type in the same zone. In 2011, the City amended its Development Code to comply with SB 2, however one Section of the Code remains inconsistent in regards to provisions for Transitional Housing. Program H-3.4 in the Housing Action Plan includes a commitment to amend the Development Code regarding transitional housing in conformance with SB 2.

- h. Single Room Occupancy** – Single room occupancy facilities are small studio-type units and are permitted by conditional use permit in the R-3 district. A Conditional Use Permit takes approximately 6 to 8 weeks to prepare and present to the Planning Commission for approval. Development standards for SRO developments serving six or more residents are governed by Section 17.25.170 (Group Living Facilities) of the Development Code and are no more restrictive than for other group living facilities in the City. One parking space per bedroom plus two manager spaces are required.
- i. Second Units** – Second dwelling units are prohibited in residential zones. Section 17.25.210 of the Development Code sets forth specific findings in support of this exclusion. Among the key findings are the high proportion of vacation homes rented on a short-term basis and the possibility of up to three accessory units in commercial zones, which encourages mixed-use development.
- j. Housing for Resort Employees** – As noted in the Needs Assessment (Chapter II), Big Bear Lake has a significant number of seasonal workers who staff the ski resorts and other recreational facilities. Many of these workers are young single persons with modest incomes who could benefit from small apartments and SRO-type units. In 2011 the City amended its Development Code to allow extended stay lodging for up to 6 months in the R-3 Zone. A Conditional Use Permit is required to convert existing lodging facilities to this use. Conditions on the conversion limit the number of occupants based on the square footage of each individual cabin or unit so that they are in compliance with the efficiency dwelling unit standards proscribed in the California Building Code. Additional conditions will grant City staff access to perform annual housing quality inspections and may restrict the number of vehicles and amount of outdoor storage allowed depending on the exterior open space available to each unit.

3. Parking Requirements

Parking requirements for single family residential development are two parking spaces per unit, regardless of the number of bedrooms in the unit. The General Plan encourages one of the spaces to be covered, either within a garage or carport; the other may be open.

Construction of new attached or detached two-, three- and four-family dwellings are required to provide two parking spaces per dwelling unit, of which one parking space must be covered whereas two covered space is typically the norm.

Multiple-family residential projects with 5 or more dwelling units (excluding manufactured home parks and manufactured home subdivisions, must provide a minimum of 1 parking space for each studio or 1-bedroom unit; 2 spaces per each 2- or 3-bedroom unit; and 3 spaces for each unit with 4 or more bedrooms. In addition, each multiple family project shall provide a minimum of 2 guest parking spaces for each 4 units up to 12 units; 1 space for each 4 units for the 13th to the 48th unit; and 1 space for each additional 6 units above 48 units.

The required parking is typical for most cities in San Bernardino County and is not considered to be a constraint on the production of affordable housing. A builder proposing to reduce the number of parking spaces would have to apply for a variance; however, in the case of affordable housing, the City's density bonus ordinance contains provisions for granting additional land use concessions to affordable housing developers, which might include a parking reduction. It is widely accepted that low-income households have fewer cars than higher income households.

In order to facilitate mixed-use development in commercial zones, the Development Code was amended to allow parking for residential portions of a mixed-use project to match that required for a motel or lodge. The requirement is 1 space per guest unit, plus 2 spaces per resident manager unit, plus 1 space for every 20 guest rooms.

4. Infrastructure to Support Housing Development

According to the City's Land Use Element, most of the land within the City designated for single-family use has already been subdivided into buildable lots. Further, infrastructure such as streets and utilities are readily available to almost every lot in the City; therefore, availability of infrastructure is not considered to be a constraint to new housing development.

5. Fees and Exactions

The City first adopted development impact fees in 1985. The fee program was revised in 1991 in response to AB 1600. Since 1991, the fee program has been amended from time to time to reflect changing conditions and infrastructure needs. Impact fees are intended to ensure that new growth will pay only its fair, or proportionate, share of the cost of the cost of off-site infrastructure and facilities needed to support new development. Table IV-2 (page IV-10) and Table IV-3 (page IV-11) provide a breakdown of existing permit and fee costs for the development of a single-family house and multi-family development. Construction permit fees are based on valuation.

It should be noted that the water connection and user fees include a fee for participation in the Water Demand Offset Program established by the Department of Water and Power. Fees paid under this program are used to offset the water usage of

another user within the service area. Payment into this program is waived for affordable housing projects.

The largest portion of fee costs for single-family and multi-family units are attributable to sewer, water connection and user fees. Program H-3.2 is included in the Housing Plan to provide for Agency assistance on impact fees for development of new affordable housing units.

Table IV-2
Permit and Fee Costs for a 2,000 Square Foot Single Family Unit

Permit Costs	
\$ 993.75	Base fee for first \$100,000 of valuation of to \$500,000
756.00	\$5.60 for each additional \$1,000 of valuation up to \$500,000
\$1,749.75	
Building Permit Fees	
\$ 1,749.75	Building Permit fee
1,487.28	Plan Check fee (85% of Building Permit fee)
63.00	Fire Flow Review fee
65.00	Zoning Clearance
245.00	Approximate electrical fee = .056 x habitable space + \$7.25 insurance fee + \$5.50 garage (per fixture/outlet – based on 5) + \$48.00 temporary power pole
198.75	Approximate plumbing fee (based on number of fixtures)
118.00	Approximate mechanical fee (based on equipment installed)
22.80	Strong Motion Instrumentation and Seismic Hazard Mapping fee (.0001 x valuation)
28.00	Road encroachment fee (per driveway cut)
258.04	Engineering Grading Plan Check Fee (verify applicability of this fee for your project)
\$4,235.32	Approximate Total Building Fees
Development Fees	
\$7,694.00	Development Impact Fee
4,667.08	Sewer connection fee (per each EDU; 1 EDU assumed)
1,640.00	School fees (\$0.82 per sq. ft. of habitable space effective)
12,500.00	Water connection and user fees (1 EDU assumed)
\$26,501.08	Approximate Total Development Fees
\$30,736.40	Total Cost Permits and Fees.

Source: Big Bear Lake Building and Safety Division, 2010

**Table IV-3
Permit and Fee Costs for a 1,250 Square-Foot Multi-Family Unit**

Permit Costs	
\$ 993.75	Base fee for first \$100,000 of valuation of to \$500,000
89.43	\$5.60 for each additional \$1,000 of valuation up to \$500,000
1,083.16	
Building Permit Fees	
\$ 1,083.16	Building Permit fee
920.68	Plan Check fee (85% of Building Permit fee)
63.00	Fire Flow Review fee
65.00	Zoning Clearance
130.75	Approximate electrical fee = .056 x habitable space + \$7.25 insurance fee + \$5.50 garage (per fixture/outlet – based on 5) + \$48.00 temporary power pole
198.75	Approximate plumbing fee (based on number of fixtures)
66.10	Approximate mechanical fee (based on equipment installed)
11.60	Strong Motion Instrumentation and Seismic Hazard Mapping fee (.0001 x valuation)
28.00	Road encroachment fee (per driveway cut)
258.04	Engineering Grading Plan Check Fee (verify applicability of this fee for your project)
\$2,825.08	Approximate Total Building Fees
Development Fees	
\$7,081.00	Development Impact Fee
4,667.08	Sewer connection fee (per each EDU; 1 EDU assumed)
1,025.00	School fees (\$0.82 per sq. ft. of habitable space effective)
9,600.00	Water connection and user fees (1 EDU assumed)
\$22,373.08	Approximate Total Development Fees
\$25,198.16	Total Cost Permits and Fees.

Source: Big Bear Lake Building and Safety Division, 2010

6. Permit Processing

Three levels of development review apply to residential projects depending on their type and size.

Zoning Clearance (Sec. 17.03.240) is an administrative (i.e., non-discretionary) approval process without public notice or hearing to determine whether a project conforms to applicable Code requirements or previous conditions of approval. Single-family-detached homes require only zoning clearance and building plan check. Zoning clearance typically is completed within 1-3 days.

Plot Plan Review (Sec. 17.03.160) is a discretionary process requiring public notice and hearing by the Planning Commission. The purpose of Plot Plan Review is to ensure that structures conform to General Plan and zoning requirements, and do not cause adverse effects on surrounding properties. Conditions of approval are typically required to address dedication of public easements, on- or off-site improvements, or other items specific to the site. Findings are required, including consistency with applicable General Plan and zoning provisions, no substantial adverse effect on abutting property, and adequate vehicular access. Multi-family developments of 5 or more units require plot plan review, which typically requires 6-8 weeks, followed by building plan check (typically 4 weeks).

Conditional Use Permit (Sec. 17.03.170) is a discretionary process requiring public notice and hearing by the Planning Commission. The CUP process is intended to provide an opportunity for public review and evaluation of site-specific requirements and characteristics, provide mitigation of potentially adverse impacts, and ensure ongoing compliance with conditions of operation necessary to protect public health, safety and welfare. The application procedure is the same as for Plot Plan Review, except that additional relevant information may be required regarding hours of operation, provisions for on- or off-site security, or other conditions of operation. Conditions of approval and required findings are similar to those for Plot Plan Review with the addition of stipulations regarding operational characteristics. Multi-family projects do not require a CUP, which typically requires 6-8 weeks, followed by building plan check (typically 4 weeks).

For single-family subdivisions, procedures are governed by the Subdivision Map Act and the time can vary from 6 to 18 months depending on the environmental review required by the California Environmental Quality Act (CEQA).

Condominium projects are processed no differently than a multi-family housing complex except that a condominium subdivision map is processed concurrently with the parent Conditional Use Permit application. Since projects of this type do not propose to create new parcels of land the processing timeline is shortened to 4 to 6 months.

Multi-family development is a two-stage process with a six- to eight-week plot plan review application which is heard before the Planning Commission, followed by a plan check process that takes about four weeks.

The permit process is typically expedited through the use of pre-application meetings with project sponsors in which City staff provides guidance to assist architects and developers in complying with local standards.

In order to reduce processing time and facilitate multi-family development the City has amended its Development Code to eliminate the discretionary review process for multi-family projects of 5 units or fewer (i.e., ministerial zoning clearance only) while larger projects of 6+ units require only Plot Plan Review rather than a CUP.

7. Building Codes and Enforcement

The City has adopted the California Uniform Building Code with additions and/or changes based on topographic, geologic and climatic conditions specific to the City of

Big Bear Lake. Notification of the local amendments was filed with the state Building Standards Commission as required by law, and in a letter dated March 3, 2011 the Commission acknowledged receipt of the City's notice. These local amendments include the following:

- ♦ The City has adopted additional building code requirements to address the State Fire Marshalls designation of Big Bear Lake as being in a High Fire Hazard Area
- ♦ The City has adopted a 100-lb roof load design criteria to address the build-up of snow on roofs during the winter months.

While these standards may add to construction costs, they are necessary to protect public health and safety in a mountain environment.

The City seeks to coordinate its code enforcement activities with housing improvement programs in order to make property owners aware of assistance that is available to facilitate needed repairs, particularly for lower-income households. When code enforcement becomes aware of problems, owners are referred to the appropriate City or County sources for relevant program information.

Building permit fees are also based on the 1997 Uniform Administrative Code identified in the "Service Fee Schedule" adopted by City Council Resolution No. 2006-42. These code requirements are in compliance with the applicable provisions of the California Code of Regulations.

Code Compliance – Code compliance activities within the City are intended to promote the safety and character of the City. The City includes approximately seven square miles. There are currently two code compliance officers responsible for code enforcement activities in the City. Therefore, code enforcement activities are primarily reactive. In the residentially designated properties, code enforcement housing efforts generally focus on overcrowding of private vacation home rentals and property maintenance. In the past, overcrowding of private home rentals has created noise, traffic and land use impacts to surrounding neighbors. However, a City ordinance adopted in 1999 requiring inspections, and a Transient Private Home Rental Enforcement Ordinance adopted in 2007 resulting in more consistent monitoring of these units, has improved the conditions and operations of vacation rentals.

8. Circulation and On- and Off-Site Improvements

Most of the land within the City of Big Bear Lake has been divided into buildable lots and the majority of streets are already dedicated but not all streets are paved. Builders are required to provide curbs and sidewalks only in areas where there are already curbs and sidewalks. In areas of the City where there are neither curbs nor sidewalks and curbs and sidewalks are not planned for, developers of individual parcels are generally not required to provide this amenity; however, if additional roadway paving is necessary then the developer is required to pave the roadway.

The Circulation Element of the General Plan establishes the City's street width standards. Interior residential streets (secondary arterials) are required to have a standard 24foot curb-to-curb width, with no sidewalks.

To maintain the City's mountain rural character curbs gutters and sidewalks are not required in residential zones and subdivisions that do not front on a major street. The City also allows street widths of as little as 26 feet, which reduces street improvement costs. Most parcels in the City are readily served by water, power, gas and sewer facilities. There is a substantial fee for water and sewer hookups. Waste disposal is conducted through a contract between the City and Big Bear Disposal. Natural gas is supplied by Southwest Gas Corporation. Electricity is provided by Bear Valley Electric Service, a wholly owned subsidiary of Southern California Water Company. Telephone service is provided by Verizon (formerly GTE). Big Bear Lake has had cable television service since the early 1960s. The City does not currently have a coordinated system of drainage for storm water and is in the process of developing a drainage master plan. The City is working with seven other cities and three unincorporated areas to develop a water diversion and recycling program. There is no evidence that the minimal requirements for on and offsite improvements are a constraint on housing development.

While these requirements for on- and off-site improvements add to the cost of housing, they are necessary to protect the public health and safety and are not unreasonable and are minimal in comparison to other jurisdictions.

9. Access to Housing Assistance

The City of Big Bear Lake is a small city with a permanent population of only 5,019 (2010) people. Its allocation of Community Development Block Grant (CDBG) funds is only about \$40,000 per year. The City does not directly control these funds. Instead the Big Bear Lake City Council makes recommendations for the expenditure of this money, but the funds are administered by the Community Development and Housing (CDH) Department of the County of San Bernardino. All other housing programs, including HOME, are administered by the County. The offices of CDH are an hour away in the City of San Bernardino as are the offices of many of the service agencies that might refer residents to these programs. It is therefore difficult for residents of Big Bear Lake to obtain information about housing programs.

The City cannot remove this constraint through local ordinance. However, the City has ensured that residents have access to information about housing programs by providing notices and links on the City's website and distributing literature informing residents about housing programs. Additionally, it can help coordinate the development of housing and services to homeless persons by assigning a City staff person as a housing/homeless coordinator.

The City can further facilitate the provision of housing services by taking an active role to ensure that both public and nonprofit agencies have appropriate office space in the City of Big Bear Lake. There is land available within appropriate General Plan land use designations that will accommodate these uses, as principally permitted uses. In order to facilitate the establishment of these agencies, the City will actively assist them in site

selection and seek the cooperation of the private sector in the provision of social service office space.

a. Housing Information

The City continues to post notices about housing programs and links to County departments on the City's website. The City advertises the availability of County Housing programs in the local paper, on its website, and also periodically provides press releases or stories to the local newspapers about housing assistance and provides brochures for the County's first-time homebuyers program and the HAP program to local real estate offices.

b. Program Coordination

The City has assigned a City staff person to work with the City's homeless service providers in the development of an emergency shelter and a transitional housing program.

B. Non-Government Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). Because Big Bear Lake is a mountain community, these issues pose significant constraints to new development. The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. Land and Construction Costs

Land costs vary considerably in Big Bear Lake based on location, views, and proximity to the lake, and also fluctuate with market conditions. From 2000 through 2006 real estate values rose significantly, however the recent downturn has had a dampening effect on prices. Allowable density has an effect on per-unit land cost, especially for multi-family development.

Construction costs are similar throughout the mountain area since construction projects inside and outside the City use the same contractors, building materials suppliers and labor force. The City has no control over the cost of materials and labor.

Construction costs combined with land costs are not constraining housing development since units continue to be built in Big Bear Lake but they do affect the affordability of new housing in Big Bear Lake. In response, the City used redevelopment set-aside funds

to construct 75 affordable senior units and 42 workforce (affordable) apartment units. In order to mitigate the constraint on housing affordability imposed by land and building costs, the City has rezoned 8.74 acres to 20 units per acre to encourage to make larger affordable projects more cost effective.

3. Financing

Financing for housing purchase and construction appears to be readily available in the City of Big Bear Lake. There are a number of banks and mortgage lenders located in the community and additional loans can be accessed on the Internet. Internet mortgage sites make it possible for borrowers to compare rates and shop for the best terms. The San Bernardino County Department of Economic and Community Development also offers a first-time homeowner program and down payment assistance. Six banks throughout the County process applications for these loans.

C. Fair Housing

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the City.

State law also prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. The City also participates in a County consortium to support the Inland Mediation Board, a non-profit organization that provides landlord-tenant and fair housing counseling services in participating cities. Literature describing available services is available to interested parties at City Hall, and a link to Inland Mediation Board is available on the City's website.

V. HOUSING ACTION PLAN

A. Goals and Policies

The housing goals of Big Bear Lake are to:

- | | |
|----------------|--|
| <i>Goal H1</i> | <i>Provide adequate sites for housing.</i> |
| <i>Goal H2</i> | <i>Assist in the development of adequate housing to meet the needs of low- and moderate-income households.</i> |
| <i>Goal H3</i> | <i>Address and where appropriate and legally possible, remove governmental constraints.</i> |
| <i>Goal H4</i> | <i>Conserve and improve the condition of the existing affordable housing stock.</i> |
| <i>Goal H5</i> | <i>Promote equal housing opportunity.</i> |
| <i>Goal H6</i> | <i>Provide housing for persons with special needs including homeless persons.</i> |
| <i>Goal H7</i> | <i>Promote energy conservation in residential development</i> |

In support of these goals, the following policies are adopted:

- | | |
|--------------------|---|
| <i>Policy H1.1</i> | <i>Ensure total dwelling capacity equal to new construction need and provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing.</i> |
| <i>Policy H1.2</i> | <i>Eliminate barriers to housing development for all income groups arising from incompatibility of the zoning code and the general plan or unnecessarily lengthy, ambiguous or conflicting requirements of the development review and permitting process.</i> |
| <i>Policy H2.1</i> | <i>Utilize federal, state, and local housing subsidies to produce affordable housing.</i> |
| <i>Policy H2.2</i> | <i>Facilitate access to housing assistance programs for first-time homebuyers.</i> |
| <i>Policy H2.3</i> | <i>Provide regulatory concessions and incentives for the development of affordable housing.</i> |
| <i>Policy H2.4</i> | <i>Assess the needs for affordable housing of various groups in the community.</i> |
| <i>Policy H3.1</i> | <i>Continue to assist departments of the County government and nonprofit agencies that provide essential social services in obtaining appropriate office space in Big Bear Lake.</i> |

- Policy H4.1 Facilitate access to information about housing repair and rehabilitation programs operated by the San Bernardino County Department of Economic and Community Development.*
- Policy H4.2 Ensure the safety of short-term tenants and the tranquility of residential neighborhoods by regulating short-term private home rentals (less than 30 days).*
- Policy H5.1 Facilitate access to fair housing services.*
- Policy H6.1 Provide leadership and coordination for the development of shelter and housing services for homeless persons in Big Bear Lake.*
- Policy H6.2 Promote the development of permanent housing to meet the needs of very low-income families in Big Bear Lake.*
- Policy H7.1 Provide incentives to encourage builders to incorporate energy saving techniques in housing developments.*

B. Housing Programs

This section describes the City's housing programs for the 2013-2021 planning period, including the responsible agency, timeframe, funding source and objectives. It should be noted that where funding sources list "General Fund", these may consist of in-kind staff services, expedited permit processing, and/or reduced permitting fees.

1. Programs to Provide Adequate Sites for New Housing Development for All Segments of the Community

H 1.1 Adequate Sites

In order to ensure that adequate sites are available, the City will incorporate the acreage that is zoned for 20 units/acre into the Economic Development program to revitalize the City's economy.

Responsible Agency:	Planning Division/Economic Development Department
Timeframe:	Ongoing
Funding source:	General Fund
Objective:	Maintain adequate sites to encourage and facilitate housing development commensurate with the City's RHNA allocation.

2. Programs to Increase the Availability of Low- and Moderate-Income Housing

H 2.1 New Housing Development for Lower-Income Households

The City will promote the development of extremely-low-, very-low and low-income housing through the provision of funding assistance and staff coordination. Sources of funds include County programs, state programs (e.g.,

tax credits) and federal funds (e.g., CDBG and HOME). A range of unit sizes from 1- to 3-bedrooms will be provided, with emphasis on 2- and 3-bedroom units. Affordability covenants for 55 years will be sought. Priority will be given to 100% affordable projects, although mixed-income projects may also be acceptable. This program will help to address the problem of overpayment for lower-income persons and households.

Responsible Agency:	Planning Division
Time Frame:	Ongoing. Review funding and development opportunities, including contacting developers of affordable housing, on an annual basis.
Funding source:	General Fund
Objective:	Development of the 8.74 acres zoned for 20 units/acre.

H 2.2 Acquisition and Preservation of Existing Housing for Resale or Lease

The City will explore grant funding for local organizations such as Habitat for Humanity and Rebuild U.S.A. to acquire and rehabilitate substandard properties. The City will also use CDBG funds to fund code enforcement services in order to eliminate blight and enhance low-income area residential properties. The HUD Office for Sustainable Housing and Communities also offers grants and the City will explore the Community Challenge Grant for promoting adaptive reuse of older structures for affordable housing or mixed-use development.

Responsible Agency:	Planning Division
Time Frame:	Beginning with the 2013-2014 CDBG Grant Allocation Year
Funding source:	HUD Office of Sustainable Housing and Communities, CDBG, City of Big Bear Lake Community Grant Program
Objective:	Preservation of housing

H 2.3 Motel Cabin Conversions

Big Bear Lake has approximately 30 older motel-type cabin units with high vacancy rates in the C-3 Commercial Visitor zone. Currently these are considered commercial properties with occupancies limited to 30 days or less. The City's Development Code allows such projects to be converted to long-term residential use subject to a Conditional Use Permit. This program will help to address the problem of overpayment for lower-income persons and households.

Responsible Agency:	Planning Division/Economic Development Department
Time Frame:	Ongoing
Funding source:	General Fund
Objective:	Publicize program through City website, cabin owners and local realtors.

H 2.4 First-Time Homebuyer Program

The County participates in the CRHMFA Homebuyers Fund (CHF). CHF offers a Mortgage Credit Certificate Program which provides a federal income tax credit for first-time homebuyers, which may be claimed as long as the homebuyer occupies the home and pays interest on the mortgage. Information is provided on the County's website. The City will post a notice on the City's website to inform the public about the affordable homeownership programs of the County of San Bernardino and provide a link to the County's website to facilitate access to the information. Notices will be posted quarterly in the local newspaper, on local television as a public service announcement, and distributed to the Board of Realtors. Applications will be made available at City Hall.

Responsible Agency:	Planning Division
Time frame:	Ongoing
Funding source:	State and Federal Grants, County Programs
Objective:	Provide mortgage assistance to low-income first-time homebuyers .

H 2.5 Section 8 Rental Assistance Program

Ensure access to the Section 8 Rental Assistance program operated by the Housing Authority of the County of San Bernardino by assisting the County with publicity whenever the Section 8 waiting list is updated. The Section 8 program helps to address the problem of overpayment for extremely-low- and very-low-income persons and households. The Housing Authority maintains a waiting list for its rental assistance vouchers provided under a number of programs. The City shall work with the Housing Authority to ensure that information is made available to all eligible households in the City who might need housing assistance when the waiting list opens so they can choose to sign up. The City shall post the phone number of the Housing Authority and its website address on the City's website so that families needing housing assistance can contact the Authority. The City will also publicize the opening of the waiting list at City Hall, and make the housing voucher applications available.

Responsible Agency:	Planning Division/City Webmaster
Timeframe:	On-going and as needed
Funding source:	General Fund
Objective:	Make eligible persons aware of the Section 8 program by publicizing its availability through City information outlets.

3. Programs to Remove Constraints to Housing Production for All Persons, Including Those with Special Needs

H 3.1 Eliminate Regulatory Barriers to Disabled Access

The City shall continue to review existing codes and ordinances and revise as appropriate to bring into compliance with state and federal regulations regarding disabled access, and continue the process for reviewing and approving modifications to development standards to make reasonable accommodations where necessary. The City will offer free inspection services to assist in the identification of barriers. The City will evaluate the reasonable accommodation procedure and modify it as appropriate by Fall 2013.

Responsible Agency:	Building & Safety Division
Timeframe:	Modify procedure by November 2013
Funding source:	General Fund/Development Fees
Objective:	Modify and implement existing procedures for streamlined review of requests for reasonable accommodation by November 2013.

H 3.2 Review and Update Development Fees as Appropriate

The development impact fees shall be reviewed and updated, as appropriate. In the event that amount of development impact fees are increased, the City shall establish a program to provide full or partial assistance with fees using redevelopment set-aside funds as an incentive to promote development of affordable units, provided that appropriate covenants are obtained to ensure the availability of affordable housing.

Responsible Agency:	Planning Division; Improvement Agency
Timeframe:	Each budget year
Funding source:	General Fund/Development Fees
Objective:	Ensure that development fees are reasonably related to the cost of providing service, and that affordable projects are assisted through reduced development fees, where feasible.

H 3.3 Emergency Shelters, Transitional and Supportive Housing

Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and transitional housing. The City has amended the Development

Code in compliance with SB 2, including specific development standards that will apply to emergency shelters.

Responsible Agency:	Planning Division
Timeframe:	Ongoing. Coordinate activities with local organizations and charitable groups on a bi-annual basis.
Funding source:	General Fund
Objective:	Work with local organizations and charitable groups to locate a housing shelter in the City.

H 3.4 Transitional and Supportive Housing

Senate Bill 2 (SB 2) of 2007 requires that transitional and supportive housing be treated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone. In 2012, the City amended the Development Code definitions (Chapter 17.02.030) to require consistency and compliance with SB 2. The City will process an amendment of the Development Code (Section 17.25.160 Transitional Housing Facilities) to remove any inconsistent development standards in order to fulfill SB 2 requirements.

Responsible Agency:	Planning Division
Timeframe:	Amendment of Development Code Section 17.25.160 in 2014
Funding source:	General Fund
Objective:	Amend the Development Code in compliance with SB 2 of 2007.

4. Programs to Conserve and Improve the Condition of the Affordable Housing Stock

H 4.1 Rehabilitation Loans and/or Grants

Develop a rehabilitation loan and/or grant program for single- and multi-family properties as a supplement to County programs. Consider contracting with a local bank to administer the program. As appropriate, develop loan documents, procedures for reviewing and approving loans and construction drawings and a process for monitoring compliance with affordability restrictions.

Responsible Agency:	Economic Development Department
Timeframe:	Ongoing
Funding source:	State and Federal Funds
Objective:	Provide rehabilitation loan or grant funds.

H 4.2 Housing Repair and Rehabilitation Programs

Use the City's website to provide information on the housing repair and rehabilitation programs provided by the San Bernardino County Department of Community Development and Housing. Provide a link to that Department's web page on the City website so that residents can easily find the information. Advertise the information quarterly in the local newspaper and on local television as a public service announcement. The City will distribute this information to the Board of Realtors and make the applications available at City Hall.

- a. **Weatherization Program:** The City administers a weatherization rehabilitation program with funding from the PACE loan program. Services provided include: attic insulation and venting, weather stripping, repair or replacement of windows and doors if needed, and repair of natural gas appliances.

Responsible Agency: Economic Development Department

Timeframe: Initiate publicity campaign 2013-2014

Funding source: PACE Loan Program

Objective: Publicize available County programs.

H 4.3 Affordable Housing Ombudsman

The City Planning Department staff will act as ombudsman to assist County departments and social service agencies in site location and application processing in Big Bear Lake.

Responsible Agency: Planning Division

Time frame: Ongoing

Funding source: General Fund

Objective: Provide assistance to County staff in obtaining approvals for housing and social service projects in Big Bear Lake as needed.

H 4.4 Short-Term Rentals

Continue the City's existing program to inspect and license private homes that are rented for periods of less than 30 days. Require property owners who use their homes for short-term rentals to comply with the Transient Private Home Rental Enforcement Ordinance, obtain a transient occupancy permit and a business license, and complete a home inspection conducted by a contracted inspector.

Responsible Agency:	Finance Division/Code Enforcement
Time frame:	Ongoing
Funding source:	General Fund
Objective:	Continue to require and process permits and inspections for short-term rental properties to ensure that these properties are operated in a manner that is complementary to residential neighborhoods.

5. Programs to Promote Fair Housing

H 5.1 Access to Fair Housing Services

- a. Request the Inland Fair Housing and Mediation Board, the County contractor for fair housing services, to conduct a workshop on fair housing for local realtors, property managers and property owners. Cooperate with Inland in finding space for the workshop and publicizing the event.
- b. Provide information on fair housing on the City website and on other public outreach tools such as e-alerts, newsletters, and social media. Provide a link to the Inland Fair Housing and Mediation Board website. Advertise the information quarterly in the local radio and on local television as a public service announcement.

Responsible Agency:	Planning Division/City Webmaster
Time frame:	Ongoing Ongoing notification of available fair housing services
Funding source:	General Fund
Objective:	Publicize available programs.

6. Programs to Expand Housing Opportunities for Persons with Special Needs

H 6.1 Shelter and Services for Homeless Persons

Consult with agencies providing social services in Big Bear Lake to assess the need for emergency, transitional, and permanent affordable housing. As funds permit, provide a grant to a non-profit organization to assist in funding an outreach worker to be a liaison with Big Bear Lake homeless service providers, coordinate with the San Bernardino Homeless Coordinator, help establish a local coordinating group for homeless agencies and assist nonprofit agencies in the City of Big Bear Lake to apply for and develop an emergency shelter and transitional housing project. (see also *Program H 3.3*)

Responsible Agency:	Planning Division/Improvement Agency
Time frame:	Ongoing. Coordinate activities with local organizations and charitable groups on a bi-annual basis.
Funding source:	General Fund/Community Development Grant fund
Objective:	Provide grant funds to local eligible public service groups that provide emergency, transitional, and permanent affordable housing.

H 6.2 Special Housing Needs of Persons with Developmental Disabilities

Consult with the Inland Regional Center to accommodate housing needs for persons with developmental disabilities. Use Community Development Grant funds to assist local eligible programs that provide housing services for persons with Developmental Disabilities. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Responsible Agency:	Planning Division
Time frame:	Ongoing. Coordinate activities with local public service programs that provide housing services to persons with Developmental Disabilities on a bi-annual basis.
Funding source:	General Fund/Community Development Grant/State and Federal Grants
Objective:	Award Community Development Grant to local public service programs that provide housing services to persons with Developmental Disabilities.

7. Programs to Encourage Energy Conservation

H 7.1 Reduce Permit Fees for Energy-Efficient Construction

Develop eligibility guidelines that encourage energy conservation through the reduction of permit fees for energy-efficient construction and retrofits. This program will be publicized through flyers available at City Hall and on the City website.

Responsible Agency:	Planning Division
Time frame:	Ongoing
Funding source:	General Fund/SanBAG PACE Program
Objective:	Subsidize permit fees to encourage energy-efficient construction.

H 7.2 Encourage Green Building Construction

Continue to encourage green building construction for new and major rehabilitation projects, by requiring projects to complete the City's Build It Green checklist. Green building is not mandatory, but the checklist incentivizes green building construction by expediting permits and inspections.

Responsible Agency:	Planning Division
Time frame:	Ongoing
Funding source:	General Fund
Objective:	Green building construction in housing projects and motel/cabin conversions.

H 7.3 Publicize Local Utility and Services Programs

Publicize local utility programs that serve to increase energy efficiency, water conservation, and reduce waste, through flyers and brochures at City Hall and on the City website. The Big Bear Lake Department of Water (DWP) offers retrofits, turf buy-back, water conservation audits (indoor and outdoor), and xeriscape demonstration programs. Bear Valley Electric Services (BVES) offers energy savings programs and lighting exchange events. Big Bear Disposal offers regular recycling sites and annual electronic waste disposal days.

Responsible Agency:	Planning Division/City Webmaster
Time frame:	Ongoing
Funding source:	General Fund
Objective:	Expand access to local utility and service programs that offer energy efficiency programs and rebates.

H 7.4 Support Alternative Energy Sources

The City will explore an Ordinance to support alternative energy sources, such as wind and solar, in residential zones.

Responsible Agency:	Planning Division/City Webmaster
Time frame:	2014
Funding source:	General Fund
Objective:	Develop standards for wind turbines and solar panels in residential zones.

C. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

Table V-1
Quantified Objectives – 2008-2021
City of Big Bear Lake

	Ex. Low	V. Low	Low	Mod	Upper	Totals
New Construction	0	0	78	69	0	153
Rehabilitation*	0	10	10	0	0	20
Conservation**	0	49	67	0	0	116

*Weatherization through PACE**Preservation of Affordability Covenants for The Crossings and Mountain Meadows

Appendix A – Evaluation of the Prior Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2014. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1 - City of Big Bear Lake Housing Element Program Evaluation – 2008-2014

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
GOAL H1 – PROVIDE ADEQUATE SITES					
H1.1. Adequate Sites and Elimination of Barriers In order to ensure that adequate sites are available commensurate with the City's RHNA allocation of 495 new housing units between 2006 and 2014, including 193 lower-income units, 96 moderate-income units, and 206 above-moderate income units, the following implementation actions will be accomplished: a) To ensure sufficient opportunities for affordable multi-family housing, an amendment to the R-3 (Multi-Family) zoning district will be processed to allow multi-family residential development by-right at a density of 20 units/acre on sites of 2 acres or more. Sites to be rezoned encompass approximately 8.74 acres and can accommodate at least 174 units at a density of 20 units/acre, which will be sufficient to accommodate the City's unmet lower-income need of 151 units. The Development Code amendment will be processed concurrently with the adoption of the Housing Element. Rezoned sites shall allow a minimum density of 20 units/acre and shall accommodate a minimum of 16 units per site. Progress toward the RHNA and the rezoning will be reported annually as part of the City's General Plan progress reports. b) In order to minimize permit processing time for multi-family projects, the Development Code will be amended in the following areas: 1) Eliminate the discretionary Plot Plan Review requirement for multi-family projects of 5 or fewer units (administrative zoning clearance only) and replace the CUP requirement for projects of 6+ units with Plot Plan Review; and 2) Eliminate the 3 units per lot cap for mixed-use projects in commercial zones, thereby allowing mixed-use projects at the same density as in the R-3 district, and also allowing shared parking subject to approval of a CUP.	Planning Division	General Fund	Maintain adequate sites to encourage and facilitate housing development commensurate with the City's RHNA allocation.	a) On December 12, 2011, the City concurrently adopted Ordinance No. 2011-417; amending Development Code Section 17.25.030.A to allow the default density of 20 units per acre on select parcels measuring over 2 acres each, zoned R-3, and totaling 8.74 acres. The default density allows for 174 potential workforce housing units. An annual housing progress report was submitted to HCD on March 12, 2012, along with a copy of the Ordinance. b) 1. On December 12, 2011, the City adopted Ordinance No. 2011-417; amending Development Code Section 17.25.030.A. This allows up to 5 dwelling units in one project by right and projects of 6 or more units with Plot Plan Review. b) 2. On December 12, 2011, the City adopted Ordinance No. 2011-417; amending Development Code Section 17.35.040.A to remove the 3 unit cap and allowing the R-3 density.	In order to ensure that adequate sites are available, the City will incorporate the 8.74 acres (that are zoned for 20 units/acre) into the Economic Development program to revitalize the City's economy.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
GOAL H2 – PROGRAMS TO INCREASE THE AVAILABILITY OF LOW-AND MODERATE-INCOME HOUSING					
H2.1. New Housing Development for Lower-Income Households The City will facilitate the development of extremely-low, very-low and low-income housing through the provision of funding assistance and staff coordination. Sources of funds include county programs, state programs (e.g., tax credits) and federal funds (e.g., CDBG and HOME). A range of unit sizes from 1- to 3-bedrooms will be provided, with emphasis on 2- and 3-bedroom units. Affordability covenants for 55 years will be sought. Priority will be given to 100% affordable projects, although mixed-income projects may also be acceptable. This program will help to address the problem of overpayment for lower-income persons and households. In accordance with the Improvement Agency's Five-Year Implementation Plan, the Agency will utilize the housing set-aside to assist in funding affordable permanent housing in partnership with a private developer or other approved agency. In addition to the costs of acquisition, new construction or rehabilitation, funded expenses could also include pre-development consulting for site identification, feasibility analysis, phase one environmental assessment and applications for private and public finance. During the first year of the planning period the City will distribute a Request for Proposals from private developers and other agencies to provide extremely-low-, very-low- and low-income housing, including family housing, and shall cooperate and assist in the development of such housing through streamlining the application process, supporting density bonuses and providing financial assistance, which may include the use of redevelopment funds. As noted in Chapter IV, the City has received five proposals from affordable housing developers that are in the development review and negotiations process.	Planning Division, Improvement Agency	Low- and Moderate-Income Housing Fund; county, state and federal sources. Subsidies averaging \$125,000 per units are anticipated.	Development of 193 lower-income units by 2014.	Construction completed and occupation of 42 affordable units at 773 Knickerbocker Road (The Crossings at Knickerbocker) in 2011. Unit mix includes 30 very low income units and 12 low income units. Due to the dissolution of the Improvement Agency, proposals for other affordable housing developments are on hold. This program may need to be revised/identify new funding source. On April 11, 2011, the City approved the Cooperation and Delegate Agency Agreements with the County to continue participation in federal funded programs such as CDBG and HOME.	Continue program but revise (no redevelopment funds at this time). Need to identify funding source.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
H2.2. Acquisition and Preservation of Existing Housing for Resale or Lease The City will take advantage of the current soft real estate market by acquiring existing single-family and condo units for resale or lease at affordable prices (with resale controls) or rents. “Sweat-equity” arrangements may be considered for units in need of rehabilitation. A maximum purchase price of \$350,000 for single-family homes and \$300,000 for condos is anticipated. For-sale units would be targeted at Moderate-income buyers, while rental units would be available from Extremely-low to Moderate-income tenants. This program will help to address the problem of overpayment for lower-income persons and households. Affordability covenants from 45 to 55 years are expected. Rental units would be managed by a professional property management agent.	Planning Division, Improvement Agency	Low- and Moderate-Income Housing Fund (approx. 1.8 million)	Acquisition and preservation of 6 low- and moderate-income units.	Due to the dissolution of the Improvement Agency, acquisition on hold.	Continue program but revise (no redevelopment funds at this time). Need to identify funding source.
H2.3 Purchase of Mobile Home Park Affordability Covenants The City will use redevelopment set-aside funds to preserve long-term affordability of mobile home parks through the purchase of affordability covenants. Targeted participants will include Extremely-low and Low-income tenants. Affordability covenants for 55 years are expected. Priority will be given to well-maintained parks with no major problems. This program will help to address the problem of overpayment for lower-income persons and households.	Planning Division, Improvement Agency	Low- and Moderate-income Housing Fund	Acquisition of 30 mobile home affordability covenants (15 extremely-low and 15 very-low)	Due to the dissolution of the Improvement Agency, acquisition on hold.	Remove.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
H2.4 Motel Cabin Conversions Big Bear Lake has a number of older motel-type cabin units with high vacancy rates in the C-3 Commercial Visitor zone. Currently these are considered commercial properties with occupancies limited to 30 days or less. A Development Code amendment is proposed to allow such projects to be converted to long-term residential use subject to a Conditional Use Permit. Improvement Agency funds may also be used to assist with rehabilitation in exchange for long-term affordability covenants. This program will help to address the problem of overpayment for lower-income persons and households.	Planning Division, Improvement Agency	Low- and Moderate-Income Housing Fund	Publicize program through City website, cabin owners and local realtors.	On December 12, 2011, the City adopted Ordinance No. 2011-417; amending Development Code Sections 17.02.030, 17.25.030.A, and 17.35.030.A to allow extended stay lodging (efficiency dwelling units) in R-3 and some commercial zones (C-2, C-3, and C-4), subject to a CUP.	Revise and continue program.
H2.5 First-Time Homebuyer Program The County offers below-market interest rate loans for first-time home purchase to lower-income families. These loans are funded with mortgage revenue bonds and administered by a number of banks. Assistance with down payment and closing costs is also available under some circumstances. The City will post a notice on the City's website to facilitate access to the information. Notices will be posted quarterly in the local newspaper, on local television as a public service announcement, and distributed to the Board of Realtors. Applications will be made available at City Hall. If funds permit, the City will provide a grant to a nonprofit community organization to assist in funding an outreach worker to inform residents of Big Bear Lake about available housing programs. Applications are made directly to participating lenders. A list of these lenders can be found on the County's website.	Planning Division, Improvement Agency	L/M set-aside	Provide mortgage assistance to 2-moderate-income first-time homebuyers per year (12 total)	Information regarding County programs is offered at City Hall.	Continue program but revise (no redevelopment funds at this time). Need to identify funding source.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
H2.6 Section 8 Rental Assistance Program Ensure access to the Section 8 Rental Assistance program operated by the Housing Authority of the County of San Bernardino by assisting the County with publicity whenever the Section 8 waiting list is opened. The Section 8 program helps to address the problem of overpayment for extremely-low- and very-low-income persons and households. The Housing Authority maintains a waiting list for its rental assistance vouchers provided under a number of programs. The City shall work with the Housing Authority to ensure that information is made available to all eligible households in the city who might need housing assistance when the waiting list opens so they can choose to sign up. The City shall post the phone number of the Housing Authority and its website address on the City's website so that families needing housing assistance can contact the Authority. The City will also publicize the opening of the waiting list at City Hall, and make the housing voucher applications available.	Planning Division, City Webmaster	Low- and Moderate-Income Housing Fund	Make eligible persons aware of the Section 8 program by publicizing its available through City information outlets.	Ongoing.	Continue program.
GOAL H3 – PROGRAMS TO REMOVE CONSTRAINTS TO HOUSING PRODUCTION FOR ALL PERSONS INCLUDING THOSE WITH SPECIAL NEEDS					
H3.1 Eliminate Regulatory Barriers to Disabled Access The City shall continue to review existing codes and ordinances and revise as appropriate to bring into compliance with state and federal regulations regarding disabled access, and establish a process for reviewing and approving modifications to development standers to make reasonable accommodations where necessary.	Building & Safety Division	General Fund/Development Fees	Develop and implement a procedure for streamlined review of requests for reasonable accommodation during 2010-2011.	The Building Department Inspection services provided free consultation and site reviews for businesses that need assistance complying with ADA. With each new business license that is issued the applicant receives a copy of the "Small Business Associations Guide to ADA Compliance"	Continue program.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
H3.2 Review and Update Development Fees as Appropriate The development impact fees shall be reviewed and updated, as appropriate. In the event that amount of development impact fees are increased, the City shall establish a program to provide full or partial assistance with fees using redevelopment set-aside funds as an incentive to promote development of affordable units, provided that appropriate covenants are obtained to ensure the availability of affordable housing.	Planning Division, Improvement Agency	General Fund/ Development Fees	Ensure that development fees are reasonably related to the cost of providing service, and that affordable projects are assisted through reduced development fees, where feasible.	During the 2012-13 budget year process, the City Council received a presentation on actual costs for building and planning fees and made a policy decision to not raise fees at this time.	Continue to address fees during every budget year review.
H3.3. Emergency Shelters Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and transitional housing. The City will amend the Development Code within one year of Housing Element adoption in compliance with SB 2, including specific development standards that will apply to emergency shelters.	Planning Division	General Fund	Amend the Development Code in compliance with SB 2 of 2007.	In 2011, the City amended Development Code Section 17.35.030.A and added 17.35.240 to allow emergency shelters.	Participate in the 2013 Countywide Point-in-Time Homeless count. Continue to work with the County of San Bernardino to find ways to assist those in need of emergency shelters.
H3.4 Transitional and Supportive Housing Senate Bill 2 of 2007 requires that transitional and supportive housing be treated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone. The City will amend the Development Code to revise the regulations for transitional and supportive housing within one year of Housing Element adoption in compliance with SB 2.	Planning Division	General Fund	Amend the Development Code in compliance with SB 2 of 2007	In 2011 the City amended Development Code Section 17.02.030 to clarify that supportive and transitional housing is a residential use subject to the same standards that apply to other residential uses.	Amend Development Code Section 17.25.160 to ensure consistency with Section 17.02.030 and SB 2.
GOAL H4 – PROGRAMS TO CONSERVE AND IMPROVE THE CONDITION OF THE AFFORDABLE HOUSING STOCK					
H4.1 Rehabilitation Loans and/or Grants Develop a rehabilitation loan and/or grant program for single- and multi-family properties as a supplement to County programs. Consider contracting with a local bank to administer the program. As appropriate, develop loan documents, procedures for reviewing and approving loans and construction drawings and a process for monitoring compliance with affordability restrictions.	Improvement Agency	Low- and Moderate-Income Housing Fund	Provide rehabilitation loan or grant funds to 5 properties per year (30 total).	Due to the dissolution of the Improvement Agency, new loan and grant programs are being explored.	Continue program but revise (no redevelopment funds at this time). Need to identify funding source.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
H4.2 Housing Repair and Rehabilitation Programs Use the City's website to provide information on the housing repair and rehabilitation programs provided by the San Bernardino Department of Community Development and Housing. Provide a link to that Department's web page on the City website so that residents can easily find the information. Advertise the information quarterly in the local newspaper and on local television as a public service announcement. The City will distribute this information to the Board of Realtors and make the applications available at City Hall. a. Single Family Home Improvement Loan Program: The Single Family Home Improvement Loan Program, operated by the County of San Bernardino Department Community Development and Housing, serves County homeowners earning 80% or less of the area median income. The program provides home rehabilitation loans at or below market rates for a variety of home repairs and additions. To qualify, owners must have occupied their homes for at least one year and houses must be a minimum of eight years old. Information about this program is available on the county website. b. Senior Home Repair Program: The Senior Home Repair Program operated by the San Bernardino County Department of Community Development and Housing serves homeowners age 60 and older who earn 80% or less of the area median income and homeowners who are permanently disabled. This program provides a one-time grant to help correct code violations and make improvements for handicapped access.. c. Weatherization Program: The City administers a weatherization rehabilitation program with funding from Improvement Agency set-aside funds. Services provided include: Attic insulation and venting, weather stripping, repair or replacement of windows and doors if needed, and repair of natural gas appliances.	Planning Division, Improvement Agency	Low- and Moderate-Income Housing Fund; gas companies	Publicize available County programs; facilitate the weatherization of 5 housing units per year (30 total) with City funds during the 2008-2014 period.	a. San Bernardino County discontinued the Single Family Home Improvement Loan Program in July 2012. b. San Bernardino County discontinued the Senior Home Repair Program in July 2012 c. Ongoing programs offered by local utility companies.	Need to provide this information as link on City website. a. & b. Revise or remove this part of the program. Explore a direct application for State CDBG to create a home repair program for qualifying homeowners. c. Revise this program and identify new funding source. Participate in the SANBAG Property Assessed Clean Energy (PACE) Program and Solar Power Initiative for weatherization.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
H4.3 Affordable Housing Ombudsman The City Redevelopment Director will act as ombudsman to assist County departments and social service agencies in site location and application processing in Big Bear Lake.	Planning Division	General Fund/Low- and Moderate-Income Housing Fund	Provide assistance to County staff in obtaining approvals for housing and social service projects in Big Bear Lake as needed.	This responsibility has now been assigned to the City Economic Development Director.	Provide information on City's web page.
H4.4 Short-Term Rentals Continue the City's existing program to inspect and license private homes that are rented for periods of less than 30 days. Require property owners who use their homes for short-term rentals to comply with the Transient Private Home Rental Enforcement Ordinance, obtain a transient occupancy permit and a business license, and complete a home inspection conducted by a contracted inspector.	Finance Division/ Code Enforcement	General Fund/Low- and Moderate-Income Housing Fund	Continue to require and process permits and inspections for short-term rental properties to ensure that these properties are operated in a manner that is complementary to residential neighborhoods.	Ongoing.	Continue the program
GOAL H5 – PROGRAMS TO PROMOTE FAIR HOUSING					
H5.1 Access to Fair Housing Services a. Request the Inland Fair Housing and Mediation Board, the County contractor for fair housing services, to conduct a workshop on fair housing for local realtors, property managers and property owners. Cooperate with the Inland Fair Housing and Mediation Board in finding space for the workshop and publicizing the event. b. Post information on fair housing on the City website and provide a link to the web page of the Inland Fair Housing and Mediation Board. Advertise the information quarterly in the local newspaper and on local television as a public service announcement.	Planning Division/ City Webmaster	General Fund/Low- and Moderate-Income Housing Fund	Publicize available programs.	a. Staff attended annual Board of Realtors workshop on Fair Housing. b. Printed information is currently available at the public counter	Continue this program.

2008-2014 Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
GOAL H6 – PROGRAMS TO EXPAND HOUSING OPPORTUNITIES FOR PERSONS WITH SPECIAL NEEDS					
H6.1 Shelter and Services for Homeless Persons Consult with agencies providing social services in Big Bear Lake to assess the need for emergency, transitional, and permanent affordable housing. As funds permit, provide a grant to a non-profit organization to assist in funding an outreach worker to be a liaison with Big Bear Lake homeless service providers, coordinate with the San Bernardino Homeless Coordinator, help establish a local coordinating group for homeless agencies and assist nonprofit agencies in the City of Big Bear Lake to apply for and develop an emergency shelter and transitional housing project. (see also Program H.3.3)	Planning Division, Improvement Agency	Low- and Moderate-Income Housing Fund	Provide grant funds, if available, to support a non-profit homeless services provider.	The City's Community Grant Award process, using general fund monies, has awarded the following grants to DOVES, a local non-profit that provides shelter services: 2011-2012: \$10,000 2012-2013: \$4,072.	Continue to support shelter and services for homeless persons through local grants and CDBG.
GOAL H7 – PROGRAMS TO ENCOURAGE ENERGY CONSERVATION					
H7.1 The City will encourage energy conservation through the reduction of permit fees for energy-efficient construction and retrofits. This program will be publicized through flyers available at City hall and on the City website.	Planning Division, Improvement Agency	General Fund	Subsidize permit fees to encourage energy-efficient construction.	In 2009, the City adopted a Green Building Ordinance which provides green building incentives such as expedited building plan checks and inspection priorities. In 2011, the City has amended its Sign Ordinance to allow an incentive of a 5% increase in sign area if high efficiency lighting and natural materials are used. In 2011, the City received a grant to develop a Master Plan of Trails.	Revise program to reflect the city's "live green" and GHG reduction efforts. Participate in SANBAG Property Assessed Clean Energy (PACE) Program and Solar Power Initiative for funding Require that new housing developments be consistent with Master Plan of Trails.

Table A-2
Appropriateness of Housing Element Goals and Policies – 2008-2014
City of Big Bear Lake

Goal	Policy	Appropriateness
Goal H1 – PROVIDE ADEQUATE SITES		
	H1.1 - Ensure total dwelling capacity equal to new construction need and provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing.	Appropriate - retain
	H1.2 – Eliminate barriers to housing development for all income groups arising from incompatibility of the zoning code and the general plan or unnecessarily lengthy, ambiguous or conflicting requirements of the development review and permitting process.	Appropriate - retain
Goal H2 - ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS		
	H2.1 - Utilize federal, state, and local housing subsidies to produce affordable housing	Appropriate - retain
	H2.2 - Facilitate access to housing assistance programs for first-time homebuyers.	Appropriate - retain
	H2.3 - Provide regulatory concessions and incentives for the development of affordable housing.	Appropriate - retain
	H2.4 - Assess the needs for affordable housing of various groups in the community.	Appropriate - retain
Goal H3 - ADDRESS AND WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS		
	H3.1 - Continue to assist departments of the County government and nonprofit agencies that provide essential social services in obtaining appropriate office space in Big Bear Lake.	Appropriate - retain
Goal H4 - CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING AFFORDABLE HOUSING STOCK		
	H4.1 - Facilitate access to information about housing repair and rehabilitation programs operated by the San Bernardino County Department of Economic and Community Development.	Appropriate - retain
	H4.2 - Ensure the safety of short-term tenants and the tranquility of residential neighborhoods by regulating short-term private home rentals (less than 30 days).	Appropriate - retain
Goal H5 - PROMOTE EQUAL HOUSING OPPORTUNITY		
	H5.1 - Facilitate access to fair housing services.	Appropriate - retain
Goal H6 - PROVIDE HOUSING FOR PERSONS WITH SPECIAL NEEDS INCLUDING HOMELESS PERSONS		
	H6.1 - Provide leadership and coordination for the development of shelter and housing services for homeless persons in Big Bear Lake.	Appropriate - retain
	H6.2 - Promote the development of permanent housing to meet the needs of very low-income large families in Big Bear Lake.	Appropriate - retain
Goal H7 – PROGRAMS TO ENCOURAGE ENERGY CONSERVATION		
	H7.1 - Reduce Permit Fees for Energy-Efficient Construction	Appropriate - retain

Table A-3
Progress in Achieving Quantified Objectives – 2008-2014
City of Big Bear Lake

Program Category	Quantified Objective	Progress
New Construction		
Very Low	60	30
Low	110	12
Moderate	96	100
Above Moderate	206	80
Total	472	222
Rehabilitation		
Very Low	30	0
Low	20	0
Moderate	10	0
Above Moderate	0	0
Total	60	0
Conservation		
Very Low	30	0
Low	12	0
Moderate	0	0
Above Moderate	0	0
Total	42	0

*Quantified objective and progress for new construction reflect units built 1998-2007, per the previous RHNA cycle

Appendix B - Residential Land Inventory 2006-2011

The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 and B-2.

1. Affordable Units Built or Approved 2006-2011

Table B-1 summarizes housing units completed or approved during 2006 - 2011. During this period, 10 new mobile homes were built. These homes are assumed to be within the moderate income category. In addition, a 42-unit deed-restricted affordable apartment project was approved. All custom single-family homes are assumed to be above-moderate income.

**Table B-1
Units Built or Approved 2006-2011
City of Big Bear Lake**

Project/Type	Zoning	Income Category				Total
		VL	Low	Mod	Upper	
Custom SFD	SF	0	0	97	218	315
Mobile homes	R-3	0	0	10	0	10
Multi-Family	R-3	12*	30*	3	0	45
Totals		12	30	110	218	370

*Deed-restricted units in the Knickerbocker Road project

2. Vacant or Underutilized Land

Table B-2 and Figure B-1 summarize vacant parcels suitable for residential development. A complete listing of vacant parcels is provided in Table B-5. These parcels can accommodate a total of over 1,800 new units, including 1,228 single-family homes and 602 multi-family dwelling units.

**Table B-2
Residential Vacant Land Summary**

Zoning	Acres	Potential Units	Potential Units by Income Category		
			Lower	Moderate	Upper
R-1-7,200	196.31	1,022	0	0	1,022
R-1-10,000	61.21	190	0	0	190
R-L-40,000	12.78	16	0	0	16
R-3*	76.99	602	173	429	0
Totals	347.29	1,830	173	940	1,228

*Includes parcels zoned 20/acre.

a. Sites for Lower-Income Housing

All single-family lots were assigned to the Above-moderate category. All parcels currently zoned R-3 (multi-family) were conservatively assigned to the Moderate-income category. The City has met the 2008-2014 Program H-1.1 to amend the Development Code to increase the maximum density from 12 to 20 units/acre for R-3 parcels that are at least 2 acres in size. These parcels, shown in Figure B-2, encompass approximately 8.74 total acres and can accommodate at least 173 units, which exceeds the City's net remaining need for lower-income households of 153 units (see Table III-2).

Program H-2.1 describes the City's efforts to facilitate development of lower-income housing using local and other state and federal funding sources.

b. Realistic Development Capacity

Single-Family Parcels. For parcels zoned for single-family development, the estimated number of units is based on the minimum lot size. Some parcels would require approval of a subdivision map in order to allow the estimated number of units. Based on this methodology, vacant parcels have a potential for 1,449 additional single-family homes.

Multi-Family Parcels. In order to estimate the realistic development capacity of vacant multi-family sites, a review of recent development trends was conducted. Table B-3 summarizes multi-family (condo or apartment) projects approved since 2004. Of these 14 projects, all but one were small parcels of less than one-half acre. The average density of these small projects was approximately 10 units/acre. The Development Code allows construction on any legally-subdivided lot regardless of size, as long as setback requirements can be met. The City lot consolidation process is a simple administrative review performed by the City's engineering department. An application requires a title policy verifying ownership and a survey describing the new legal description. It takes less than one week to review a completed application with no public hearing required.

A 42-unit affordable apartment project (773 Knickerbocker Road) was recently approved on a 2.6-acre site, with a density of 16.2 units/acre. This project will be 100% affordable at the very-low- and low-income levels with deed restrictions. Based on these recent development trends, all parcels of less than one acre were assigned a realistic potential of 10 units/acre, while parcels of one acre or more were assigned a density of 12 units/acre, except parcels where special considerations were known to exist (e.g., the 17-acre parcel which was estimated at only 4 additional units since it is impacted by a 100-year flood plain, endangered plants and sensitive habitat. While the maximum allowable density in the R-3 zone, excluding potential density bonus, is 12 units/acre, this is considered to be a conservative estimate for larger parcels since the two larger multi-family projects built or approved in the previous planning period achieved significantly higher densities (Mountain Meadows senior affordable apartments at 27 units/acre, and 773 Knickerbocker Road at 16.2 units/acre). Based on this conservative methodology, there is capacity for at least 556 multi-family units on vacant parcels based on current zoning.

As noted above, the Development Code was amended to increase the maximum density from 12 to 20 units/acre for R-3 parcels that are at least 2 acres in size. These parcels, shown in Figure B-2, encompass approximately 8.74 total acres and can accommodate at least 173 units, which exceeds the City's net remaining need for lower-income households of 153 units.

Mixed Use on Commercial Parcels. Although residential units are permitted as an accessory use on commercially-zoned parcels, the total realistic residential capacity of these parcels has not been estimated since adequate sites will be provided on residentially zoned land.

Table B-3
Multi-Family Project Summary 2004-2012

FILE #	Case Type	Date Received	Location	Project Type	# of Units	Lot Size S/F	Lot Size Acres	Density
2004-026	PPR	2/5/2004	41790 Brownie Lane	Duplex	2	9,508	0.22	9.2
2004-027	PPR	2/5/2004	41776 Brownie Lane	Duplex	2	9,559	0.22	9.1
2004-042	PPR	2/18/2004	40066 Forest Road	Duplex	2	9,048	0.21	9.6
2004-063	PPR	3/17/2004	41814 Brownie Lane	Duplex	2	9,600	0.22	9.1
2004-306	PPR	11/4/2004	620 Summit	Duplex	2	7,826	0.18	11.1
2005-052	PPR	4/13/2005	39209 Willow Landing	Duplex	2	9,100	0.21	9.6
2005-250	CUP	12/7/2005	1319 Pigeon Rd.	Condominiums	3	14,552	0.33	9.0
2006-026	CUP	3/1/2006	41733 Switzerland	Condominiums	2	9,490	0.22	9.2
2006-166	CUP	9/13/2006	620 Summit	Condominiums	2	7,704	0.18	11.3
2007-018	PPR	2/14/2007	605 Summit Blvd.	Duplex	2	8,647	0.20	10.1
2007-236	PPR	9/12/2007	700 Modesto Lane	3 units (pre-fab)	3	13,539	0.31	9.7
2008-373	PPR	3/25/2008	373 Georgia	2 units	2	7,560	0.17	11.5
2009-019	CUP	2/13/2009	737,773 Knickerbocker	Apartments	42	109,129	2.5	16.1
				Totals/Averages	68	225,262	5.17	10.4

Figure B-1 – Residential Land Inventory

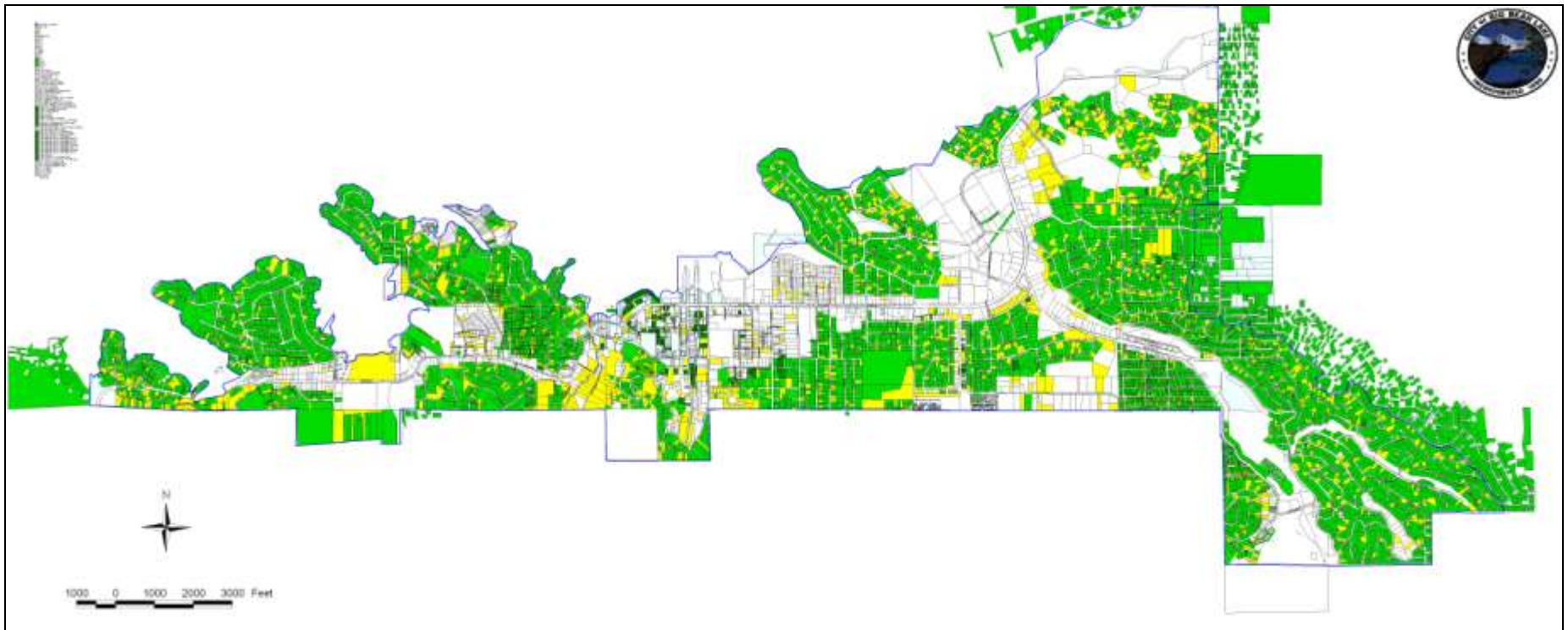


Figure B-2
R-3 Parcels at 20 unit/acre Density

LARGE, VACANT, MULTI-FAMILY RESIDENTIAL PARCELS
City of Big Bear Lake Housing Element

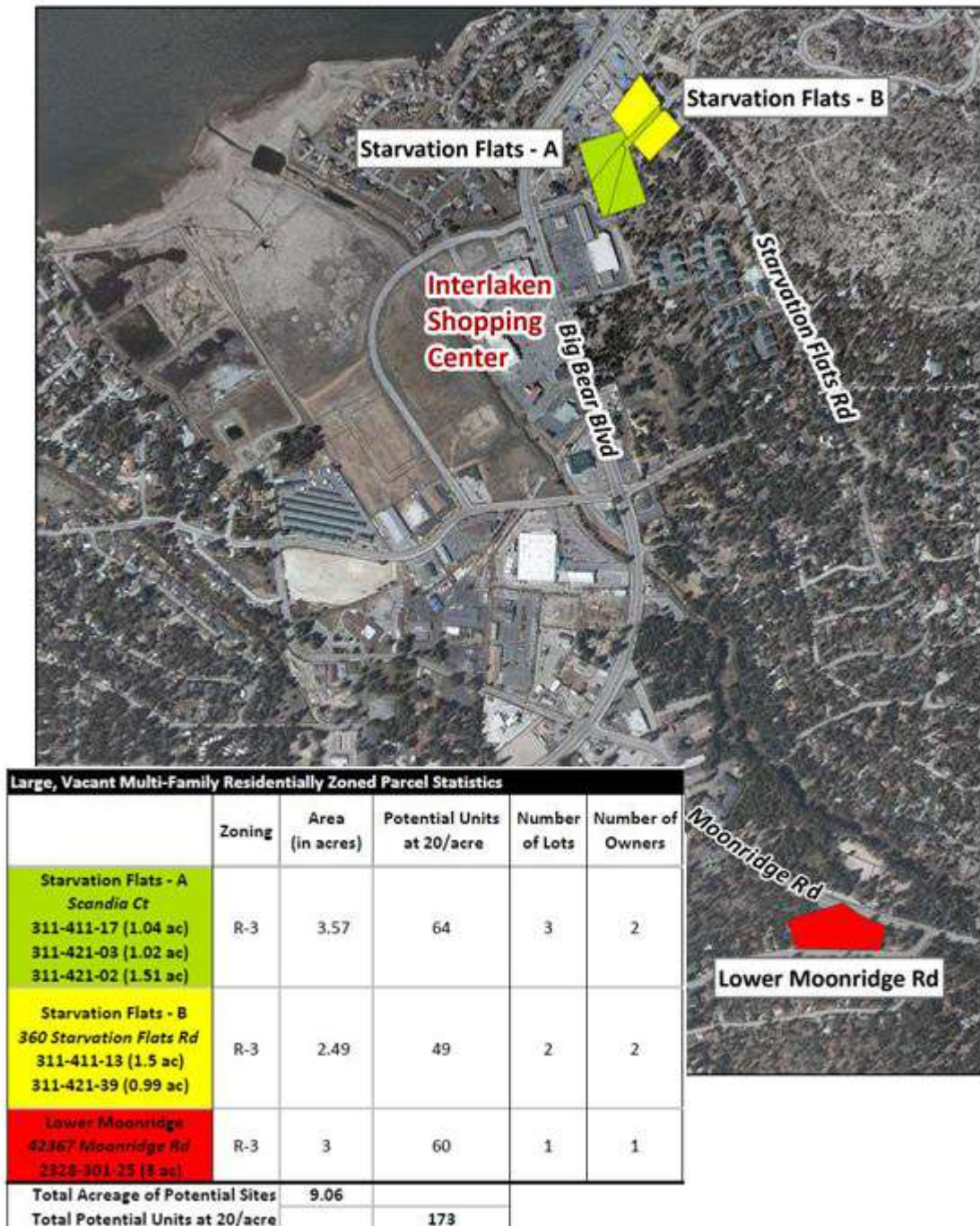


Table B-4
Large Vacant Multi-Family Sites

APN	General Plan	Zone	Size (ac)	Potential Units (20 du/acre)
Starvation Flats A				
311-411-17	MFR	R-3	1.04	20
311-411-03	MFR	R-3	1.02	20
311-411-02*	MFR	R-3	1.51	24
Subtotal			3.57	64
Starvation Flats B				
311-411-13	MFR	R-3	1.5	30
311-421-39	MFR	R-3	0.99	21
Subtotal			2.49	49
Starvation Flats C				
Lower Moonridge Rd.				
2328-301-25	MFR	R-3	3.0	60
Totals			9.06	173

*Property is at 1.51 acres but contains a private road easement measuring 0.30 acres, so density of 24 units reflects the readjusted area minus the road easement (1.51 ac – 0.30 ac = 1.21 ac).

**Table B-5
Vacant Residential Sites Inventory (Comparison of 2008-2014 and 2013-2021)**

2008-2014 Housing Element							2013-2021 Housing Element						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31088106	R-L 40,000 -	0.77	1			1	31088106	R-L 40,000 -	0.77	1			1
31088113	R-L 40,000 -	0.7	1			1	31088113	Constructed SFR					
232824114	R-L 40,000 -	0.59	1			1	232824114	Combined with another lot					
232824116	R-L 40,000 -	0.98	1			1	232824116	Constructed SFR					
232824118	R-L 40,000 -	1	1			1	232824118	Constructed SFR					
232831208	R-L 40,000 -	2	2			2	232831208	R-L 40,000 -	2	2			2
232831214	R-L 40,000 -	2	2			2	232831214	R-L 40,000 -	2	2			2
232831215	R-L 40,000 -	2	2			2	232831215	R-L 40,000 -	2	2			2
232831219	R-L 40,000 -	0.55	1			1	232831219	R-L 40,000 -	0.55	1			1
232831223	R-L 40,000 -	0.43	1			1	232831223	R-L 40,000 -	0.43	1			1
232831224	R-L 40,000 -	0.42	1			1	232831224	R-L 40,000 -	0.42	1			1
232831225	R-L 40,000 -	0.4	1			1	232831225	Road					
232831232	R-L 40,000 -	2.85	2			2	232831232	R-L 40,000 -	2.85	2			2
232831236	R-L 40,000 -	0.09	1			1	232831236	R-L 40,000 -	0.09	1			1
232832105	R-L 40,000 -	0.34	1			1	232832105	R-L 40,000 -	0.34	1			1
232832106	R-L 40,000 -	0.34	1			1	232832106	R-L 40,000 -	0.34	1			1
232832110	R-L 40,000 -	0.99	1			1	232832110	R-L 40,000 -	0.99	1			1
Subtotal-R-L-40,000		16.45	21			21	Subtotal-R-L-40,000		12.78	16			16

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30723113	R-1 - 10,000	2.35	7			7	30723113	This is an R-1-7200 parcel					
30723128	R-1 - 10,000	0.8	2			2	30723128	Parcel was combined with another					
30723133	R-1 - 10,000	0.92	2			2	30723133	This is an R-1-7200 parcel					
30723134	R-1 - 10,000	1.47	4			4	30723134	This is an R-1-7200 parcel					
30810116	R-1 - 10,000	0.2	1			1	30810116	R-1 - 10,000	0.20	1			1
30810118	R-1 - 10,000	0.39	1			1	30810118	R-1 - 10,000	0.39	1			1
30810119	R-1 - 10,000	0.28	1			1	30810119	R-1 - 10,000	0.28	1			1
30810120	R-1 - 10,000	0.25	1			1	30810120	R-1 - 10,000	0.25	1			1
30810121	R-1 - 10,000	0.23	1			1	30810121	R-1 - 10,000	0.23	1			1
30810123	R-1 - 10,000	0.22	1			1	30810123	R-1 - 10,000	0.22	1			1
30810124	R-1 - 10,000	0.29	1			1	30810124	R-1 - 10,000	0.29	1			1
30810127	R-1 - 10,000	0.24	1			1	30810127	R-1 - 10,000	0.24	1			1
30810130	R-1 - 10,000	0.24	1			1	30810130	R-1 - 10,000	0.24	1			1
30810131	R-1 - 10,000	0.22	1			1	30810131	R-1 - 10,000	0.22	1			1
30810133	R-1 - 10,000	0.22	1			1	30810133	R-1 - 10,000	0.22	1			1
30810134	R-1 - 10,000	0.25	1			1	30810134	R-1 - 10,000	0.25	1			1
30810135	R-1 - 10,000	0.28	1			1	30810135	R-1 - 10,000	0.28	1			1
30810136	R-1 - 10,000	0.3	1			1	30810136	R-1 - 10,000	0.30	1			1
30810137	R-1 - 10,000	0.24	1			1	30810137	R-1 - 10,000	0.24	1			1
30810138	R-1 - 10,000	0.26	1			1	30810138	R-1 - 10,000	0.26	1			1
30810139	R-1 - 10,000	0.27	1			1	30810139	R-1 - 10,000	0.27	1			1
30810140	R-1 - 10,000	0.38	1			1	30810140	Constructed SFR					
30810144	R-1 - 10,000	0.23	1			1	30810144	R-1 - 10,000	0.23	1			1
30812108	R-1 - 10,000	0.3	8			8	30812108	R-1 - 10,000	0.30	8			8
30812116	R-1 - 10,000	0.31	1			1	30812116	R-1 - 10,000	0.31	1			1
30812117	R-1 - 10,000	0.3	1			1	30812117	R-1 - 10,000	0.30	1			1

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30812118	R-1 - 10,000	0.2	1			1	30812118	R-1 - 10,000	0.20	1			1
30812121	R-1 - 10,000	0.32	1			1	30812121	R-1 - 10,000	0.32	1			1
30812124	R-1 - 10,000	0.35	1			1	30812124	Constructed SFR					
30812126	R-1 - 10,000	0.33	1			1	30812126	R-1 - 10,000	0.33	1			1
30812127	R-1 - 10,000	0.26	1			1	30812127	R-1 - 10,000	0.26	1			1
30812135	R-1 - 10,000	0.23	1			1	30812135	R-1 - 10,000	0.23	1			1
30812145	R-1 - 10,000	1.46	4			4	30812145	This is an R-3 parcel					
30812174	R-1 - 10,000	0.26	1			1	30812174	R-1 - 10,000	0.26	1			1
							30812132	R-1 - 10,000	0.28	1			1
30819203	R-1 - 10,000	0.2	1			1	30819203	R-1 - 10,000	0.20	1			1
30820202	R-1 - 10,000	0.27	1			1	30820202	R-1 - 10,000	0.27	1			1
30820210	R-1 - 10,000	0.58	1			1	30820210	R-1 - 10,000	0.58	1			1
30821401	R-1 - 10,000	0.2	1			1	30821401	R-1 - 10,000	0.20	1			1
30821407	R-1 - 10,000	0.62	1			1	30821407	R-1 - 10,000	0.62	1			1
30821411	R-1 - 10,000	0.16	1			1	30821411	R-1 - 10,000	0.16	1			1
30821412	R-1 - 10,000	0.16	1			1	30821412	R-1 - 10,000	0.16	1			1
30821414	R-1 - 10,000	0.18	1			1	30821414	R-1 - 10,000	0.18	1			1
30821415	R-1 - 10,000	0.22	1			1	30821415	R-1 - 10,000	0.22	1			1
30821501	R-1 - 10,000	0.31	1			1	30821501	R-1 - 10,000	0.31	1			1
30821502	R-1 - 10,000	0.36	1			1	30821502	R-1 - 10,000	0.36	1			1
30821511	R-1 - 10,000	0.24	1			1	30821511	R-1 - 10,000	0.24	1			1
30821512	R-1 - 10,000	0.24	1			1	30821512	R-1 - 10,000	0.24	1			1
							30925111	R-1 - 10,000	0.29	1			1
							30925120	R-1 - 10,000	0.30	1			1
31143101	R-1 - 10,000	0.34	1			1	31143101	R-1 - 10,000	0.34	1			1
31143102	R-1 - 10,000	0.35	1			1	31143102	R-1 - 10,000	0.35	1			1
31143104	R-1 - 10,000	0.34	1			1	31143104	R-1 - 10,000	0.34	1			1
31143107	R-1 - 10,000	1	3			3	31143107	R-1 - 10,000	1.00	3			3

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31143108	R-1 - 10,000	0.33	1			1	31143108	R-1 - 10,000	0.33	1			1
31143112	R-1 - 10,000	0.34	1			1	31143112	R-1 - 10,000	0.34	1			1
31143115	R-1 - 10,000	0.46	1			1	31143115	Constructed SFR					
31143119	R-1 - 10,000	0.46	1			1	31143119	R-1 - 10,000	0.46	1			1
31145105	R-1 - 10,000	0.54	1			1	31145105	R-1 - 10,000	0.54	1			1
31145107	R-1 - 10,000	0.36	1			1	31145107	R-1 - 10,000	0.36	1			1
31145109	R-1 - 10,000	0.38	1			1	31145109	Constructed SFR					
31145110	R-1 - 10,000	0.44	1			1	31145110	R-1 - 10,000	0.44	1			1
31145116	R-1 - 10,000	0.67	1			1	31145116	R-1 - 10,000	0.67	1			1
31145118	R-1 - 10,000	0.46	1			1	31145118	Constructed SFR					
31145122	R-1 - 10,000	0.37	1			1	31145122	R-1 - 10,000	0.37	1			1
31145124	R-1 - 10,000	0.46	1			1	31145124	R-1 - 10,000	0.46	1			1
31145125	R-1 - 10,000	0.37	1			1	31145125	R-1 - 10,000	0.37	1			1
31145129	R-1 - 10,000	0.73	2			2	31145129	R-1 - 10,000	0.73	2			2
31145130	R-1 - 10,000	0.46	1			1	31145130	R-1 - 10,000	0.46	1			1
31145132	R-1 - 10,000	0.57	1			1	31145132	Constructed SFR					
31145136	R-1 - 10,000	0.49	1			1	31145136	R-1 - 10,000	0.49	1			1
31145138	R-1 - 10,000	0.47	1			1	31145138	R-1 - 10,000	0.47	1			1
31145139	R-1 - 10,000	0.48	1			1	31145139	R-1 - 10,000	0.48	1			1
31145143	R-1 - 10,000	0.42	1			1	31145143	R-1 - 10,000	0.42	1			1
31145146	R-1 - 10,000	0.28	1			1	31145146	R-1 - 10,000	0.28	1			1
31145149	R-1 - 10,000	0.29	1			1	31145149	R-1 - 10,000	0.29	1			1
31145150	R-1 - 10,000	0.3	1			1	31145150	Constructed SFR					
31145154	R-1 - 10,000	0.41	1			1	31145154	R-1 - 10,000	0.41	1			1
31145158	R-1 - 10,000	0.35	1			1	31145158	Constructed SFR					
31145160	R-1 - 10,000	0.35	1			1	31145160	Constructed SFR					
31145161	R-1 - 10,000	0.46	1			1	31145161	R-1 - 10,000	0.46	1			1

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31145162	R-1 - 10,000	0.73	2			2	31145162	Parcel was split					
31145201	R-1 - 10,000	0.44	1			1	31145201	Constructed SFR					
31145202	R-1 - 10,000	0.53	1			1	31145202	R-1 - 10,000	0.53	1			1
31145203	R-1 - 10,000	0.38	1			1	31145203	R-1 - 10,000	0.38	1			1
31145206	R-1 - 10,000	0.53	1			1	31145206	R-1 - 10,000	0.53	1			1
31145207	R-1 - 10,000	0.29	1			1	31145207	R-1 - 10,000	0.29	1			1
31145208	R-1 - 10,000	0.37	1			1	31145208	R-1 - 10,000	0.37	1			1
31145209	R-1 - 10,000	0.23	1			1	31145209	R-1 - 10,000	0.23	1			1
31145210	R-1 - 10,000	0.23	1			1	31145210	R-1 - 10,000	0.23	1			1
31145211	R-1 - 10,000	0.21	1			1	31145211	Constructed SFR					
31145214	R-1 - 10,000	0.23	1			1	31145214	R-1 - 10,000	0.23	1			1
31145219	R-1 - 10,000	0.23	1			1	31145219	Constructed SFR					
31145220	R-1 - 10,000	0.23	1			1	31145220	R-1 - 10,000	0.23	1			1
31145221	R-1 - 10,000	0.32	1			1	31145221	Constructed SFR					
31145225	R-1 - 10,000	0.34	1			1	31145225	R-1 - 10,000	0.34	1			1
31145227	R-1 - 10,000	0.39	1			1	31145227	Constructed SFR					
31145234	R-1 - 10,000	0.21	1			1	31145234	R-1 - 10,000	0.21	1			1
31145248	R-1 - 10,000	0.18	1			1	31145248	Constructed SFR					
31145249	R-1 - 10,000	0.21	1			1	31145249	Constructed SFR					
31146104	R-1 - 10,000	2.9	8			8	31146104	R-1 - 10,000	2.90	8			8
31146113	R-1 - 10,000	0.37	1			1	31146113	Constructed SFR					
31146116	R-1 - 10,000	0.34	1			1	31146116	Constructed SFR					
31146117	R-1 - 10,000	0.38	1			1	31146117	R-1 - 10,000	0.38	1			1
31146124	R-1 - 10,000	0.44	1			1	31146124	Constructed SFR					
31146127	R-1 - 10,000	0.32	1			1	31146127	R-1 - 10,000	0.32	1			1
31146129	R-1 - 10,000	0.32	1			1	31146129	R-1 - 10,000	0.32	1			1
31147108	R-1 - 10,000	0.44	1			1	31147108	R-1 - 10,000	0.44	1			1

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31147109	R-1 - 10,000	0.44	1			1	31147109	Constructed SFR					
31147111	R-1 - 10,000	0.34	1			1	31147111	R-1 - 10,000	0.34	1			1
31147112	R-1 - 10,000	0.35	1			1	31147112	Constructed SFR					
31147118	R-1 - 10,000	0.34	1			1	31147118	Constructed SFR					
31147120	R-1 - 10,000	0.3	1			1	31147120	R-1 - 10,000	0.30	1			1
31147121	R-1 - 10,000	0.34	1			1	31147121	R-1 - 10,000	0.34	1			1
31147123	R-1 - 10,000	0.28	1			1	31147123	Constructed SFR					
31147124	R-1 - 10,000	0.4	1			1	31147124	R-1 - 10,000	0.40	1			1
							31147130	R-1 - 10,000	0.32	1			1
31147131	R-1 - 10,000	0.34	1			1	31147131	R-1 - 10,000	0.34	1			1
31147135	R-1 - 10,000	0.33	1			1	31147135	Constructed SFR					
31147145	R-1 - 10,000	0.34	1			1	31147145	Constructed SFR					
31147146	R-1 - 10,000	0.34	1			1	31147146	Constructed SFR					
31147149	R-1 - 10,000	0.3	1			1	31147149	R-1 - 10,000	0.30	1			1
31147153	R-1 - 10,000	0.28	1			1	31147153	R-1 - 10,000	0.28	1			1
31147157	R-1 - 10,000	0.3	1			1	31147157	R-1 - 10,000	0.30	1			1
31147160	R-1 - 10,000	0.23	1			1	31147160	R-1 - 10,000	0.23	1			1
31147161	R-1 - 10,000	0.51	1			1	31147161	R-1 - 10,000	0.51	1			1
31147162	R-1 - 10,000	0.37	1			1	31147162	R-1 - 10,000	0.37	1			1
31147163	R-1 - 10,000	0.21	1			1	31147163	R-1 - 10,000	0.21	1			1
31147165	R-1 - 10,000	0.3	1			1	31147165	R-1 - 10,000	0.30	1			1
31147167	R-1 - 10,000	0.37	1			1	31147167	R-1 - 10,000	0.37	1			1
31147170	R-1 - 10,000	0.3	1			1	31147170	R-1 - 10,000	0.30	1			1
31147206	R-1 - 10,000	0.44	1			1	31147206	Constructed SFR					
31147207	R-1 - 10,000	0.46	1			1	31147207	R-1 - 10,000	0.46	1			1
31147209	R-1 - 10,000	0.46	1			1	31147209	R-1 - 10,000	0.46	1			1
31147211	R-1 - 10,000	0.37	1			1	31147211	R-1 - 10,000	0.37	1			1
31147215	R-1 -	0.37	1			1	31147215	R-1 - 10,000	0.37	1			1

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
	10,000												
31147217	R-1 - 10,000	0.3	1			1	31147217	R-1 - 10,000	0.30	1			1
31147218	R-1 - 10,000	0.46	1			1	31147218	R-1 - 10,000	0.46	1			1
31147223	R-1 - 10,000	0.53	1			1	31147223	R-1 - 10,000	0.53	1			1
31147224	R-1 - 10,000	0.46	1			1	31147224	R-1 - 10,000	0.46	1			1
31147227	R-1 - 10,000	0.49	1			1	31147227	R-1 - 10,000	0.49	1			1
31147230	R-1 - 10,000	0.29	1			1	31147230	Constructed SFR					
31147233	R-1 - 10,000	0.56	2			2	31147233	R-1 - 10,000	0.56	2			2
31147239	R-1 - 10,000	0.41	1			1	31147239	R-1 - 10,000	0.41	1			1
31147241	R-1 - 10,000	0.41	1			1	31147241	R-1 - 10,000	0.41	1			1
31147245	R-1 - 10,000	0.18	1			1	31147245	R-1 - 10,000	0.18	1			1
31147246	R-1 - 10,000	0.23	1			1	31147246	R-1 - 10,000	0.23	1			1
31147251	R-1 - 10,000	0.25	1			1	31147251	R-1 - 10,000	0.25	1			1
31147253	R-1 - 10,000	0.37	1			1	31147253	R-1 - 10,000	0.37	1			1
31149104	R-1 - 10,000	0.48	1			1	31149104	R-1 - 10,000	0.48	1			1
31149105	R-1 - 10,000	0.26	1			1	31149105	R-1 - 10,000	0.26	1			1
31149107	R-1 - 10,000	0.17	1			1	31149107	R-1 - 10,000	0.17	1			1
31149108	R-1 - 10,000	0.21	1			1	31149108	R-1 - 10,000	0.21	1			1
31149109	R-1 - 10,000	0.27	1			1	31149109	R-1 - 10,000	0.27	1			1
31149110	R-1 - 10,000	0.37	1			1	31149110	R-1 - 10,000	0.37	1			1
31149113	R-1 - 10,000	0.45	1			1	31149113	Constructed SFR					
31150104	R-1 - 10,000	0.2	1			1	31150104	Constructed SFR					
31150105	R-1 - 10,000	0.31	1			1	31150105	R-1 - 10,000	0.31	1			1
31150108	R-1 - 10,000	0.34	1			1	31150108	R-1 - 10,000	0.34	1			1
31150109	R-1 - 10,000	0.5	1			1	31150109	R-1 - 10,000	0.50	1			1
31150111	R-1 - 10,000	0.29	1			1	31150111	Constructed SFR					
31150113	R-1 - 10,000	0.18	1			1	31150113	Constructed SFR					
31150114	R-1 - 10,000	0.34	1			1	31150114	Constructed SFR					

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
	10,000												
31150115	R-1 - 10,000	0.28	1			1	31150115	Constructed SFR					
31150121	R-1 - 10,000	0.23	1			1	31150121	Constructed SFR					
31150125	R-1 - 10,000	0.29	1			1	31150125	R-1 - 10,000	0.29	1			1
31150129	R-1 - 10,000	0.21	1			1	31150129	R-1 - 10,000	0.21	1			1
31150137	R-1 - 10,000	0.32	1			1	31150137	R-1 - 10,000	0.32	1			1
31150139	R-1 - 10,000	0.31	1			1	31150139	R-1 - 10,000	0.31	1			1
31150141	R-1 - 10,000	0.38	1			1	31150141	R-1 - 10,000	0.38	1			1
31151101	R-1 - 10,000	0.22	1			1	31151101	Constructed SFR					
31151108	R-1 - 10,000	0.3	1			1	31151108	R-1 - 10,000	0.30	1			1
31151114	R-1 - 10,000	0.23	1			1	31151114	R-1 - 10,000	0.23	1			1
31151115	R-1 - 10,000	0.23	1			1	31151115	R-1 - 10,000	0.23	1			1
31151121	R-1 - 10,000	0.3	1			1	31151121	R-1 - 10,000	0.30	1			1
31151127	R-1 - 10,000	0.37	1			1	31151127	R-1 - 10,000	0.37	1			1
31151132	R-1 - 10,000	0.5	1			1	31151132	R-1 - 10,000	0.50	1			1
31151136	R-1 - 10,000	0.51	1			1	31151136	R-1 - 10,000	0.51	1			1
31151137	R-1 - 10,000	0.69	2			2	31151137	R-1 - 10,000	0.69	2			2
31151139	R-1 - 10,000	0.41	1			1	31151139	Constructed SFR					
31151140	R-1 - 10,000	0.37	1			1	31151140	R-1 - 10,000	0.37	1			1
31151141	R-1 - 10,000	0.37	1			1	31151141	R-1 - 10,000	0.37	1			1
31152101	R-1 - 10,000	0.6	1			1	31152101	R-1 - 10,000	0.60	1			1
31152102	R-1 - 10,000	0.39	1			1	31152102	R-1 - 10,000	0.39	1			1
31152103	R-1 - 10,000	0.67	2			2	31152103	R-1 - 10,000	0.67	2			2
31152104	R-1 - 10,000	0.37	1			1	31152104	R-1 - 10,000	0.37	1			1
31152105	R-1 - 10,000	0.37	1			1	31152105	Constructed SFR					
31152106	R-1 - 10,000	0.34	1			1	31152106	Constructed SFR					
31152107	R-1 - 10,000	0.28	1			1	31152107	Constructed SFR					
31152108	R-1 -	0.67	2			2	31152108	R-1 - 10,000	0.67	2			2

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
	10,000												
31152111	R-1 - 10,000	0.23	1			1	31152111	R-1 - 10,000	0.23	1			1
31152120	R-1 - 10,000	0.28	1			1	31152120	Constructed SFR					
							232817206	R-1 - 10,000	0.39	1			1
232817301	R-1 - 10,000	0.67	2			2	232817301	This parcel is zoned C-1					
232817301	R-1 - 10,000	0.67	2			2	232817301	Accidental duplicate in previous HE					
232817309	R-1 - 10,000	0.22	1			1	232817309	R-1 - 10,000	0.22	1			1
232818112	R-1 - 10,000	0.79	2			2	232818112	R-1 - 10,000	0.79	2			2
232819124	R-1 - 10,000	0.05	1			1	232819124	R-1 - 10,000	0.05	1			1
232819126	R-1 - 10,000	0.05	1			1	232819126	This parcel is zoned R-1-7200					
232825211	R-1 - 10,000	0.5	1			1	232825211	R-1 - 10,000	0.50	1			1
232825225	R-1 - 10,000	1.01	3			3	232825225	R-1 - 10,000	1.01	3			3
232825227	R-1 - 10,000	4.77	14			14	232825227	R-1 - 10,000	4.77	14			14
232826102	R-1 - 10,000	0.22	1			1	232826102	R-1 - 10,000	0.22	1			1
232826112	R-1 - 10,000	0.32	1			1	232826112	This parcel is zoned R-1-7200					
Subtotal R-1-10000		82.7	253	0	0	253	Subtotal R-1-10000		61.21	190			190

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30601111	R-1 - 7200	0.24	1			1	30601111	R-1 - 7200	0.24	1			1
30601112	R-1 - 7200	0.31	1			1	30601112	R-1 - 7200	0.31	1			1
30601119	R-1 - 7200	0.25	1			1	30601119	R-1 - 7200	0.25	1			1
30601121	R-1 - 7200	0.21	1			1	30601121	R-1 - 7200	0.21	1			1
30602101	R-1 - 7200	0.12	1			1	30602101	Constructed residential unit					
30602107	R-1 - 7200	0.16	1			1	30602107	R-1 - 7200	0.16	1			1
30602201	R-1 - 7200	0.34	1			1	30602201	R-1 - 7200	0.34	1			1
30602206	R-1 - 7200	0.15	1			1	30602206	R-1 - 7200	0.15	1			1
30602212	R-1 - 7200	0.05	1			1	30602212	Parcel was combined					
30602213	R-1 - 7200	0.05	1			1	30602213	Parcel was combined					
30602222	R-1 - 7200	0.18	1			1	30602222	R-1 - 7200	0.18	1			1
30603203	R-1 - 7200	0.12	1			1	30603203	R-1 - 7200	0.12	1			1
30603209	R-1 - 7200	0.13	1			1	30603209	Constructed SFR					
30603210	R-1 - 7200	0.13	1			1	30603210	R-1 - 7200	0.13	1			1
30603212	R-1 - 7200	0.13	1			1	30603212	R-1 - 7200	0.13	1			1
30603213	R-1 - 7200	0.13	1			1	30603213	R-1 - 7200	0.13	1			1
30603218	R-1 - 7200	0.19	1			1	30603218	R-1 - 7200	0.19	1			1
30603227	R-1 - 7200	0.15	1			1	30603227	R-1 - 7200	0.15	1			1
30603232	R-1 - 7200	0.1	1			1	30603232	R-1 - 7200	0.1	1			1
30603235	R-1 - 7200	0.2	1			1	30603235	R-1 - 7200	0.2	1			1
30603236	R-1 - 7200	0.2	1			1	30603236	R-1 - 7200	0.2	1			1
30603237	R-1 - 7200	0.21	1			1	30603237	R-1 - 7200	0.21	1			1
30603246	R-1 - 7200	0.47	1			1	30603246	R-1 - 7200	0.47	1			1
30603303	R-1 - 7200	0.31	1			1	30603303	Constructed SFR					
30603308	R-1 - 7200	0.14	1			1	30603308	R-1 - 7200	0.14	1			1
30603317	R-1 - 7200	0.17	1			1	30603317	R-1 - 7200	0.17	1			1
30603318	R-1 - 7200	0.17	1			1	30603318	R-1 - 7200	0.17	1			1
30603320	R-1 - 7200	0.2	1			1	30603320	R-1 - 7200	0.2	1			1
30603401	R-1 - 7200	0.24	1			1	30603401	R-1 - 7200	0.24	1			1
30603405	R-1 - 7200	0.42	1			1	30603405	R-1 - 7200	0.42	1			1
30603407	R-1 - 7200	0.42	1			1	30603407	R-1 - 7200	0.42	1			1
30603408	R-1 - 7200	0.2	1			1	30603408	R-1 - 7200	0.2	1			1
30603409	R-1 - 7200	0.1	1			1	30603409	R-1 - 7200	0.1	1			1
30603411	R-1 - 7200	0.31	1			1	30603411	R-1 - 7200	0.31	1			1
30603412	R-1 - 7200	0.6	2			2	30603412	Constructed SFR					
30603503	R-1 - 7200	0.09	1			1	30603503	R-1 - 7200	0.09	1			1
30603504	R-1 - 7200	0.12	1			1	30603504	R-1 - 7200	0.12	1			1
30604204	R-1 - 7200	0.12	1			1	30604204	R-1 - 7200	0.12	1			1
30604209	R-1 - 7200	0.12	1			1	30604209	R-1 - 7200	0.12	1			1
30604225	R-1 - 7200	0.14	1			1	30604225	Parcel was combined					

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30604401	R-1 - 7200	0.06	1			1	30604401	R-1 - 7200	0.06	1			1
30604402	R-1 - 7200	0.1	1			1	30604402	R-1 - 7200	0.1	1			1
30604404	R-1 - 7200	0.12	1			1	30604404	R-1 - 7200	0.12	1			1
30604501	R-1 - 7200	0.1	1			1	30604501	R-1 - 7200	0.1	1			1
30604504	R-1 - 7200	0.1	1			1	30604504	R-1 - 7200	0.1	1			1
30604508	R-1 - 7200	0.26	1			1	30604508	R-1 - 7200	0.26	1			1
30604511	R-1 - 7200	0.36	1			1	30604511	R-1 - 7200	0.36	1			1
30604514	R-1 - 7200	0.25	1			1	30604514	R-1 - 7200	0.25	1			1
30604518	R-1 - 7200	0.16	1			1	30604518	R-1 - 7200	0.16	1			1
30604521	R-1 - 7200	0.27	1			1	30604521	R-1 - 7200	0.27	1			1
30604522	R-1 - 7200	0.06	1			1	30604522	R-1 - 7200	0.06	1			1
30604525	R-1 - 7200	0.07	1			1	30604525	R-1 - 7200	0.07	1			1
30604602	R-1 - 7200	0.28	1			1	30604602	R-1 - 7200	0.28	1			1
30604603	R-1 - 7200	0.39	1			1	30604603	R-1 - 7200	0.39	1			1
30604609	R-1 - 7200	0.09	1			1	30604609	R-1 - 7200	0.09	1			1
30604610	R-1 - 7200	0.11	1			1	30604610	R-1 - 7200	0.11	1			1
30604611	R-1 - 7200	0.12	1			1	30604611	R-1 - 7200	0.12	1			1
30604612	R-1 - 7200	0.18	1			1	30604612	R-1 - 7200	0.18	1			1
30604617	R-1 - 7200	0.2	1			1	30604617	R-1 - 7200	0.2	1			1
30604704	R-1 - 7200	0.3	1			1	30604704	R-1 - 7200	0.3	1			1
30604705	R-1 - 7200	0.15	1			1	30604705	R-1 - 7200	0.15	1			1
30604706	R-1 - 7200	0.4	1			1	30604706	R-1 - 7200	0.4	1			1
30605116	R-1 - 7200	0.4	1			1	30605116	R-1 - 7200	0.4	1			1
30605201	R-1 - 7200	0.18	1			1	30605201	R-1 - 7200	0.18	1			1
30605202	R-1 - 7200	0.2	1			1	30605202	R-1 - 7200	0.2	1			1
30605301	R-1 - 7200	0.97	3			3	30605301	R-1 - 7200	0.97	3			3
30605401	R-1 - 7200	0.14	1			1	30605401	R-1 - 7200	0.14	1			1
30605402	R-1 - 7200	0.29	1			1	30605402	R-1 - 7200	0.29	1			1
30605403	R-1 - 7200	0.28	1			1	30605403	R-1 - 7200	0.28	1			1
30605404	R-1 - 7200	0.32	1			1	30605404	R-1 - 7200	0.32	1			1
30605405	R-1 - 7200	0.22	1			1	30605405	R-1 - 7200	0.22	1			1
30605406	R-1 - 7200	0.25	1			1	30605406	R-1 - 7200	0.25	1			1
30605407	R-1 - 7200	0.26	1			1	30605407	R-1 - 7200	0.26	1			1
30605503	R-1 - 7200	0.06	1			1	30605503	R-1 - 7200	0.06	1			1
30605504	R-1 - 7200	0.05	1			1	30605504	R-1 - 7200	0.05	1			1
30605511	R-1 - 7200	0.16	1			1	30605511	R-1 - 7200	0.16	1			1
30605602	R-1 - 7200	0.58	2			2	30605602	R-1 - 7200	0.58	2			2
30605603	R-1 - 7200	0.57	2			2	30605603	R-1 - 7200	0.57	2			2
30605607	R-1 - 7200	0.46	1			1	30605607	R-1 - 7200	0.46	1			1
30605611	R-1 - 7200	0.68	2			2	30605611	Constructed SFR					
30605612	R-1 - 7200	0.51	2			2	30605612	R-1 - 7200	0.51	2			2
30605613	R-1 - 7200	0.39	1			1	30605613	R-1 - 7200	0.39	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30605617	R-1 - 7200	0.38	1			1	30605617	R-1 - 7200	0.38	1			1
30606149	R-1 - 7200	0.22	1			1	30606149	R-1 - 7200	0.22	1			1
30606151	R-1 - 7200	0.23	1			1	30606151	R-1 - 7200	0.23	1			1
30606164	R-1 - 7200	0.46	1			1	30606164	Constructed SFR					
30607105	R-1 - 7200	0.21	1			1	30607105	R-1 - 7200	0.21	1			1
30607208	R-1 - 7200	0.18	1			1	30607208	R-1 - 7200	0.18	1			1
30607324	R-1 - 7200	0.25	1			1	30607324	R-1 - 7200	0.25	1			1
30607410	R-1 - 7200	0.12	1			1	30607410	R-1 - 7200	0.12	1			1
30607502	R-1 - 7200	0.11	1			1	30607502	Constructed SFR					
30607510	R-1 - 7200	0.12	1			1	30607510	R-1 - 7200	0.12	1			1
30608119	R-1 - 7200	0.38	1			1	30608119	R-1 - 7200	0.38	1			1
30608121	R-1 - 7200	0.25	1			1	30608121	R-1 - 7200	0.25	1			1
30608312	R-1 - 7200	0.34	1			1	30608312	R-1 - 7200	0.34	1			1
30608315	R-1 - 7200	0.29	1			1	30608315	R-1 - 7200	0.29	1			1
30608319	R-1 - 7200	0.12	1			1	30608319	Constructed SFR					
30609103	R-1 - 7200	0.23	1			1	30609103	Constructed SFR					
30609201	R-1 - 7200	0.19	1			1	30609201	R-1 - 7200	0.19	1			1
30609211	R-1 - 7200	0.21	1			1	30609211	Constructed SFR					
30609310	R-1 - 7200	0.14	1			1	30609310	Constructed SFR					
30609405	R-1 - 7200	0.25	1			1	30609405	R-1 - 7200	0.25	1			1
30609508	R-1 - 7200	0.19	1			1	30609508	R-1 - 7200	0.19	1			1
30610123	R-1 - 7200	0.22	1			1	30610123	R-1 - 7200	0.22	1			1
30610132	R-1 - 7200	1.41	5			5	30610132	R-1 - 7200	1.41	5			5
30610320	R-1 - 7200	0.07	1			1	30610320	R-1 - 7200	0.07	1			1
30610403	R-1 - 7200	0.19	1			1	30610403	R-1 - 7200	0.19	1			1
30610508	R-1 - 7200	0.09	1			1	30610508	R-1 - 7200	0.09	1			1
30611101	R-1 - 7200	1.38	3			3	30611101	Parcel was subdivided					
30611313	R-1 - 7200	0.4	1			1	30611313	R-1 - 7200	0.4	1			1
30611435	R-1 - 7200	0.19	1			1	30611435	Constructed SFR					
30612227	R-1 - 7200	0.18	1			1	30612227	R-1 - 7200	0.18	1			1
30612313	R-1 - 7200	0.17	1			1	30612313	Parcel was combined					
30612321	R-1 - 7200	0.21	1			1	30612321	R-1 - 7200	0.21	1			1
30612407	R-1 - 7200	0.21	1			1	30612407	R-1 - 7200	0.21	1			1
30613101	R-1 - 7200	0.23	1			1	30613101	Constructed SFR					
30613201	R-1 - 7200	0.12	1			1	30613201	R-1 - 7200	0.12	1			1
30613202	R-1 - 7200	0.12	1			1	30613202	R-1 - 7200	0.12	1			1
30613408	R-1 - 7200	0.08	1			1	30613408	R-1 - 7200	0.08	1			1
30613409	R-1 - 7200	0.2	1			1	30613409	R-1 - 7200	0.2	1			1
30613412	R-1 - 7200	0.12	1			1	30613412	R-1 - 7200	0.12	1			1
30613421	R-1 - 7200	0.06	1			1	30613421	R-1 - 7200	0.06	1			1
30613423	R-1 - 7200	0.25	1			1	30613423	R-1 - 7200	0.25	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30613710	R-1 - 7200	0.6	1			1	30613710	R-1 - 7200	0.6	1			1
30614303	R-1 - 7200	0.19	1			1	30614303	R-1 - 7200	0.19	1			1
30614305	R-1 - 7200	0.11	1			1	30614305	R-1 - 7200	0.11	1			1
30614307	R-1 - 7200	0.22	1			1	30614307	Constructed SFR					
30614323	R-1 - 7200	0.12	1			1	30614323	R-1 - 7200	0.12	1			1
30614327	R-1 - 7200	0.14	1			1	30614327	Constructed SFR					
30614329	R-1 - 7200	0.14	1			1	30614329	R-1 - 7200	0.14	1			1
30614331	R-1 - 7200	0.14	1			1	30614331	R-1 - 7200	0.14	1			1
30614334	R-1 - 7200	0.11	1			1	30614334	R-1 - 7200	0.11	1			1
30614519	R-1 - 7200	0.16	1			1	30614519	R-1 - 7200	0.16	1			1
30615311	R-1 - 7200	0.09	1			1	30615311	R-1 - 7200	0.09	1			1
30615324	R-1 - 7200	0.27	1			1	30615324	R-1 - 7200	0.27	1			1
30615331	R-1 - 7200	0.09	1			1	30615331	R-1 - 7200	0.09	1			1
30615404	R-1 - 7200	0.1	1			1	30615404	R-1 - 7200	0.1	1			1
30615405	R-1 - 7200	0.1	1			1	30615405	R-1 - 7200	0.1	1			1
30615605	R-1 - 7200	0.12	1			1	30615605	R-1 - 7200	0.12	1			1
30615609	R-1 - 7200	0.13	1			1	30615609	R-1 - 7200	0.13	1			1
30615709	R-1 - 7200	0.18	1			1	30615709	R-1 - 7200	0.18	1			1
30615710	R-1 - 7200	0.12	1			1	30615710	R-1 - 7200	0.12	1			1
30616208	R-1 - 7200	0.69	2			2	30616208	Constructed SFR					
30616213	R-1 - 7200	0.06	1			1	30616213	R-1 - 7200	0.06	1			1
30616215	R-1 - 7200	0.68	2			2	30616215	R-1 - 7200	0.68	2			2
30616221	R-1 - 7200	0.23	9			9	30616221	R-1 - 7200	0.23	9			9
30616305	R-1 - 7200	0.23	1			1	30616305	R-1 - 7200	0.23	1			1
30616317	R-1 - 7200	0.34	1			1	30616317	R-1 - 7200	0.34	1			1
30616502	R-1 - 7200	0.1	1			1	30616502	R-1 - 7200	0.1	1			1
30616503	R-1 - 7200	0.1	1			1	30616503	R-1 - 7200	0.1	1			1
30616505	R-1 - 7200	0.1	1			1	30616505	R-1 - 7200	0.1	1			1
30616506	R-1 - 7200	0.11	1			1	30616506	R-1 - 7200	0.11	1			1
30616507	R-1 - 7200	0.11	1			1	30616507	R-1 - 7200	0.11	1			1
30616515	R-1 - 7200	0.08	1			1	30616515	R-1 - 7200	0.08	1			1
30616522	R-1 - 7200	0.1	1			1	30616522	R-1 - 7200	0.1	1			1
30616523	R-1 - 7200	0.08	1			1	30616523	Parcels were combined					
30616524	R-1 - 7200	0.08	1			1	30616524						
30616525	R-1 - 7200	0.09	1			1	30616525						
30626104	R-1 - 7200	0.2	1			1	30626104	R-1 - 7200	0.2	1			1
30626109	R-1 - 7200	0.18	1			1	30626109	R-1 - 7200	0.18	1			1
30701505	R-1 - 7200	0.12	1			1	30701505	R-1 - 7200	0.12	1			1
30702201	R-1 - 7200	0.15	1			1	30702201	R-1 - 7200	0.15	1			1
30702202	R-1 - 7200	0.14	1			1	30702202	R-1 - 7200	0.14	1			1
30702216	R-1 - 7200	0.15	1			1	30702216	R-1 - 7200	0.15	1			1
30702221	R-1 - 7200	0.08	1			1	30702221	Parcel was combined					

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30702222	R-1 - 7200	0.08	1			1	30702222	R-1 - 7200	0.08	1			1
30702604	R-1 - 7200	0.17	1			1	30702604	R-1 - 7200	0.17	1			1
30702708	R-1 - 7200	0.2	1			1	30702708	R-1 - 7200	0.2	1			1
30702711	R-1 - 7200	0.2	1			1	30702711	R-1 - 7200	0.2	1			1
30702713	R-1 - 7200	0.2	1			1	30702713	R-1 - 7200	0.2	1			1
30703106	R-1 - 7200	0.32	1			1	30703106	Constructed SFR					
30703215	R-1 - 7200	0.14	1			1	30703215	Constructed SFR					
30703407	R-1 - 7200	0.37	1			1	30703407	R-1 - 7200	0.37	1			1
30703413	R-1 - 7200	0.19	1			1	30703413	R-1 - 7200	0.19	1			1
30703503	R-1 - 7200	0.21	1			1	30703503	R-1 - 7200	0.21	1			1
30704105	R-1 - 7200	0.51	2			2	30704105	R-1 - 7200	0.51	2			2
30704109	R-1 - 7200	1.19	4			4	30704109	R-1 - 7200	1.19	4			4
30704211	R-1 - 7200	0.09	1			1	30704211	Constructed SFR					
30704217	R-1 - 7200	0.16	1			1	30704217	R-1 - 7200	0.16	1			1
30704412	R-1 - 7200	0.18	1			1	30704412	R-1 - 7200	0.18	1			1
30704418	R-1 - 7200	0.23	1			1	30704418	R-1 - 7200	0.23	1			1
30704419	R-1 - 7200	0.3	1			1	30704419	R-1 - 7200	0.3	1			1
30704429	R-1 - 7200	0.38	1			1	30704429	R-1 - 7200	0.38	1			1
30704430	R-1 - 7200	0.3	1			1	30704430	R-1 - 7200	0.3	1			1
30704431	R-1 - 7200	0.31	1			1	30704431	R-1 - 7200	0.31	1			1
30704502	R-1 - 7200	0.02	1			1	30704502	R-1 - 7200	0.02	1			1
30704503	R-1 - 7200	0.06	1			1	30704503	R-1 - 7200	0.06	1			1
30704504	R-1 - 7200	0.11	1			1	30704504	R-1 - 7200	0.11	1			1
30704530	R-1 - 7200	0.11	1			1	30704530	R-1 - 7200	0.11	1			1
30704531	R-1 - 7200	0.01	1			1	30704531	R-1 - 7200	0.01	1			1
30704534	R-1 - 7200	0.06	1			1	30704534	R-1 - 7200	0.06	1			1
30705126	R-1 - 7200	0.28	1			1	30705126	R-1 - 7200	0.28	1			1
30705133	R-1 - 7200	0.27	1			1	30705133	R-1 - 7200	0.27	1			1
30705201	R-1 - 7200	0.8	3			3	30705201	R-1 - 7200	0.8	3			3
30705202	R-1 - 7200	0.9	2			2	30705202	Constructed SFR					
30705222	R-1 - 7200	0.34	1			1	30705222	R-1 - 7200	0.34	1			1
30705229	R-1 - 7200	0.57	1			1	30705229	R-1 - 7200	0.57	1			1
30705235	R-1 - 7200	0.02	1			1	30705235	R-1 - 7200	0.02	1			1
30705308	R-1 - 7200	0.31	1			1	30705308	R-1 - 7200	0.31	1			1
30706501	R-1 - 7200	0.23	1			1	30706501	R-1 - 7200	0.23	1			1
30706507	R-1 - 7200	0.34	1			1	30706507	R-1 - 7200	0.34	1			1
30709116	R-1 - 7200	0.19	1			1	30709116	R-1 - 7200	0.19	1			1
30709117	R-1 - 7200	0.23	1			1	30709117	R-1 - 7200	0.23	1			1
30709118	R-1 - 7200	0.23	1			1	30709118	R-1 - 7200	0.23	1			1
30709206	R-1 - 7200	0.11	1			1	30709206	R-1 - 7200	0.11	1			1
30709207	R-1 - 7200	0.11	1			1	30709207	R-1 - 7200	0.11	1			1
30709208	R-1 - 7200	0.12	1			1	30709208	R-1 - 7200	0.12	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30709209	R-1 - 7200	0.12	1			1	30709209	R-1 - 7200	0.12	1			1
30709211	R-1 - 7200	0.02	1			1	30709211	R-1 - 7200	0.02	1			1
30709212	R-1 - 7200	0.04	1			1	30709212	R-1 - 7200	0.04	1			1
30709304	R-1 - 7200	0.11	1			1	30709304	R-1 - 7200	0.11	1			1
30709411	R-1 - 7200	0.08	1			1	30709411	R-1 - 7200	0.08	1			1
30709416	R-1 - 7200	0.16	1			1	30709416	R-1 - 7200	0.16	1			1
30709418	R-1 - 7200	0.12	1			1	30709418	R-1 - 7200	0.12	1			1
30709419	R-1 - 7200	0.11	1			1	30709419	Property has old cabin and an out building					
30709420	R-1 - 7200	0.17	1			1	30709420	R-1 - 7200	0.17	1			1
30709421	R-1 - 7200	0.06	1			1	30709421	R-1 - 7200	0.06	1			1
30709425	R-1 - 7200	0.11	1			1	30709425	R-1 - 7200	0.11	1			1
30709431	R-1 - 7200	0.07	1			1	30709431	R-1 - 7200	0.07	1			1
30709436	R-1 - 7200	0.07	1			1	30709436	Constructed SFR					
30709451	R-1 - 7200	2.5	10			10	30709451	R-1 - 7200	2.5	10			10
30709458	R-1 - 7200	0.08	1			1	30709458	Constructed SFR					
30710111	R-1 - 7200	0.07	1			1	30710111	SFR built across property line					
30710113	R-1 - 7200	0.09	1			1	30710113	R-1 - 7200	0.09	1			1
30710129	R-1 - 7200	0.18	1			1	30710129	R-1 - 7200	0.18	1			1
30710132	R-1 - 7200	0.28	1			1	30710132	Constructed SFR					
30710136	R-1 - 7200	0.19	1			1	30710136	R-1 - 7200	0.19	1			1
30710159	R-1 - 7200	0.17	1			1	30710159	Constructed SFR					
30710160	R-1 - 7200	0.31	1			1	30710160	R-1 - 7200	0.31	1			1
30710175	R-1 - 7200	0.23	1			1	30710175	R-1 - 7200	0.23	1			1
30710316	R-1 - 7200	0.11	1			1	30710316	R-1 - 7200	0.11	1			1
30710317	R-1 - 7200	0.11	1			1	30710317	R-1 - 7200	0.11	1			1
30710414	R-1 - 7200	0.09	1			1	30710414	R-1 - 7200	0.09	1			1
30710606	R-1 - 7200	0.07	1			1	30710606	R-1 - 7200	0.07	1			1
30710608	R-1 - 7200	0.07	1			1	30710608	R-1 - 7200	0.07	1			1
30710609	R-1 - 7200	0.07	1			1	30710609	R-1 - 7200	0.07	1			1
30710611	R-1 - 7200	0.07	1			1	30710611	R-1 - 7200	0.07	1			1
30710621	R-1 - 7200	0.07	1			1	30710621	R-1 - 7200	0.07	1			1
30710623	R-1 - 7200	0.07	1			1	30710623	R-1 - 7200	0.07	1			1
30710635	R-1 - 7200	0.07	1			1	30710635	R-1 - 7200	0.07	1			1
30710639	R-1 - 7200	0.07	1			1	30710639	R-1 - 7200	0.07	1			1
30710647	R-1 - 7200	0.06	1			1	30710647	R-1 - 7200	0.06	1			1
30710649	R-1 - 7200	0.07	1			1	30710649	R-1 - 7200	0.07	1			1
30710672	R-1 - 7200	0.03	1			1	30710672	R-1 - 7200	0.03	1			1
30710673	R-1 - 7200	0.03	1			1	30710673	R-1 - 7200	0.03	1			1
30710715	R-1 - 7200	0.06	1			1	30710715	R-1 - 7200	0.06	1			1
30710717	R-1 - 7200	0.06	1			1	30710717	R-1 - 7200	0.06	1			1
30710902	R-1 - 7200	0.27	1			1	30710902	R-1 - 7200	0.27	1			1
30710904	R-1 - 7200	0.55	1			1	30710904	R-1 - 7200	0.55	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30710906	R-1 - 7200	0.19	1			1	30710906	R-1 - 7200	0.19	1			1
30710910	R-1 - 7200	0.29	1			1	30710910	R-1 - 7200	0.29	1			1
30711117	R-1 - 7200	0.53	1			1	30711117	R-1 - 7200	0.53	1			1
30711207	R-1 - 7200	0.38	1			1	30711207	R-1 - 7200	0.38	1			1
30711210	R-1 - 7200	0.47	1			1	30711210	R-1 - 7200	0.47	1			1
30711212	R-1 - 7200	0.46	1			1	30711212	R-1 - 7200	0.46	1			1
30712111	R-1 - 7200	0.09	1			1	30712111	R-1 - 7200	0.09	1			1
30712112	R-1 - 7200	0.09	1			1	30712112	Constructed SFR					
30712431	R-1 - 7200	0.18	1			1	30712431	R-1 - 7200	0.18	1			1
30712433	R-1 - 7200	0.19	1			1	30712433	Constructed SFR					
30713103	R-1 - 7200	0.22	1			1	30713103	R-1 - 7200	0.22	1			1
30713132	R-1 - 7200	0.18	1			1	30713132	R-1 - 7200	0.18	1			1
30713205	R-1 - 7200	0.06	1			1	30713205	R-1 - 7200	0.06	1			1
30713207	R-1 - 7200	0.03	1			1	30713207	R-1 - 7200	0.03	1			1
30713208	R-1 - 7200	0.03	1			1	30713208	R-1 - 7200	0.03	1			1
30713223	R-1 - 7200	0.3	1			1	30713223	R-1 - 7200	0.3	1			1
30715115	R-1 - 7200	0.22	1			1	30715115	R-1 - 7200	0.22	1			1
30715116	R-1 - 7200	0.17	1			1	30715116	R-1 - 7200	0.17	1			1
30716103	R-1 - 7200	0.25	1			1	30716103	Parcel was split					
30716119	R-1 - 7200	0.8	3			3	30716119	R-1 - 7200	0.8	3			3
30716120	R-1 - 7200	0.05	1			1	30716120	R-1 - 7200	0.05	1			1
30716229	R-1 - 7200	0.16	1			1	30716229	R-1 - 7200	0.16	1			1
30716301	R-1 - 7200	0.28	1			1	30716301	R-1 - 7200	0.28	1			1
30716306	R-1 - 7200	0.17	1			1	30716306	R-1 - 7200	0.17	1			1
30716318	R-1 - 7200	0.17	1			1	30716318	R-1 - 7200	0.17	1			1
30717110	R-1 - 7200	0.25	1			1	30717110	R-1 - 7200	0.25	1			1
30717112	R-1 - 7200	0.28	1			1	30717112	R-1 - 7200	0.28	1			1
30717216	R-1 - 7200	0.09	1			1	30717216	R-1 - 7200	0.09	1			1
30717219	R-1 - 7200	0.12	1			1	30717219	Parcel was combined					
30717221	R-1 - 7200	0.12	1			1	30717221	R-1 - 7200	0.12	1			1
30717222	R-1 - 7200	0.14	1			1	30717222	R-1 - 7200	0.14	1			1
30717228	R-1 - 7200	0.12	1			1	30717228	R-1 - 7200	0.12	1			1
30717239	R-1 - 7200	1.47	5			5	30717239	R-1 - 7200	1.47	5			5
30717243	R-1 - 7200	0.93	3			3	30717243	R-1 - 7200	0.93	3			3
30717263	R-1 - 7200	0.01	1			1	30717263	R-1 - 7200	0.01	1			1
30717305	R-1 - 7200	0.2	1			1	30717305	R-1 - 7200	0.2	1			1
30718305	R-1 - 7200	0.17	1			1	30718305	R-1 - 7200	0.17	1			1
30718418	R-1 - 7200	0.26	1			1	30718418	R-1 - 7200	0.26	1			1
30718421	R-1 - 7200	0.08	1			1	30718421	R-1 - 7200	0.08	1			1
30718502	R-1 - 7200	0.15	1			1	30718502	R-1 - 7200	0.15	1			1
30718701	R-1 - 7200	0.17	1			1	30718701	R-1 - 7200	0.17	1			1
30718704	R-1 - 7200	0.16	1			1	30718704	R-1 - 7200	0.16	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30718705	R-1 - 7200	0.16	1			1	30718705	R-1 - 7200	0.16	1			1
30719312	R-1 - 7200	0.21	1			1	30719312	R-1 - 7200	0.21	1			1
30719509	R-1 - 7200	0.22	1			1	30719509	R-1 - 7200	0.22	1			1
30719512	R-1 - 7200	0.08	1			1	30719512	R-1 - 7200	0.08	1			1
30719519	R-1 - 7200	0.2	1			1	30719519	R-1 - 7200	0.2	1			1
30719521	R-1 - 7200	0.2	1			1	30719521	R-1 - 7200	0.2	1			1
30719710	R-1 - 7200	0.22	1			1	30719710	R-1 - 7200	0.22	1			1
30801107	R-1 - 7200	0.15	1			1	30801107	R-1 - 7200	0.15	1			1
30801201	R-1 - 7200	0.19	1			1	30801201	R-1 - 7200	0.19	1			1
30802101	R-1 - 7200	0.12	1			1	30802101	R-1 - 7200	0.12	1			1
30802134	R-1 - 7200	0.13	1			1	30802134	R-1 - 7200	0.13	1			1
30802135	R-1 - 7200	0.13	1			1	30802135	R-1 - 7200	0.13	1			1
30802323	R-1 - 7200	0.31	1			1	30802323	R-1 - 7200	0.31	1			1
30802408	R-1 - 7200	0.14	1			1	30802408	R-1 - 7200	0.14	1			1
30802416	R-1 - 7200	0.33	1			1	30802416	R-1 - 7200	0.33	1			1
30802501	R-1 - 7200	0.34	1			1	30802501	R-1 - 7200	0.34	1			1
30803307	R-1 - 7200	0.14	1			1	30803307	R-1 - 7200	0.14	1			1
30804111	R-1 - 7200	0.05	1			1	30804111	R-1 - 7200	0.05	1			1
30804112	R-1 - 7200	0.05	1			1	30804112	R-1 - 7200	0.05	1			1
30804121	R-1 - 7200	0.05	1			1	30804121	R-1 - 7200	0.05	1			1
30804126	R-1 - 7200	0.11	1			1	30804126	Constructed SFR					
30804229	R-1 - 7200	0.06	1			1	30804229	R-1 - 7200	0.06	1			1
30804230	R-1 - 7200	0.06	1			1	30804230	R-1 - 7200	0.06	1			1
30804315	R-1 - 7200	0.06	1			1	30804315	R-1 - 7200	0.06	1			1
30804322	R-1 - 7200	0.09	1			1	30804322	Parcel was combined					
30804402	R-1 - 7200	0.12	1			1	30804402	R-1 - 7200	0.12	1			1
30804405	R-1 - 7200	0.12	1			1	30804405	R-1 - 7200	0.12	1			1
30804417	R-1 - 7200	0.12	1			1	30804417	R-1 - 7200	0.12	1			1
30804506	R-1 - 7200	0.12	1			1	30804506	R-1 - 7200	0.12	1			1
30804614	R-1 - 7200	0.11	1			1	30804614	R-1 - 7200	0.11	1			1
30804813	R-1 - 7200	0.11	1			1	30804813	R-1 - 7200	0.11	1			1
30804901	R-1 - 7200	0.08	1			1	30804901	R-1 - 7200	0.08	1			1
30804906	R-1 - 7200	0.12	1			1	30804906	R-1 - 7200	0.12	1			1
30804911	R-1 - 7200	0.1	1			1	30804911	R-1 - 7200	0.1	1			1
30804912	R-1 - 7200	0.1	1			1	30804912	R-1 - 7200	0.1	1			1
30805208	R-1 - 7200	0.13	1			1	30805208	Constructed SFR					
30805209	R-1 - 7200	0.06	1			1	30805209	R-1 - 7200	0.06	1			1
30805212	R-1 - 7200	0.04	1			1	30805212	R-1 - 7200	0.04	1			1
30805507	R-1 - 7200	0.09	1			1	30805507	R-1 - 7200	0.09	1			1
30805516	R-1 - 7200	0.07	1			1	30805516	R-1 - 7200	0.07	1			1
30805517	R-1 - 7200	0.08	1			1	30805517	R-1 - 7200	0.08	1			1
30805527	R-1 - 7200	0.09	1			1	30805527	R-1 - 7200	0.09	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30805603	R-1 - 7200	0.08	1			1	30805603	R-1 - 7200	0.08	1			1
30805612	R-1 - 7200	0.06	1			1	30805612	R-1 - 7200	0.06	1			1
30805613	R-1 - 7200	0.06	1			1	30805613	R-1 - 7200	0.06	1			1
30805615	R-1 - 7200	0.06	1			1	30805615	R-1 - 7200	0.06	1			1
30805616	R-1 - 7200	0.06	1			1	30805616	R-1 - 7200	0.06	1			1
30805628	R-1 - 7200	0.06	1			1	30805628	R-1 - 7200	0.06	1			1
30805631	R-1 - 7200	0.06	1			1	30805631	Parcel was combined					
30805637	R-1 - 7200	0.09	0			0	30805637	R-1 - 7200	0.09	0			0
30805641	R-1 - 7200	0.06	1			1	30805641	R-1 - 7200	0.06	1			1
30805642	R-1 - 7200	0.06	1			1	30805642	R-1 - 7200	0.06	1			1
30805650	R-1 - 7200	0.06	1			1	30805650	R-1 - 7200	0.06	1			1
30805657	R-1 - 7200	0.06	1			1	30805657	R-1 - 7200	0.06	1			1
30805658	R-1 - 7200	0.06	1			1	30805658	R-1 - 7200	0.06	1			1
30805661	R-1 - 7200	0.06	1			1	30805661	R-1 - 7200	0.06	1			1
30805672	R-1 - 7200	0.09	1			1	30805672	R-1 - 7200	0.09	1			1
30805715	R-1 - 7200	0.06	1			1	30805715	R-1 - 7200	0.06	1			1
30805716	R-1 - 7200	0.06	1			1	30805716	R-1 - 7200	0.06	1			1
30805726	R-1 - 7200	0.09	1			1	30805726	R-1 - 7200	0.09	1			1
30805750	R-1 - 7200	0.06	1			1	30805750	Parcels were combined					
30805751	R-1 - 7200	0.06	1			1	30805751						
30805785	Created when -50 and -51 were combined						30805785	R-1 - 7200	0.12	1			1
30805752	R-1 - 7200	0.06	1			1	30805752	R-1 - 7200	0.06	1			1
30805784	R-1 - 7200	0.11	1			1	30805784	R-1 - 7200	0.11	1			1
30805802	R-1 - 7200	0.09	1			1	30805802	R-1 - 7200	0.09	1			1
30805814	R-1 - 7200	0.09	1			1	30805814	R-1 - 7200	0.09	1			1
30805816	R-1 - 7200	0.09	1			1	30805816	R-1 - 7200	0.09	1			1
30805905	R-1 - 7200	0.15	1			1	30805905	R-1 - 7200	0.15	1			1
30805908	R-1 - 7200	0.15	1			1	30805908	R-1 - 7200	0.15	1			1
30805912	R-1 - 7200	0.15	1			1	30805912	Constructed SFR					
30806114	R-1 - 7200	0.12	1			1	30806114	R-1 - 7200	0.12	1			1
30806121	R-1 - 7200	0.18	1			1	30806121	R-1 - 7200	0.18	1			1
30806126	R-1 - 7200	0.08	1			1	30806126	R-1 - 7200	0.08	1			1
30806219	R-1 - 7200	0.42	1			1	30806219	R-1 - 7200	0.42	1			1
30806236	R-1 - 7200	0.22	1			1	30806236	Constructed SFR					
30806240	R-1 - 7200	0.31	1			1	30806240	Constructed SFR					
30806303	R-1 - 7200	0.38	2			2	30806303	R-1 - 7200	0.38	2			2
30807322	R-1 - 7200	0.15	1			1	30807322	R-1 - 7200	0.15	1			1
30808207	R-1 - 7200	0.07	1			1	30808207	R-1 - 7200	0.07	1			1
30808208	R-1 - 7200	0.07	1			1	30808208	R-1 - 7200	0.07	1			1
30808229	R-1 - 7200	0.7	1			1	30808229	Parcel was split					
30809129	R-1 - 7200	0.23	1			1	30809129	R-1 - 7200	0.23	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30826101	R-1 - 7200	0.22	1			1	30826101	Constructed SFR					
30826105	R-1 - 7200	0.23	1			1	30826105	R-1 - 7200	0.23	1			1
30826111	R-1 - 7200	0.19	1			1	30826111	R-1 - 7200	0.19	1			1
30826112	R-1 - 7200	0.18	1			1	30826112	R-1 - 7200	0.18	1			1
30906206	R-1 - 7200	0.16	1			1	30906206	R-1 - 7200	0.16	1			1
30906210	R-1 - 7200	0.17	1			1	30906210	R-1 - 7200	0.17	1			1
30906508	R-1 - 7200	0.21	1			1	30906508	R-1 - 7200	0.21	1			1
30906516	R-1 - 7200	0.2	1			1	30906516	R-1 - 7200	0.2	1			1
30907132	R-1 - 7200	0.35	1			1	30907132	Constructed SFR					
30907134	R-1 - 7200	0.41	1			1	30907134	Constructed SFR					
30908113	R-1 - 7200	0.26	1			1	30908113	R-1 - 7200	0.26	1			1
30908114	R-1 - 7200	0.16	1			1	30908114	R-1 - 7200	0.16	1			1
30908302	R-1 - 7200	0.16	1			1	30908302	R-1 - 7200	0.16	1			1
30908305	R-1 - 7200	0.16	1			1	30908305	R-1 - 7200	0.16	1			1
30908307	R-1 - 7200	0.16	1			1	30908307	R-1 - 7200	0.16	1			1
30908309	R-1 - 7200	0.16	1			1	30908309	Constructed SFR					
30908322	R-1 - 7200	0.16	1			1	30908322	Constructed SFR					
30908403	R-1 - 7200	0.16	1			1	30908403	R-1 - 7200	0.16	1			1
30908404	R-1 - 7200	0.16	1			1	30908404	R-1 - 7200	0.16	1			1
30908412	R-1 - 7200	0.16	1			1	30908412	R-1 - 7200	0.16	1			1
30909105	R-1 - 7200	0.16	1			1	30909105	R-1 - 7200	0.16	1			1
30909309	R-1 - 7200	0.16	1			1	30909309	R-1 - 7200	0.16	1			1
30909323	R-1 - 7200	0.15	1			1	30909323	Garage/driveway for adjacent house					
30909413	R-1 - 7200	0.16	1			1	30909413	R-1 - 7200	0.16	1			1
30909601	R-1 - 7200	0.16	1			1	30909601	R-1 - 7200	0.16	1			1
30909703	R-1 - 7200	0.22	1			1	30909703	R-1 - 7200	0.22	1			1
30909711	R-1 - 7200	0.22	1			1	30909711	R-1 - 7200	0.22	1			1
30914401	R-1 - 7200	0.18	1			1	30914401	R-1 - 7200	0.18	1			1
30914408	R-1 - 7200	0.16	1			1	30914408	R-1 - 7200	0.16	1			1
30914415	R-1 - 7200	0.16	1			1	30914415	R-1 - 7200	0.16	1			1
30914421	R-1 - 7200	0.16	1			1	30914421	R-1 - 7200	0.16	1			1
30914435	R-1 - 7200	0.08	1			1	30914435	R-1 - 7200	0.08	1			1
30914452	R-1 - 7200	0.19	1			1	30914452	R-1 - 7200	0.19	1			1
30914518	R-1 - 7200	0.34	1			1	30914518	R-1 - 7200	0.34	1			1
30914520	R-1 - 7200	0.2	1			1	30914520	R-1 - 7200	0.2	1			1
30915214	R-1 - 7200	0.15	1			1	30915214	R-1 - 7200	0.15	1			1
30916321	R-1 - 7200	0.15	1			1	30916321	R-1 - 7200	0.15	1			1
30917101	R-1 - 7200	0.12	1			1	30917101	Parcel was combined					
30917312	R-1 - 7200	0.15	1			1	30917312	R-1 - 7200	0.15	1			1
30917316	R-1 - 7200	0.15	1			1	30917316	R-1 - 7200	0.15	1			1
30917425	R-1 - 7200	0.15	1			1	30917425	R-1 - 7200	0.15	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30917431	R-1 - 7200	0.15	1			1	30917431	R-1 - 7200	0.15	1			1
30917436	R-1 - 7200	0.15	1			1	30917436	R-1 - 7200	0.15	1			1
30917442	R-1 - 7200	0.15	1			1	30917442	R-1 - 7200	0.15	1			1
30917504	R-1 - 7200	0.15	1			1	30917504	R-1 - 7200	0.15	1			1
30917526	R-1 - 7200	0.22	1			1	30917526	R-1 - 7200	0.22	1			1
30918203	R-1 - 7200	0.17	1			1	30918203	R-1 - 7200	0.17	1			1
30918220	R-1 - 7200	0.11	1			1	30918220	R-1 - 7200	0.11	1			1
30918228	R-1 - 7200	0.17	1			1	30918228	Constructed SFR					
30918303	R-1 - 7200	0.22	1			1	30918303	Constructed SFR					
30918309	R-1 - 7200	0.33	1			1	30918309	R-1 - 7200	0.33	1			1
30919202	R-1 - 7200	0.17	1			1	30919202	R-1 - 7200	0.17	1			1
30919205	R-1 - 7200	0.17	1			1	30919205	R-1 - 7200	0.17	1			1
30919209	R-1 - 7200	0.17	1			1	30919209	R-1 - 7200	0.17	1			1
30919211	R-1 - 7200	0.17	1			1	30919211	R-1 - 7200	0.17	1			1
30919213	R-1 - 7200	0.17	1			1	30919213	Constructed SFR					
30919228	R-1 - 7200	0.17	1			1	30919228	Constructed SFR					
30919230	R-1 - 7200	0.17	1			1	30919230	Constructed SFR					
30919231	R-1 - 7200	0.17	1			1	30919231	R-1 - 7200	0.17	1			1
30919233	R-1 - 7200	0.17	1			1	30919233	R-1 - 7200	0.17	1			1
30919305	R-1 - 7200	0.17	1			1	30919305	R-1 - 7200	0.17	1			1
30919306	R-1 - 7200	0.17	1			1	30919306	R-1 - 7200	0.17	1			1
30919307	R-1 - 7200	0.17	1			1	30919307	R-1 - 7200	0.17	1			1
30919311	R-1 - 7200	0.17	1			1	30919311	R-1 - 7200	0.17	1			1
30919312	R-1 - 7200	0.17	1			1	30919312	R-1 - 7200	0.17	1			1
30919316	R-1 - 7200	0.17	1			1	30919316	R-1 - 7200	0.17	1			1
30919318	R-1 - 7200	0.17	1			1	30919318	R-1 - 7200	0.17	1			1
30919319	R-1 - 7200	0.17	1			1	30919319	Constructed SFR					
30919322	R-1 - 7200	0.17	1			1	30919322	R-1 - 7200	0.17	1			1
30920201	R-1 - 7200	0.89	3			3	30920201	R-1 - 7200	0.89	3			3
30920404	R-1 - 7200	0.23	1			1	30920404	R-1 - 7200	0.23	1			1
30920513	R-1 - 7200	0.14	1			1	30920513	R-1 - 7200	0.14	1			1
30920517	R-1 - 7200	0.25	1			1	30920517	R-1 - 7200	0.25	1			1
30920520	R-1 - 7200	0.33	1			1	30920520	R-1 - 7200	0.33	1			1
30920607	R-1 - 7200	0.15	1			1	30920607	R-1 - 7200	0.15	1			1
30920619	R-1 - 7200	0.22	1			1	30920619	R-1 - 7200	0.22	1			1
30921212	R-1 - 7200	0.44	1			1	30921212	Constructed SFR					
30921314	R-1 - 7200	0.17	1			1	30921314	R-1 - 7200	0.17	1			1
30921315	R-1 - 7200	0.28	1			1	30921315	R-1 - 7200	0.28	1			1
30921514	R-1 - 7200	0.21	1			1	30921514	R-1 - 7200	0.21	1			1
30921603	R-1 - 7200	0.44	1			1	30921603	R-1 - 7200	0.44	1			1
30921605	R-1 - 7200	0.22	1			1	30921605	R-1 - 7200	0.22	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30922103	R-1 - 7200	0.89	2			2	30922103	R-1 - 7200	0.89	2			2
30922107	R-1 - 7200	0.34	1			1	30922107	R-1 - 7200	0.34	1			1
30922108	R-1 - 7200	0.36	1			1	30922108	R-1 - 7200	0.36	1			1
30922205	R-1 - 7200	0.32	1			1	30922205	R-1 - 7200	0.32	1			1
30923537	R-1 - 7200	0.44	1			1	30923537	Constructed SFR					
30925108	R-1 - 7200	0.13	1			1	30925108	R-1 - 7200	0.13	1			1
30925111	R-1 - 7200	0.29	1			1	30925111	R-1 - 7200	0.29	1			1
30925120	R-1 - 7200	0.3	1			1	30925120	R-1 - 7200	0.3	1			1
30925122	R-1 - 7200	0.26	1			1	30925122	R-1 - 7200	0.26	1			1
30926203	R-1 - 7200	0.19	1			1	30926203	R-1 - 7200	0.19	1			1
30926303	R-1 - 7200	0.18	1			1	30926303	R-1 - 7200	0.18	1			1
30926401	R-1 - 7200	0.23	1			1	30926401	R-1 - 7200	0.23	1			1
30926409	R-1 - 7200	0.21	1			1	30926409	R-1 - 7200	0.21	1			1
30926420	R-1 - 7200	0.21	1			1	30926420	R-1 - 7200	0.21	1			1
30926426	R-1 - 7200	0.18	1			1	30926426	R-1 - 7200	0.18	1			1
30926433	R-1 - 7200	0.22	1			1	30926433	R-1 - 7200	0.22	1			1
30927301	R-1 - 7200	0.25	1			1	30927301	R-1 - 7200	0.25	1			1
30927305	R-1 - 7200	0.22	1			1	30927305	R-1 - 7200	0.22	1			1
30927317	R-1 - 7200	0.28	1			1	30927317	R-1 - 7200	0.28	1			1
30928115	R-1 - 7200	0.19	1			1	30928115	R-1 - 7200	0.19	1			1
30928125	R-1 - 7200	0.18	1			1	30928125	Constructed SFR					
30928131	R-1 - 7200	0.2	1			1	30928131	R-1 - 7200	0.2	1			1
30928211	R-1 - 7200	0.18	1			1	30928211	R-1 - 7200	0.18	1			1
30928229	R-1 - 7200	0.18	1			1	30928229	R-1 - 7200	0.18	1			1
30928232	R-1 - 7200	0.18	1			1	30928232	R-1 - 7200	0.18	1			1
30928314	R-1 - 7200	0.27	1			1	30928314	R-1 - 7200	0.27	1			1
30929105	R-1 - 7200	0.18	1			1	30929105	R-1 - 7200	0.18	1			1
30929108	R-1 - 7200	0.2	1			1	30929108	R-1 - 7200	0.2	1			1
30929309	R-1 - 7200	0.18	1			1	30929309	R-1 - 7200	0.18	1			1
30929403	R-1 - 7200	0.18	1			1	30929403	R-1 - 7200	0.18	1			1
30929405	R-1 - 7200	0.19	1			1	30929405	R-1 - 7200	0.19	1			1
30929501	R-1 - 7200	0.48	1			1	30929501	R-1 - 7200	0.48	1			1
30930120	R-1 - 7200	0.1	1			1	30930120	R-1 - 7200	0.1	1			1
30930214	R-1 - 7200	0.05	1			1	30930214	R-1 - 7200	0.05	1			1
30930216	R-1 - 7200	0.02	1			1	30930216	R-1 - 7200	0.02	1			1
30930218	R-1 - 7200	0.06	1			1	30930218	R-1 - 7200	0.06	1			1
30930302	R-1 - 7200	0.05	1			1	30930302	R-1 - 7200	0.05	1			1
30930311	R-1 - 7200	0.05	1			1	30930311	R-1 - 7200	0.05	1			1
30931106	R-1 - 7200	0.27	1			1	30931106	R-1 - 7200	0.27	1			1
30931109	R-1 - 7200	0.22	1			1	30931109	R-1 - 7200	0.22	1			1
30931206	R-1 - 7200	0.29	1			1	30931206	R-1 - 7200	0.29	1			1
30931207	R-1 - 7200	0.28	1			1	30931207	R-1 - 7200	0.28	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30931210	R-1 - 7200	0.22	1			1	30931210	Constructed SFR					
30931211	R-1 - 7200	0.26	1			1	30931211	Constructed SFR					
30931214	R-1 - 7200	0.21	1			1	30931214	R-1 - 7200	0.21	1			1
30931215	R-1 - 7200	0.28	1			1	30931215	R-1 - 7200	0.28	1			1
30931407	R-1 - 7200	0.2	1			1	30931407	R-1 - 7200	0.2	1			1
30931501	R-1 - 7200	0.25	1			1	30931501	R-1 - 7200	0.25	1			1
30932212	R-1 - 7200	0.39	1			1	30932212	R-1 - 7200	0.39	1			1
30932215	R-1 - 7200	0.23	1			1	30932215	R-1 - 7200	0.23	1			1
30932412	R-1 - 7200	0.22	1			1	30932412	Constructed SFR					
30932420	R-1 - 7200	0.25	1			1	30932420	R-1 - 7200	0.25	1			1
30934102	R-1 - 7200	0.25	1			1	30934102	R-1 - 7200	0.25	1			1
30934104	R-1 - 7200	0.28	1			1	30934104	R-1 - 7200	0.28	1			1
30934106	R-1 - 7200	0.34	1			1	30934106	R-1 - 7200	0.34	1			1
30934110	R-1 - 7200	0.3	1			1	30934110	R-1 - 7200	0.3	1			1
30934114	R-1 - 7200	0.28	1			1	30934114	R-1 - 7200	0.28	1			1
30934118	R-1 - 7200	0.3	1			1	30934118	R-1 - 7200	0.3	1			1
30935104	R-1 - 7200	0.23	1			1	30935104	R-1 - 7200	0.23	1			1
30935108	R-1 - 7200	0.25	1			1	30935108	R-1 - 7200	0.25	1			1
30935115	R-1 - 7200	0.25	1			1	30935115	R-1 - 7200	0.25	1			1
30935117	R-1 - 7200	0.24	1			1	30935117	R-1 - 7200	0.24	1			1
30935119	R-1 - 7200	0.24	1			1	30935119	R-1 - 7200	0.24	1			1
30935125	R-1 - 7200	0.24	1			1	30935125	R-1 - 7200	0.24	1			1
30935127	R-1 - 7200	0.28	1			1	30935127	R-1 - 7200	0.28	1			1
30935131	R-1 - 7200	0.24	1			1	30935131	Constructed SFR					
30936101	R-1 - 7200	0.24	1			1	30936101	R-1 - 7200	0.24	1			1
30936102	R-1 - 7200	0.24	1			1	30936102	R-1 - 7200	0.24	1			1
30936103	R-1 - 7200	0.24	1			1	30936103	Constructed SFR					
30936105	R-1 - 7200	0.25	1			1	30936105	Constructed SFR					
30936106	R-1 - 7200	0.25	1			1	30936106	Constructed SFR					
30936107	R-1 - 7200	0.26	1			1	30936107	Constructed SFR					
30936108	R-1 - 7200	0.28	1			1	30936108	R-1 - 7200	0.28	1			1
30936115	R-1 - 7200	0.23	1			1	30936115	R-1 - 7200	0.23	1			1
30936117	R-1 - 7200	0.23	1			1	30936117	R-1 - 7200	0.23	1			1
30936118	R-1 - 7200	0.23	1			1	30936118	R-1 - 7200	0.23	1			1
30936121	R-1 - 7200	0.23	1			1	30936121	R-1 - 7200	0.23	1			1
30936122	R-1 - 7200	0.25	1			1	30936122	Constructed SFR					
30936124	R-1 - 7200	0.29	1			1	30936124	R-1 - 7200	0.29	1			1
30936125	R-1 - 7200	0.28	1			1	30936125	R-1 - 7200	0.28	1			1
30936127	R-1 - 7200	0.38	1			1	30936127	R-1 - 7200	0.38	1			1
31011113	R-1 - 7200	0.19	1			1	31011113	R-1 - 7200	0.19	1			1
31011212	R-1 - 7200	0.08	1			1	31011212	R-1 - 7200	0.08	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31011301	R-1 - 7200	0.12	1			1	31011301	R-1 - 7200	0.12	1			1
31011515	R-1 - 7200	0.27	1			1	31011515	R-1 - 7200	0.27	1			1
31011527	R-1 - 7200	0.22	1			1	31011527	R-1 - 7200	0.22	1			1
31026154	R-1 - 7200	0.05	1			1	31026154	R-1 - 7200	0.05	1			1
31027418	R-1 - 7200	0.04	1			1	31027418	R-1 - 7200	0.04	1			1
31027427	R-1 - 7200	0.06	1			1	31027427	R-1 - 7200	0.06	1			1
31027431	R-1 - 7200	0.06	1			1	31027431	Parcel was combined					
31027438	R-1 - 7200	0.05	1			1	31027438	R-1 - 7200	0.05	1			1
31027534	R-1 - 7200	0.06	1			1	31027534	R-1 - 7200	0.06	1			1
31027535	R-1 - 7200	0.06	1			1	31027535	R-1 - 7200	0.06	1			1
31027536	R-1 - 7200	0.06	1			1	31027536	R-1 - 7200	0.06	1			1
31027537	R-1 - 7200	0.06	1			1	31027537	R-1 - 7200	0.06	1			1
31027539	R-1 - 7200	0.06	1			1	31027539	R-1 - 7200	0.06	1			1
31027540	R-1 - 7200	0.06	1			1	31027540	R-1 - 7200	0.06	1			1
31027547	R-1 - 7200	0.06	1			1	31027547	R-1 - 7200	0.06	1			1
31027548	R-1 - 7200	0.06	1			1	31027548	R-1 - 7200	0.06	1			1
31027553	R-1 - 7200	0.06	1			1	31027553	R-1 - 7200	0.06	1			1
31027554	R-1 - 7200	0.06	1			1	31027554	R-1 - 7200	0.06	1			1
31027555	R-1 - 7200	0.06	1			1	31027555	R-1 - 7200	0.06	1			1
31027558	R-1 - 7200	0.07	1			1	31027558	R-1 - 7200	0.07	1			1
31027564	R-1 - 7200	0.03	1			1	31027564	R-1 - 7200	0.03	1			1
31027704	R-1 - 7200	0.06	1			1	31027704	R-1 - 7200	0.06	1			1
31027705	R-1 - 7200	0.06	1			1	31027705	R-1 - 7200	0.06	1			1
31027706	R-1 - 7200	0.06	1			1	31027706	R-1 - 7200	0.06	1			1
31027709	R-1 - 7200	0.06	1			1	31027709	R-1 - 7200	0.06	1			1
31027712	R-1 - 7200	0.06	1			1	31027712	R-1 - 7200	0.06	1			1
31027713	R-1 - 7200	0.06	1			1	31027713	R-1 - 7200	0.06	1			1
31027714	R-1 - 7200	0.06	1			1	31027714	R-1 - 7200	0.06	1			1
31027720	R-1 - 7200	0.06	1			1	31027720	R-1 - 7200	0.06	1			1
31027736	R-1 - 7200	0.41	1			1	31027736	Constructed SFR					
31027738	R-1 - 7200	0.22	1			1	31027738	Constructed SFR					
31027742	R-1 - 7200	0.3	1			1	31027742	R-1 - 7200	0.3	1			1
31027755	R-1 - 7200	0.31	1			1	31027755	R-1 - 7200	0.31	1			1
31027776	R-1 - 7200	0.64	2			2	31027776	R-1 - 7200	0.64	2			2
31027801	R-1 - 7200	0.17	1			1	31027801	R-1 - 7200	0.17	1			1
31027810	R-1 - 7200	0.06	1			1	31027810	Constructed SFR					
31027813	R-1 - 7200	0.06	1			1	31027813	R-1 - 7200	0.06	1			1
31027822	R-1 - 7200	0.06	1			1	31027822	R-1 - 7200	0.06	1			1
31028105	R-1 - 7200	0.25	1			1	31028105	R-1 - 7200	0.25	1			1
31028119	R-1 - 7200	0.28	1			1	31028119	R-1 - 7200	0.28	1			1
31028127	R-1 - 7200	0.16	1			1	31028127	R-1 - 7200	0.16	1			1
31028128	R-1 - 7200	0.23	1			1	31028128	R-1 - 7200	0.23	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31028134	R-1 - 7200	0.12	1			1	31028134	R-1 - 7200	0.12	1			1
31028146	R-1 - 7200	0.18	1			1	31028146	R-1 - 7200	0.18	1			1
31028305	R-1 - 7200	0.22	1			1	31028305	R-1 - 7200	0.22	1			1
31029107	R-1 - 7200	0.17	1			1	31029107	Constructed SFR					
31029111	R-1 - 7200	0.21	1			1	31029111	R-1 - 7200	0.21	1			1
31029202	R-1 - 7200	0.23	1			1	31029202	R-1 - 7200	0.23	1			1
31029225	R-1 - 7200	0.16	1			1	31029225	R-1 - 7200	0.16	1			1
31029304	R-1 - 7200	0.17	1			1	31029304	R-1 - 7200	0.17	1			1
31029403	R-1 - 7200	0.17	1			1	31029403	R-1 - 7200	0.17	1			1
31029404	R-1 - 7200	0.12	1			1	31029404	R-1 - 7200	0.12	1			1
31029407	R-1 - 7200	0.09	1			1	31029407	Parcel was split					
31029420	Parcel was created from split of APN 31029407						31029420	R-1 - 7200	0.1	1			1
31029419	R-1 - 7200	0.18	1			1	31029419	R-1 - 7200	0.18	1			1
31032127	R-1 - 7200	0.17	1			1	31032127	Constructed SFR					
31034116	R-1 - 7200	0.52	1			1	31034116	Constructed SFR					
31034123	R-1 - 7200	0.19	1			1	31034123	R-1 - 7200	0.19	1			1
31034132	R-1 - 7200	0.32	1			1	31034132	R-1 - 7200	0.32	1			1
31034135	R-1 - 7200	0.19	1			1	31034135	R-1 - 7200	0.19	1			1
31034141	R-1 - 7200	0.19	1			1	31034141	R-1 - 7200	0.19	1			1
31034213	R-1 - 7200	0.19	1			1	31034213	R-1 - 7200	0.19	1			1
31034216	R-1 - 7200	0.17	1			1	31034216	R-1 - 7200	0.17	1			1
31034313	R-1 - 7200	0.17	1			1	31034313	Constructed SFR					
31035101	R-1 - 7200	0.18	1			1	31035101	R-1 - 7200	0.18	1			1
31035103	R-1 - 7200	0.18	1			1	31035103	R-1 - 7200	0.18	1			1
31039209	R-1 - 7200	0.22	1			1	31039209	R-1 - 7200	0.22	1			1
31039212	R-1 - 7200	0.17	1			1	31039212	R-1 - 7200	0.17	1			1
31039217	R-1 - 7200	0.18	1			1	31039217	R-1 - 7200	0.18	1			1
31039301	R-1 - 7200	0.18	1			1	31039301	R-1 - 7200	0.18	1			1
31039303	R-1 - 7200	0.19	1			1	31039303	R-1 - 7200	0.19	1			1
31039304	R-1 - 7200	0.2	1			1	31039304	R-1 - 7200	0.2	1			1
31039415	R-1 - 7200	0.2	1			1	31039415	Constructed SFR					
31039505	R-1 - 7200	0.2	1			1	31039505	Constructed SFR					
31040105	R-1 - 7200	0.17	1			1	31040105	R-1 - 7200	0.17	1			1
31040210	R-1 - 7200	0.17	1			1	31040210	R-1 - 7200	0.17	1			1
31040313	R-1 - 7200	0.18	1			1	31040313	Constructed SFR					
31041101	R-1 - 7200	0.37	1			1	31041101	Constructed SFR					
31041107	R-1 - 7200	0.23	1			1	31041107	R-1 - 7200	0.23	1			1
31041213	R-1 - 7200	0.21	1			1	31041213	R-1 - 7200	0.21	1			1
31041214	R-1 - 7200	0.23	1			1	31041214	R-1 - 7200	0.23	1			1
31041216	R-1 - 7200	0.24	1			1	31041216	R-1 - 7200	0.24	1			1
31041301	R-1 - 7200	0.29	1			1	31041301	R-1 - 7200	0.29	1			1
31041316	R-1 - 7200	0.18	1			1	31041316	R-1 - 7200	0.18	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31042107	R-1 - 7200	0.26	1			1	31042107	R-1 - 7200	0.26	1			1
31042108	R-1 - 7200	0.26	1			1	31042108	R-1 - 7200	0.26	1			1
31042109	R-1 - 7200	0.22	1			1	31042109	R-1 - 7200	0.22	1			1
31042119	R-1 - 7200	0.28	1			1	31042119	Parcel was combined					
31042121	R-1 - 7200	0.42	1			1	31042121	R-1 - 7200	0.42	1			1
31042124	R-1 - 7200	0.24	1			1	31042124	R-1 - 7200	0.24	1			1
31042202	R-1 - 7200	0.23	1			1	31042202	Constructed SFR					
31042203	R-1 - 7200	0.18	1			1	31042203	R-1 - 7200	0.18	1			1
31042207	R-1 - 7200	0.16	1			1	31042207	R-1 - 7200	0.16	1			1
31042215	R-1 - 7200	0.2	1			1	31042215	R-1 - 7200	0.2	1			1
31042303	R-1 - 7200	0.15	1			1	31042303	R-1 - 7200	0.15	1			1
31042307	R-1 - 7200	0.17	1			1	31042307	R-1 - 7200	0.17	1			1
31043205	R-1 - 7200	0.38	1			1	31043205	R-1 - 7200	0.38	1			1
31043207	R-1 - 7200	0.23	1			1	31043207	R-1 - 7200	0.23	1			1
31043214	R-1 - 7200	0.24	1			1	31043214	R-1 - 7200	0.24	1			1
31043308	R-1 - 7200	0.19	1			1	31043308	R-1 - 7200	0.19	1			1
31043309	R-1 - 7200	0.31	1			1	31043309	R-1 - 7200	0.31	1			1
31043317	R-1 - 7200	0.18	1			1	31043317	R-1 - 7200	0.18	1			1
31044211	R-1 - 7200	0.22	1			1	31044211	R-1 - 7200	0.22	1			1
31044225	R-1 - 7200	0.63	1			1	31044225	R-1 - 7200	0.63	1			1
31044229	R-1 - 7200	0.18	1			1	31044229	R-1 - 7200	0.18	1			1
31044232	R-1 - 7200	0.32	1			1	31044232	R-1 - 7200	0.32	1			1
31044247	R-1 - 7200	0.17	1			1	31044247	R-1 - 7200	0.17	1			1
31046207	R-1 - 7200	0.21	1			1	31046207	Constructed SFR					
31046222	R-1 - 7200	0.6	1			1	31046222	R-1 - 7200	0.6	1			1
31046243	R-1 - 7200	0.17	1			1	31046243	R-1 - 7200	0.17	1			1
31046250	R-1 - 7200	0.29	1			1	31046250	R-1 - 7200	0.29	1			1
31047103	R-1 - 7200	0.17	1			1	31047103	R-1 - 7200	0.17	1			1
31047110	R-1 - 7200	0.19	1			1	31047110	R-1 - 7200	0.19	1			1
31047224	R-1 - 7200	0.5	1			1	31047224	R-1 - 7200	0.5	1			1
31047302	R-1 - 7200	0.26	1			1	31047302	R-1 - 7200	0.26	1			1
31047305	R-1 - 7200	0.2	1			1	31047305	R-1 - 7200	0.2	1			1
31047319	R-1 - 7200	0.17	1			1	31047319	Constructed SFR					
31048217	R-1 - 7200	0.2	1			1	31048217	R-1 - 7200	0.2	1			1
31048229	R-1 - 7200	0.18	1			1	31048229	R-1 - 7200	0.18	1			1
31048313	R-1 - 7200	0.18	1			1	31048313	R-1 - 7200	0.18	1			1
31050205	R-1 - 7200	0.19	1			1	31050205	R-1 - 7200	0.19	1			1
31050207	R-1 - 7200	0.83	1			1	31050207	R-1 - 7200	0.83	1			1
31050236	R-1 - 7200	0.17	1			1	31050236	Constructed SFR					
31051105	R-1 - 7200	0.18	1			1	31051105	R-1 - 7200	0.18	1			1
31051108	R-1 - 7200	0.35	1			1	31051108	R-1 - 7200	0.35	1			1
31051114	R-1 - 7200	0.18	1			1	31051114	R-1 - 7200	0.18	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31051220	R-1 - 7200	0.33	1			1	31051220	Parcel was split					
31051221	Parcel was created from split of APN 31051220						31051221	R-1 - 7200	0.17	1			1
31051306	R-1 - 7200	0.21	1			1	31051306	R-1 - 7200	0.21	1			1
31052101	R-1 - 7200	0.45	1			1	31052101	R-1 - 7200	0.45	1			1
31052106	R-1 - 7200	0.2	1			1	31052106	R-1 - 7200	0.2	1			1
31052235	R-1 - 7200	0.2	1			1	31052235	R-1 - 7200	0.2	1			1
31052302	R-1 - 7200	0.34	1			1	31052302	R-1 - 7200	0.34	1			1
31052305	R-1 - 7200	0.25	1			1	31052305	R-1 - 7200	0.25	1			1
31053104	R-1 - 7200	0.24	1			1	31053104	R-1 - 7200	0.24	1			1
31053105	R-1 - 7200	0.23	1			1	31053105	R-1 - 7200	0.23	1			1
31053112	R-1 - 7200	0.27	1			1	31053112	R-1 - 7200	0.27	1			1
31053113	R-1 - 7200	0.19	1			1	31053113	R-1 - 7200	0.19	1			1
31053123	R-1 - 7200	0.17	1			1	31053123	R-1 - 7200	0.17	1			1
31053126	R-1 - 7200	0.32	1			1	31053126	R-1 - 7200	0.32	1			1
31053127	R-1 - 7200	0.28	1			1	31053127	R-1 - 7200	0.28	1			1
31053205	R-1 - 7200	0.17	1			1	31053205	R-1 - 7200	0.17	1			1
31053211	R-1 - 7200	0.24	1			1	31053211	R-1 - 7200	0.24	1			1
31053214	R-1 - 7200	0.21	1			1	31053214	R-1 - 7200	0.21	1			1
31053217	R-1 - 7200	0.17	1			1	31053217	R-1 - 7200	0.17	1			1
31067101	R-1 - 7200	0.38	1			1	31067101	R-1 - 7200	0.38	1			1
31067220	R-1 - 7200	0.75	1			1	31067220	R-1 - 7200	0.75	1			1
31067221	R-1 - 7200	0.22	1			1	31067221	R-1 - 7200	0.22	1			1
31067302	R-1 - 7200	0.43	1			1	31067302	R-1 - 7200	0.43	1			1
31067306	R-1 - 7200	0.21	1			1	31067306	R-1 - 7200	0.21	1			1
31067308	R-1 - 7200	0.19	1			1	31067308	R-1 - 7200	0.19	1			1
31068201	R-1 - 7200	0.26	1			1	31068201	R-1 - 7200	0.26	1			1
31068206	R-1 - 7200	0.24	1			1	31068206	R-1 - 7200	0.24	1			1
31068208	R-1 - 7200	0.26	1			1	31068208	R-1 - 7200	0.26	1			1
31068303	R-1 - 7200	0.24	1			1	31068303	R-1 - 7200	0.24	1			1
31068307	R-1 - 7200	0.22	1			1	31068307	R-1 - 7200	0.22	1			1
31068308	R-1 - 7200	0.2	1			1	31068308	R-1 - 7200	0.2	1			1
31068313	R-1 - 7200	0.23	1			1	31068313	R-1 - 7200	0.23	1			1
31074215	R-1 - 7200	0.26	1			1	31074215	R-1 - 7200	0.26	1			1
31074225	R-1 - 7200	0.35	1			1	31074225	R-1 - 7200	0.35	1			1
31075208	R-1 - 7200	0.17	1			1	31075208	R-1 - 7200	0.17	1			1
31075314	R-1 - 7200	0.19	1			1	31075314	R-1 - 7200	0.19	1			1
31075404	R-1 - 7200	0.31	1			1	31075404	R-1 - 7200	0.31	1			1
31075501	R-1 - 7200	0.18	1			1	31075501	R-1 - 7200	0.18	1			1
31075507	R-1 - 7200	0.24	1			1	31075507	Constructed SFR					
31076211	R-1 - 7200	0.23	1			1	31076211	R-1 - 7200	0.23	1			1
31097102	R-1 - 7200	0.17	1			1	31097102	Parcel was split					
31097114	Parcel was created from split of APN 31097102						31097114	R-1 - 7200	0.2	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31097103	R-1 - 7200	0.16	1			1	31097103	R-1 - 7200	0.16	1			1
31097105	R-1 - 7200	0.17	1			1	31097105	Constructed SFR					
31097106	R-1 - 7200	0.21	1			1	31097106	R-1 - 7200	0.21	1			1
31097107	R-1 - 7200	0.2	1			1	31097107	R-1 - 7200	0.2	1			1
31097108	R-1 - 7200	0.21	1			1	31097108	R-1 - 7200	0.21	1			1
31137204	R-1 - 7200	0.26	1			1	31137204	Constructed SFR					
31137205	R-1 - 7200	0.22	1			1	31137205	Constructed SFR					
31137208	R-1 - 7200	0.22	1			1	31137208	R-1 - 7200	0.22	1			1
31137211	R-1 - 7200	0.32	1			1	31137211	Constructed SFR					
31138102	R-1 - 7200	0.18	1			1	31138102	R-1 - 7200	0.18	1			1
31138203	R-1 - 7200	0.2	1			1	31138203	Constructed SFR					
31138205	R-1 - 7200	0.18	1			1	31138205	Constructed SFR					
31138302	R-1 - 7200	0.21	1			1	31138302	R-1 - 7200	0.21	1			1
31139107	R-1 - 7200	0.58	1			1	31139107	R-1 - 7200	0.58	1			1
31139201	R-1 - 7200	0.24	1			1	31139201	R-1 - 7200	0.24	1			1
31139205	R-1 - 7200	0.25	1			1	31139205	R-1 - 7200	0.25	1			1
31139208	R-1 - 7200	0.26	1			1	31139208	R-1 - 7200	0.26	1			1
31139212	R-1 - 7200	0.19	1			1	31139212	R-1 - 7200	0.19	1			1
31139213	R-1 - 7200	0.23	1			1	31139213	R-1 - 7200	0.23	1			1
31139214	R-1 - 7200	0.29	1			1	31139214	R-1 - 7200	0.29	1			1
31139216	R-1 - 7200	0.39	1			1	31139216	Constructed SFR					
31139302	R-1 - 7200	0.25	1			1	31139302	R-1 - 7200	0.25	1			1
31139305	R-1 - 7200	0.31	1			1	31139305	Parcel was combined					
31139306	R-1 - 7200	0.27	1			1	31139306	R-1 - 7200	0.27	1			1
31139403	R-1 - 7200	0.23	1			1	31139403	R-1 - 7200	0.23	1			1
31139407	R-1 - 7200	0.23	1			1	31139407	Constructed SFR					
31139411	R-1 - 7200	0.24	1			1	31139411	R-1 - 7200	0.24	1			1
31140202	R-1 - 7200	0.17	1			1	31140202	R-1 - 7200	0.17	1			1
31140203	R-1 - 7200	0.17	1			1	31140203	R-1 - 7200	0.17	1			1
31140204	R-1 - 7200	0.19	1			1	31140204	R-1 - 7200	0.19	1			1
31140206	R-1 - 7200	0.19	1			1	31140206	R-1 - 7200	0.19	1			1
31140301	R-1 - 7200	0.22	1			1	31140301	Constructed SFR					
31140302	R-1 - 7200	0.21	1			1	31140302	R-1 - 7200	0.21	1			1
31140303	R-1 - 7200	0.21	1			1	31140303	R-1 - 7200	0.21	1			1
31140306	R-1 - 7200	0.23	1			1	31140306	R-1 - 7200	0.23	1			1
31140308	R-1 - 7200	0.25	1			1	31140308	R-1 - 7200	0.25	1			1
31140309	R-1 - 7200	0.22	1			1	31140309	R-1 - 7200	0.22	1			1
31149120	R-1 - 7200	0.41	1			1	31149120	Constructed SFR					
232801112	R-1 - 7200	0.23	1			1	232801112	R-1 - 7200	0.23	1			1
232801117	R-1 - 7200	0.22	1			1	232801117	R-1 - 7200	0.22	1			1
232801124	R-1 - 7200	0.3	1			1	232801124	R-1 - 7200	0.3	1			1
232801127	R-1 - 7200	0.18	1			1	232801127	R-1 - 7200	0.18	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232801208	R-1 - 7200	0.24	1			1	232801208	R-1 - 7200	0.24	1			1
232801212	R-1 - 7200	0.24	1			1	232801212	R-1 - 7200	0.24	1			1
232801215	R-1 - 7200	0.19	1			1	232801215	R-1 - 7200	0.19	1			1
232803210	R-1 - 7200	0.19	1			1	232803210	Constructed SFR					
232803320	R-1 - 7200	0.32	1			1	232803320	Constructed SFR					
232804104	R-1 - 7200	0.22	1			1	232804104	R-1 - 7200	0.22	1			1
232805204	R-1 - 7200	0.17	1			1	232805204	R-1 - 7200	0.17	1			1
232805402	R-1 - 7200	0.28	1			1	232805402	R-1 - 7200	0.28	1			1
232806104	R-1 - 7200	0.17	1			1	232806104	Constructed SFR					
232806113	R-1 - 7200	0.2	1			1	232806113	R-1 - 7200	0.2	1			1
232806116	R-1 - 7200	0.42	1			1	232806116	R-1 - 7200	0.42	1			1
232806121	R-1 - 7200	0.17	1			1	232806121	Constructed SFR					
232806208	R-1 - 7200	0.19	1			1	232806208	R-1 - 7200	0.19	1			1
232806303	R-1 - 7200	0.28	1			1	232806303	Parcel was split					
23286323	Parcel was created from split of APN 232806303						23286323	R-1 - 7200	0.23	1			1
232806313	R-1 - 7200	0.33	1			1	232806313	R-1 - 7200	0.33	1			1
232806315	R-1 - 7200	0.17	1			1	232806315	R-1 - 7200	0.17	1			1
232806320	R-1 - 7200	0.25	1			1	232806320	R-1 - 7200	0.25	1			1
232806322	R-1 - 7200	0.25	1			1	232806322	R-1 - 7200	0.25	1			1
232806411	R-1 - 7200	0.17	1			1	232806411	R-1 - 7200	0.17	1			1
232807118	R-1 - 7200	0.34	1			1	232807118	R-1 - 7200	0.34	1			1
232807202	R-1 - 7200	0.17	1			1	232807202	Constructed SFR					
232807208	R-1 - 7200	0.17	1			1	232807208	R-1 - 7200	0.17	1			1
232807209	R-1 - 7200	0.27	1			1	232807209	R-1 - 7200	0.27	1			1
232807227	R-1 - 7200	0.18	1			1	232807227	R-1 - 7200	0.18	1			1
232807318	R-1 - 7200	0.17	1			1	232807318	R-1 - 7200	0.17	1			1
232813408	R-1 - 7200	0.19	1			1	232813408	R-1 - 7200	0.19	1			1
232813603	R-1 - 7200	0.24	1			1	232813603	R-1 - 7200	0.24	1			1
232813606	R-1 - 7200	0.26	1			1	232813606	R-1 - 7200	0.26	1			1
232814202	R-1 - 7200	0.2	1			1	232814202	Constructed SFR					
232814210	R-1 - 7200	0.18	1			1	232814210	R-1 - 7200	0.18	1			1
232814304	R-1 - 7200	0.18	1			1	232814304	R-1 - 7200	0.18	1			1
232814314	R-1 - 7200	0.35	1			1	232814314	Constructed SFR					
232814315	R-1 - 7200	0.3	1			1	232814315	Constructed SFR					
232814320	R-1 - 7200	0.4	1			1	232814320	R-1 - 7200	0.4	1			1
232814322	R-1 - 7200	0.34	1			1	232814322	R-1 - 7200	0.34	1			1
232814323	R-1 - 7200	0.26	1			1	232814323	R-1 - 7200	0.26	1			1
232814325	R-1 - 7200	0.26	1			1	232814325	R-1 - 7200	0.26	1			1
232814405	R-1 - 7200	0.18	1			1	232814405	R-1 - 7200	0.18	1			1
232814412	R-1 - 7200	0.18	1			1	232814412	Constructed SFR					
232814422	R-1 - 7200	0.19	1			1	232814422	R-1 - 7200	0.19	1			1
232815102	R-1 - 7200	0.18	1			1	232815102	R-1 - 7200	0.18	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232815303	R-1 - 7200	0.17	1			1	232815303	Constructed SFR					
232815306	R-1 - 7200	0.18	1			1	232815306	R-1 - 7200	0.18	1			1
232815407	R-1 - 7200	0.17	1			1	232815407	R-1 - 7200	0.17	1			1
232815418	R-1 - 7200	0.35	1			1	232815418	R-1 - 7200	0.35	1			1
232816101	R-1 - 7200	0.19	1			1	232816101	Parcel was combined					
232816102	R-1 - 7200	0.18	1			1	232816102	R-1 - 7200	0.18	1			1
232818106	R-1 - 7200	0.27	1			1	232818106	R-1 - 7200	0.27	1			1
232818109	R-1 - 7200	0.53	1			1	232818109	R-1 - 7200	0.53	1			1
232818207	R-1 - 7200	0.9	1			1	232818207	R-1 - 7200	0.9	1			1
232819112	R-1 - 7200	0.31	1			1	232819112	R-1 - 7200	0.31	1			1
232819123	R-1 - 7200	0.19	1			1	232819123	R-1 - 7200	0.19	1			1
232820404	R-1 - 7200	0.66	1			1	232820404	R-1 - 7200	0.66	1			1
232820406	R-1 - 7200	0.28	1			1	232820406	Constructed SFR					
232820407	R-1 - 7200	0.41	1			1	232820407	Constructed SFR					
232820503	R-1 - 7200	0.25	1			1	232820503	R-1 - 7200	0.25	1			1
232821320	R-1 - 7200	0.93	1			1	232821320	R-1 - 7200	0.93	1			1
232822109	R-1 - 7200	0.32	1			1	232822109	R-1 - 7200	0.32	1			1
232822115	R-1 - 7200	0.35	1			1	232822115	R-1 - 7200	0.35	1			1
232822118	R-1 - 7200	0.43	1			1	232822118	R-1 - 7200	0.43	1			1
232822119	R-1 - 7200	0.4	1			1	232822119	R-1 - 7200	0.4	1			1
232822123	R-1 - 7200	0.33	1			1	232822123	R-1 - 7200	0.33	1			1
232822131	R-1 - 7200	0.35	1			1	232822131	Constructed SFR					
232822132	R-1 - 7200	0.38	1			1	232822132	R-1 - 7200	0.38	1			1
232823108	R-1 - 7200	0.41	1			1	232823108	R-1 - 7200	0.41	1			1
232823118	R-1 - 7200	0.28	1			1	232823118	R-1 - 7200	0.28	1			1
232826210	R-1 - 7200	0.19	1			1	232826210	R-1 - 7200	0.19	1			1
232826214	R-1 - 7200	0.22	1			1	232826214	R-1 - 7200	0.22	1			1
232826227	R-1 - 7200	0.17	1			1	232826227	R-1 - 7200	0.17	1			1
232826307	R-1 - 7200	0.26	1			1	232826307	R-1 - 7200	0.26	1			1
232827212	R-1 - 7200	0.21	1			1	232827212	R-1 - 7200	0.21	1			1
232827213	R-1 - 7200	0.18	1			1	232827213	R-1 - 7200	0.18	1			1
232827505	R-1 - 7200	0.17	1			1	232827505	R-1 - 7200	0.17	1			1
232827509	R-1 - 7200	0.2	1			1	232827509	R-1 - 7200	0.2	1			1
232827523	R-1 - 7200	0.17	1			1	232827523	R-1 - 7200	0.17	1			1
232827609	R-1 - 7200	0.18	1			1	232827609	R-1 - 7200	0.18	1			1
232828207	R-1 - 7200	0.24	1			1	232828207	R-1 - 7200	0.24	1			1
232828335	R-1 - 7200	0.22	1			1	232828335	R-1 - 7200	0.22	1			1
232828339	R-1 - 7200	0.19	1			1	232828339	R-1 - 7200	0.19	1			1
232828401	R-1 - 7200	0.27	1			1	232828401	R-1 - 7200	0.27	1			1
232828404	R-1 - 7200	0.22	1			1	232828404	R-1 - 7200	0.22	1			1
232829112	R-1 - 7200	0.21	1			1	232829112	R-1 - 7200	0.21	1			1
232830101	R-1 - 7200	0.6	2			2	232830101	Constructed SFR					

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232830103	R-1 - 7200	0.41	1			1	232830103	R-1 - 7200	0.41	1			1
232830104	R-1 - 7200	0.34	1			1	232830104	R-1 - 7200	0.34	1			1
232830110	R-1 - 7200	0.31	1			1	232830110	R-1 - 7200	0.31	1			1
232830112	R-1 - 7200	0.36	1			1	232830112	R-1 - 7200	0.36	1			1
232830118	R-1 - 7200	0.36	1			1	232830118	R-1 - 7200	0.36	1			1
232830122	R-1 - 7200	0.64	1			1	232830122	R-1 - 7200	0.64	1			1
232831229	R-1 - 7200	1.78	4			4	232831229	R-1 - 7200	1.78	4			4
232833206	R-1 - 7200	0.18	1			1	232833206	R-1 - 7200	0.18	1			1
232833304	R-1 - 7200	0.16	1			1	232833304	R-1 - 7200	0.16	1			1
232833312	R-1 - 7200	0.16	1			1	232833312	Constructed SFR					
232833314	R-1 - 7200	0.17	1			1	232833314	R-1 - 7200	0.17	1			1
232833402	R-1 - 7200	0.21	1			1	232833402	R-1 - 7200	0.21	1			1
232833417	R-1 - 7200	0.25	1			1	232833417	R-1 - 7200	0.25	1			1
232833423	R-1 - 7200	0.18	1			1	232833423	Garage for adjacent SFR					
232833510	R-1 - 7200	0.27	1			1	232833510	R-1 - 7200	0.27	1			1
232834120	R-1 - 7200	0.18	1			1	232834120	R-1 - 7200	0.18	1			1
232834121	R-1 - 7200	0.18	1			1	232834121	R-1 - 7200	0.18	1			1
232834221	R-1 - 7200	0.2	1			1	232834221	R-1 - 7200	0.2	1			1
232834225	R-1 - 7200	2.88	11			11	232834225	R-1 - 7200	2.88	11			11
232834229	R-1 - 7200	1.51	6			6	232834229	R-1 - 7200	1.51	6			6
232834236	R-1 - 7200	1.14	4			4	232834236	R-1 - 7200	1.14	4			4
232835101	R-1 - 7200	0.18	1			1	232835101	R-1 - 7200	0.18	1			1
232835110	R-1 - 7200	0.45	1			1	232835110	R-1 - 7200	0.45	1			1
232835113	R-1 - 7200	0.3	1			1	232835113	R-1 - 7200	0.3	1			1
232835122	R-1 - 7200	0.22	1			1	232835122	R-1 - 7200	0.22	1			1
232835128	R-1 - 7200	0.18	1			1	232835128	R-1 - 7200	0.18	1			1
232835129	R-1 - 7200	0.18	1			1	232835129	R-1 - 7200	0.18	1			1
232835131	R-1 - 7200	0.25	1			1	232835131	Constructed SFR					
232835201	R-1 - 7200	0.21	1			1	232835201	R-1 - 7200	0.21	1			1
232835302	R-1 - 7200	0.18	1			1	232835302	R-1 - 7200	0.18	1			1
232835303	R-1 - 7200	0.2	1			1	232835303	R-1 - 7200	0.2	1			1
232835304	R-1 - 7200	0.25	1			1	232835304	R-1 - 7200	0.25	1			1
232835308	R-1 - 7200	0.18	1			1	232835308	Parcel was split					
232835311	Parcel was created from split of APN 232806303						232835311	R-1 - 7200	0.17	1			1
232835405	R-1 - 7200	0.17	1			1	232835405	R-1 - 7200	0.17	1			1
232835407	R-1 - 7200	0.2	1			1	232835407	Constructed SFR					
232835413	R-1 - 7200	0.23	1			1	232835413	R-1 - 7200	0.23	1			1
232835415	R-1 - 7200	0.17	1			1	232835415	R-1 - 7200	0.17	1			1
232835504	R-1 - 7200	0.22	1			1	232835504	R-1 - 7200	0.22	1			1
232835603	R-1 - 7200	0.21	1			1	232835603	R-1 - 7200	0.21	1			1
232836302	R-1 - 7200	0.16	1			1	232836302	R-1 - 7200	0.16	1			1
232836303	R-1 - 7200	0.17	1			1	232836303	R-1 - 7200	0.17	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232836310	R-1 - 7200	0.18	1			1	232836310	R-1 - 7200	0.18	1			1
232836411	R-1 - 7200	0.18	1			1	232836411	R-1 - 7200	0.18	1			1
232836414	R-1 - 7200	0.21	1			1	232836414	R-1 - 7200	0.21	1			1
232836415	R-1 - 7200	0.2	1			1	232836415	R-1 - 7200	0.2	1			1
232836416	R-1 - 7200	0.19	1			1	232836416	R-1 - 7200	0.19	1			1
232836418	R-1 - 7200	0.24	1			1	232836418	R-1 - 7200	0.24	1			1
232836427	R-1 - 7200	0.33	1			1	232836427	R-1 - 7200	0.33	1			1
232836503	R-1 - 7200	0.17	1			1	232836503	Constructed SFR					
232836509	R-1 - 7200	0.17	1			1	232836509	R-1 - 7200	0.17	1			1
232837102	R-1 - 7200	0.09	1			1	232837102	R-1 - 7200	0.09	1			1
232837203	R-1 - 7200	0.11	1			1	232837203	R-1 - 7200	0.11	1			1
232837204	R-1 - 7200	0.06	1			1	232837204	R-1 - 7200	0.06	1			1
232837205	R-1 - 7200	0.06	1			1	232837205	R-1 - 7200	0.06	1			1
232837210	R-1 - 7200	0.02	1			1	232837210	R-1 - 7200	0.02	1			1
232837212	R-1 - 7200	0.11	1			1	232837212	R-1 - 7200	0.11	1			1
232837217	R-1 - 7200	0.14	1			1	232837217	R-1 - 7200	0.14	1			1
232837221	R-1 - 7200	0.14	1			1	232837221	R-1 - 7200	0.14	1			1
232837303	R-1 - 7200	0.11	1			1	232837303	Constructed SFR					
232837309	R-1 - 7200	0.09	1			1	232837309	R-1 - 7200	0.09	1			1
232837310	R-1 - 7200	0.1	1			1	232837310	R-1 - 7200	0.1	1			1
232837311	R-1 - 7200	0.08	1			1	232837311	R-1 - 7200	0.08	1			1
232837312	R-1 - 7200	0.09	1			1	232837312	R-1 - 7200	0.09	1			1
232837320	R-1 - 7200	0.11	1			1	232837320	Constructed SFR					
232837322	R-1 - 7200	0.1	1			1	232837322	R-1 - 7200	0.1	1			1
232837340	R-1 - 7200	0.1	1			1	232837340	R-1 - 7200	0.1	1			1
232837341	R-1 - 7200	0.11	1			1	232837341	R-1 - 7200	0.11	1			1
232837345	R-1 - 7200	0.1	1			1	232837345	Constructed SFR					
232837352	R-1 - 7200	0.1	1			1	232837352	R-1 - 7200	0.1	1			1
232837354	R-1 - 7200	0.09	1			1	232837354	R-1 - 7200	0.09	1			1
232837360	R-1 - 7200	0.11	1			1	232837360	R-1 - 7200	0.11	1			1
232837361	R-1 - 7200	0.19	1			1	232837361	R-1 - 7200	0.19	1			1
232837369	R-1 - 7200	0.09	1			1	232837369	R-1 - 7200	0.09	1			1
232837421	R-1 - 7200	0.12	1			1	232837421	R-1 - 7200	0.12	1			1
232838503	R-1 - 7200	0.06	1			1	232838503	R-1 - 7200	0.06	1			1
232838506	R-1 - 7200	0.12	1			1	232838506	R-1 - 7200	0.12	1			1
232838617	R-1 - 7200	0.16	1			1	232838617	R-1 - 7200	0.16	1			1
232838618	R-1 - 7200	0.14	1			1	232838618	R-1 - 7200	0.14	1			1
232838620	R-1 - 7200	0.17	1			1	232838620	R-1 - 7200	0.17	1			1
232838625	R-1 - 7200	0.17	1			1	232838625	Constructed SFR					
232838626	R-1 - 7200	0.14	1			1	232838626	R-1 - 7200	0.14	1			1
232838627	R-1 - 7200	0.07	1			1	232838627	R-1 - 7200	0.07	1			1
232839217	R-1 - 7200	0.06	1			1	232839217	Constructed SFR					

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232839221	R-1 - 7200	0.06	1			1	232839221	R-1 - 7200	0.06	1			1
232839305	R-1 - 7200	0.06	1			1	232839305	R-1 - 7200	0.06	1			1
232839309	R-1 - 7200	0.06	1			1	232839309	Constructed SFR					
232839312	R-1 - 7200	0.06	1			1	232839312	R-1 - 7200	0.06	1			1
232839313	R-1 - 7200	0.06	1			1	232839313	Parcel was combined					
232839320	R-1 - 7200	0.06	1			1	232839320	Parcel was combined					
232839327	R-1 - 7200	0.06	1			1	232839327	R-1 - 7200	0.06	1			1
232839329	R-1 - 7200	0.06	1			1	232839329	R-1 - 7200	0.06	1			1
232839409	R-1 - 7200	0.06	1			1	232839409	R-1 - 7200	0.06	1			1
232839414	R-1 - 7200	0.06	1			1	232839414	R-1 - 7200	0.06	1			1
232839417	R-1 - 7200	0.06	1			1	232839417	R-1 - 7200	0.06	1			1
232839424	R-1 - 7200	0.06	1			1	232839424	Parcel was combined					
232839425	R-1 - 7200	0.06	1			1	232839425	Parcel was combined					
232839435	Created when 232839424 was combined with -25						232839435	R-1 - 7200	0.06	1			1
232839427	R-1 - 7200	0.06	1			1	232839427	R-1 - 7200	0.06	1			1
232839520	R-1 - 7200	0.06	1			1	232839520	R-1 - 7200	0.06	1			1
232839612	R-1 - 7200	0.06	1			1	232839612	R-1 - 7200	0.06	1			1
232839613	R-1 - 7200	0.06	1			1	232839613	R-1 - 7200	0.06	1			1
232839614	R-1 - 7200	0.06	1			1	232839614	R-1 - 7200	0.06	1			1
232839712	R-1 - 7200	0.06	1			1	232839712	R-1 - 7200	0.06	1			1
232839713	R-1 - 7200	0.06	1			1	232839713	R-1 - 7200	0.06	1			1
232839717	R-1 - 7200	0.06	1			1	232839717	Constructed SFR					
232840108	R-1 - 7200	0.06	1			1	232840108	R-1 - 7200	0.06	1			1
232840208	R-1 - 7200	0.06	1			1	232840208	R-1 - 7200	0.06	1			1
232840216	R-1 - 7200	0.06	1			1	232840216	R-1 - 7200	0.06	1			1
232840413	R-1 - 7200	0.06	1			1	232840413	R-1 - 7200	0.06	1			1
232840416	R-1 - 7200	0.06	1			1	232840416	Parcel was combined					
232840417	R-1 - 7200	0.06	1			1	232840417	Parcel was combined					
232840420	R-1 - 7200	0.06	1			1	232840420	R-1 - 7200	0.06	1			1
232840421	R-1 - 7200	0.12	1			1	232840421	Constructed SFR					
232840502	R-1 - 7200	0.06	1			1	232840502	R-1 - 7200	0.06	1			1
232840513	R-1 - 7200	0.06	1			1	232840513	R-1 - 7200	0.06	1			1
232840519	R-1 - 7200	0.06	1			1	232840519	R-1 - 7200	0.06	1			1
232840523	R-1 - 7200	0.06	1			1	232840523	R-1 - 7200	0.06	1			1
232840534	R-1 - 7200	0.11	1			1	232840534	Constructed SFR					
232840621	R-1 - 7200	0.06	1			1	232840621	R-1 - 7200	0.06	1			1
232840624	R-1 - 7200	0.06	1			1	232840624	R-1 - 7200	0.06	1			1
232840625	R-1 - 7200	0.06	1			1	232840625	R-1 - 7200	0.06	1			1
232840626	R-1 - 7200	0.06	1			1	232840626	R-1 - 7200	0.06	1			1
232840629	R-1 - 7200	0.06	1			1	232840629	R-1 - 7200	0.06	1			1
232840634	R-1 - 7200	0.12	1			1	232840634	R-1 - 7200	0.12	1			1
232840703	R-1 - 7200	0.03	1			1	232840703	R-1 - 7200	0.03	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232840706	R-1 - 7200	0.06	1			1	232840706	R-1 - 7200	0.06	1			1
232840711	R-1 - 7200	0.06	1			1	232840711	R-1 - 7200	0.06	1			1
232840718	R-1 - 7200	0.12	1			1	232840718	R-1 - 7200	0.12	1			1
232840727	R-1 - 7200	0.06	1			1	232840727	R-1 - 7200	0.06	1			1
232840728	R-1 - 7200	0.06	1			1	232840728	R-1 - 7200	0.06	1			1
232840732	R-1 - 7200	0.06	1			1	232840732	R-1 - 7200	0.06	1			1
232840733	R-1 - 7200	0.06	1			1	232840733	R-1 - 7200	0.06	1			1
232840802	R-1 - 7200	0.06	1			1	232840802	R-1 - 7200	0.06	1			1
232840805	R-1 - 7200	0.03	1			1	232840805	R-1 - 7200	0.03	1			1
232840809	R-1 - 7200	0.06	1			1	232840809	R-1 - 7200	0.06	1			1
232840810	R-1 - 7200	0.06	1			1	232840810	R-1 - 7200	0.06	1			1
232840813	R-1 - 7200	0.06	1			1	232840813	R-1 - 7200	0.06	1			1
232840834	R-1 - 7200	0.06	1			1	232840834	R-1 - 7200	0.06	1			1
232840841	R-1 - 7200	0.09	1			1	232840841	R-1 - 7200	0.09	1			1
232840845	R-1 - 7200	0.06	1			1	232840845	R-1 - 7200	0.06	1			1
232840847	R-1 - 7200	0.06	1			1	232840847	R-1 - 7200	0.06	1			1
232841302	R-1 - 7200	0.25	1			1	232841302	R-1 - 7200	0.25	1			1
232841317	R-1 - 7200	0.18	1			1	232841317	Constructed SFR					
232842101	R-1 - 7200	3	12			12	232842101	R-1 - 7200	3	12			12
232843121	R-1 - 7200	0.27	1			1	232843121	Constructed SFR					
232843122	R-1 - 7200	0.3	1			1	232843122	R-1 - 7200	0.3	1			1
232843130	R-1 - 7200	0.18	1			1	232843130	R-1 - 7200	0.18	1			1
232843404	R-1 - 7200	0.18	1			1	232843404	R-1 - 7200	0.18	1			1
232843608	R-1 - 7200	0.19	1			1	232843608	R-1 - 7200	0.19	1			1
232844110	R-1 - 7200	0.17	1			1	232844110	R-1 - 7200	0.17	1			1
232844115	R-1 - 7200	0.18	1			1	232844115	R-1 - 7200	0.18	1			1
232844118	R-1 - 7200	0.17	1			1	232844118	R-1 - 7200	0.17	1			1
232844414	R-1 - 7200	0.3	1			1	232844414	R-1 - 7200	0.3	1			1
232845119	R-1 - 7200	0.09	1			1	232845119	R-1 - 7200	0.09	1			1
232845122	R-1 - 7200	0.11	1			1	232845122	R-1 - 7200	0.11	1			1
232845129	R-1 - 7200	0.17	1			1	232845129	R-1 - 7200	0.17	1			1
232845202	R-1 - 7200	0.09	1			1	232845202	R-1 - 7200	0.09	1			1
232845303	R-1 - 7200	0.12	1			1	232845303	R-1 - 7200	0.12	1			1
232845310	R-1 - 7200	0.17	1			1	232845310	R-1 - 7200	0.17	1			1
232845319	R-1 - 7200	0.36	1			1	232845319	R-1 - 7200	0.36	1			1
232845330	R-1 - 7200	0.14	1			1	232845330	R-1 - 7200	0.14	1			1
232845342	R-1 - 7200	0.08	1			1	232845342	R-1 - 7200	0.08	1			1
232845347	R-1 - 7200	0.1	1			1	232845347	R-1 - 7200	0.1	1			1
232845349	R-1 - 7200	0.11	1			1	232845349	R-1 - 7200	0.11	1			1
232845352	R-1 - 7200	0.09	1			1	232845352	R-1 - 7200	0.09	1			1
232845509	R-1 - 7200	0.11	1			1	232845509	R-1 - 7200	0.11	1			1
232845517	R-1 - 7200	0.22	1			1	232845517	R-1 - 7200	0.22	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232846103	R-1 - 7200	0.08	1			1	232846103	R-1 - 7200	0.08	1			1
232846108	R-1 - 7200	0.12	1			1	232846108	R-1 - 7200	0.12	1			1
232846113	R-1 - 7200	0.12	1			1	232846113	R-1 - 7200	0.12	1			1
232846116	R-1 - 7200	0.08	1			1	232846116	R-1 - 7200	0.08	1			1
232846203	R-1 - 7200	0.14	1			1	232846203	R-1 - 7200	0.14	1			1
232846404	R-1 - 7200	0.12	1			1	232846404	R-1 - 7200	0.12	1			1
232846501	R-1 - 7200	0.19	1			1	232846501	Constructed SFR					
232846502	R-1 - 7200	0.18	1			1	232846502	R-1 - 7200	0.18	1			1
232846503	R-1 - 7200	0.23	1			1	232846503	R-1 - 7200	0.23	1			1
232847111	R-1 - 7200	0.22	1			1	232847111	R-1 - 7200	0.22	1			1
232847115	R-1 - 7200	0.15	1			1	232847115	R-1 - 7200	0.15	1			1
232847405	R-1 - 7200	0.06	1			1	232847405	R-1 - 7200	0.06	1			1
232847410	R-1 - 7200	0.06	1			1	232847410	R-1 - 7200	0.06	1			1
232847425	R-1 - 7200	0.06	1			1	232847425	R-1 - 7200	0.06	1			1
232848105	R-1 - 7200	0.06	1			1	232848105	R-1 - 7200	0.06	1			1
232848111	R-1 - 7200	0.04	1			1	232848111	R-1 - 7200	0.04	1			1
232848120	R-1 - 7200	0.06	1			1	232848120	R-1 - 7200	0.06	1			1
232848123	R-1 - 7200	0.06	1			1	232848123	R-1 - 7200	0.06	1			1
232848311	R-1 - 7200	0.06	1			1	232848311	R-1 - 7200	0.06	1			1
232848312	R-1 - 7200	0.06	1			1	232848312	R-1 - 7200	0.06	1			1
232848313	R-1 - 7200	0.06	1			1	232848313	R-1 - 7200	0.06	1			1
232848317	R-1 - 7200	0.06	1			1	232848317	R-1 - 7200	0.06	1			1
232848321	R-1 - 7200	0.07	1			1	232848321	R-1 - 7200	0.07	1			1
232848329	R-1 - 7200	0.07	1			1	232848329	R-1 - 7200	0.07	1			1
232848330	R-1 - 7200	0.3	1			1	232848330	R-1 - 7200	0.3	1			1
232848335	R-1 - 7200	0.12	1			1	232848335	Parcel was combined					
232848410	R-1 - 7200	0.06	1			1	232848410	R-1 - 7200	0.06	1			1
232848425	R-1 - 7200	0.09	1			1	232848425	Constructed SFR					
232848504	R-1 - 7200	0.06	1			1	232848504	R-1 - 7200	0.06	1			1
232848520	R-1 - 7200	0.1	1			1	232848520	R-1 - 7200	0.1	1			1
232853509	R-1 - 7200	0.17	1			1	232853509	R-1 - 7200	0.17	1			1
232853810	R-1 - 7200	0.13	1			1	232853810	R-1 - 7200	0.13	1			1
232854419	R-1 - 7200	0.12	1			1	232854419	R-1 - 7200	0.12	1			1
232854421	R-1 - 7200	0.12	1			1	232854421	R-1 - 7200	0.12	1			1
232854422	R-1 - 7200	0.12	1			1	232854422	R-1 - 7200	0.12	1			1
232854602	R-1 - 7200	0.06	1			1	232854602	R-1 - 7200	0.06	1			1
232854603	R-1 - 7200	0.06	1			1	232854603	R-1 - 7200	0.06	1			1
232854611	R-1 - 7200	0.06	1			1	232854611	R-1 - 7200	0.06	1			1
232854613	R-1 - 7200	0.12	1			1	232854613	R-1 - 7200	0.12	1			1
232854616	R-1 - 7200	0.12	1			1	232854616	R-1 - 7200	0.12	1			1
232854624	R-1 - 7200	0.12	1			1	232854624	R-1 - 7200	0.12	1			1
232854626	R-1 - 7200	0.06	1			1	232854626	Constructed SFR					

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232854627	R-1 - 7200	0.12	1			1	232854627	R-1 - 7200	0.12	1			1
232854632	R-1 - 7200	0.12	1			1	232854632	R-1 - 7200	0.12	1			1
232854715	R-1 - 7200	0.06	1			1	232854715	R-1 - 7200	0.06	1			1
232854801	R-1 - 7200	0.08	1			1	232854801	R-1 - 7200	0.08	1			1
232854806	R-1 - 7200	0.11	1			1	232854806	R-1 - 7200	0.11	1			1
232854814	R-1 - 7200	0.11	1			1	232854814	R-1 - 7200	0.11	1			1
232854839	R-1 - 7200	0.06	1			1	232854839	Constructed SFR					
232855116	R-1 - 7200	0.15	1			1	232855116	R-1 - 7200	0.15	1			1
232855121	R-1 - 7200	0.16	1			1	232855121	R-1 - 7200	0.16	1			1
232855122	R-1 - 7200	0.16	1			1	232855122	R-1 - 7200	0.16	1			1
232855124	R-1 - 7200	0.15	1			1	232855124	R-1 - 7200	0.15	1			1
232855127	R-1 - 7200	0.14	1			1	232855127	R-1 - 7200	0.14	1			1
232855225	R-1 - 7200	0.12	1			1	232855225	Constructed SFR					
232855232	R-1 - 7200	0.18	1			1	232855232	R-1 - 7200	0.18	1			1
232855305	R-1 - 7200	0.16	1			1	232855305	R-1 - 7200	0.16	1			1
232855308	R-1 - 7200	0.12	1			1	232855308	R-1 - 7200	0.12	1			1
232855402	R-1 - 7200	0.18	1			1	232855402	R-1 - 7200	0.18	1			1
232862101	R-1 - 7200	0.22	1			1	232862101	R-1 - 7200	0.22	1			1
232862105	R-1 - 7200	0.18	1			1	232862105	R-1 - 7200	0.18	1			1
232862202	R-1 - 7200	0.25	1			1	232862202	R-1 - 7200	0.25	1			1
232862207	R-1 - 7200	0.19	1			1	232862207	R-1 - 7200	0.19	1			1
232862213	R-1 - 7200	0.19	1			1	232862213	R-1 - 7200	0.19	1			1
232863120	R-1 - 7200	0.12	1			1	232863120	R-1 - 7200	0.12	1			1
232863204	R-1 - 7200	0.37	1			1	232863204	R-1 - 7200	0.37	1			1
232863205	R-1 - 7200	0.38	1			1	232863205	R-1 - 7200	0.38	1			1
232863209	R-1 - 7200	0.32	1			1	232863209	R-1 - 7200	0.32	1			1
232863214	R-1 - 7200	0.12	1			1	232863214	R-1 - 7200	0.12	1			1
232863215	R-1 - 7200	0.15	1			1	232863215	R-1 - 7200	0.15	1			1
232863217	R-1 - 7200	0.19	1			1	232863217	R-1 - 7200	0.19	1			1
232863221	R-1 - 7200	0.18	1			1	232863221	R-1 - 7200	0.18	1			1
232863305	R-1 - 7200	0.16	1			1	232863305	R-1 - 7200	0.16	1			1
232863309	R-1 - 7200	0.16	1			1	232863309	R-1 - 7200	0.16	1			1
232864105	R-1 - 7200	0.17	1			1	232864105	R-1 - 7200	0.17	1			1
232864201	R-1 - 7200	0.13	1			1	232864201	R-1 - 7200	0.13	1			1
232864303	R-1 - 7200	0.19	1			1	232864303	R-1 - 7200	0.19	1			1
232864304	R-1 - 7200	0.19	1			1	232864304	Constructed SFR					
232864313	R-1 - 7200	0.17	1			1	232864313	R-1 - 7200	0.17	1			1
232864504	R-1 - 7200	0.17	1			1	232864504	R-1 - 7200	0.17	1			1
232864506	R-1 - 7200	0.15	1			1	232864506	R-1 - 7200	0.15	1			1
232864507	R-1 - 7200	0.15	1			1	232864507	R-1 - 7200	0.15	1			1
232864519	R-1 - 7200	0.23	1			1	232864519	R-1 - 7200	0.23	1			1
232864604	R-1 - 7200	0.14	1			1	232864604	R-1 - 7200	0.14	1			1

2009-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232864609	R-1 - 7200	0.17	1			1	232864609	R-1 - 7200	0.17	1			1
232864610	R-1 - 7200	0.24	1			1	232864610	R-1 - 7200	0.24	1			1
232864612	R-1 - 7200	0.15	1			1	232864612	R-1 - 7200	0.15	1			1
232864614	R-1 - 7200	0.2	1			1	232864614	R-1 - 7200	0.2	1			1
232864616	R-1 - 7200	0.24	1			1	232864616	R-1 - 7200	0.24	1			1
235008203	R-1 - 7200	0.22	1			1	235008203	R-1 - 7200	0.22	1			1
235008208	R-1 - 7200	0.25	1			1	235008208	R-1 - 7200	0.25	1			1
235008209	R-1 - 7200	0.23	1			1	235008209	Constructed SFR					
235008211	R-1 - 7200	0.23	1			1	235008211	R-1 - 7200	0.23	1			1
235008215	R-1 - 7200	0.33	1			1	235008215	R-1 - 7200	0.33	1			1
235008221	R-1 - 7200	0.3	1			1	235008221	R-1 - 7200	0.3	1			1
235008222	R-1 - 7200	0.27	1			1	235008222	R-1 - 7200	0.27	1			1
235008405	R-1 - 7200	0.19	1			1	235008405	R-1 - 7200	0.19	1			1
Subtotal R-1-7200		227.52	1,175	0	0	1,175	Subtotal R-1-7200		196.31	1022			1022

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30613903	R-3	0.35	3		3		30613903	R-3	0.35	3		3	
30614424	R-3	0.26	2		2		30614424	R-3	0.26	2		2	
30705121	R-3	0.28	2		2		30705121	Constructed SFR					
30706112	R-3	0.1	1		1		30706112	R-3	0.1	1		1	
30707102	R-3	0.15	1		1		30707102	R-3	0.15	1		1	
30707114	R-3	0.11	1		1		30707114	R-3	0.11	1		1	
30707143	R-3	0.46	4		4		30707143	R-3	0.46	4		4	
30707144	R-3	0.11	1		1		30707144	R-3	0.11	1		1	
30710506	R-3	0.12	1		1		30710506	R-3	0.12	1		1	
30710512	R-3	0.12	1		1		30710512	Constructed MHM					
30710801	R-3	0.06	1		1		30710801	R-3	0.06	1		1	
30710802	R-3	0.06	1		1		30710802	R-3	0.06	1		1	
30719401	R-3	0.12	1		1		30719401	R-3	0.12	1		1	
30719402	R-3	0.12	1		1		30719402	R-3	0.12	1		1	
30719403	R-3	0.12	1		1		30719403	R-3	0.12	1		1	
30719416	R-3	0.49	4		4		30719416	R-3	0.49	4		4	
30719605	R-3	0.12	1		1		30719605	R-3	0.12	1		1	
30720302	R-3	0.21	2		2		30720302	R-3	0.21	2		2	
30720335	R-3	0.05	1		1		30720335	R-3	0.05	1		1	
30720347	R-3	0.29	2		2		30720347	R-3	0.29	2		2	
30720505	R-3	0.09	1		1		30720505	R-3	0.09	1		1	
30720533	R-3	0.08	1		1		30720533	R-3	0.08	1		1	
30720538	R-3	0.33	3		3		30720538	R-3	0.33	3		3	
30720609	R-3	0.39	3		3		30720609	R-3	0.39	3		3	
30720611	R-3	0.12	1		1		30720611	R-3	0.12	1		1	
30720612	R-3	0.47	4		4		30720612	R-3	0.47	4		4	
30721114	R-3	17.1	4		4		30721114	R-3	17.1	4		4	
30803105	R-3	0.31	3		3		30803105	R-3	0.31	3		3	
30803106	R-3	0.33	3		3		30803106	R-3	0.33	3		3	
30803108	R-3	0.28	2		2		30803108	R-3	0.28	2		2	
							30806303	R-3	0.38	3		3	
30807516	R-3	0.18	1		1		30807516	R-3	0.18	1		1	
30807604	R-3	0.36	3		3		30807604	R-3	0.36	3		3	
30808306	R-3	1.66	19		19		30808306	R-3	1.66	19		19	
30808402	R-3	0.24	2		2		30808402	R-3	0.24	2		2	
30808502	R-3	0.5	4		4		30808502	Constructed SFR					
30808509	R-3	0.46	4		4		30808509	Constructed SFR					
30808510	R-3	0.4	4		4		30808510	R-3	0.4	4		4	
							30810113	R-3	0.56	5		5	
30810114	R-3	4.12	49		49		30810114	R-3	4.12	49		49	

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
							30812145	R-3	1.46	14		14	
30818217	R-3	0.1	1		1		30818217	R-3	0.1	1		1	
30818247	R-3	0.29	2		2		30818247	Constructed SFR					
30819320	R-3	0.48	4		4		30819320	R-3	0.48	4		4	
30819333	R-3	0.18	1		1		30819333	R-3	0.18	1		1	
30819334	R-3	0.17	1		1		30819334	R-3	0.17	1		1	
30819410	R-3	0.07	1		1		30819410	R-3	0.07	1		1	
30819411	R-3	0.07	1		1		30819411	R-3	0.07	1		1	
30819419	R-3	0.09	1		1		30819419	R-3	0.09	1		1	
30820103	R-3	2.02	24		24		30820103	R-3	2.02	24		24	
30820301	R-3	0.1	1		1		30820301	R-3	0.1	1		1	
30820321	R-3	0.28	2		2		30820321	R-3	0.28	2		2	
30820326	R-3	1.14	13		13		30820326	R-3	1.14	13		13	
30820330	R-3	0.25	2		2		30820330	R-3	0.25	2		2	
30821309	R-3	0.23	2		2		30821309	R-3	0.23	2		2	
30821314	R-3	0.2	2		2		30821314	R-3	0.2	2		2	
30821319	R-3	0.37	3		3		30821319	R-3	0.37	3		3	
30823144	R-3	0.23	2		2		30823144	Zoning error in previous HE - Not R-3					
30825109	R-3	0.57	5		5		30825109	R-3	0.57	5		5	
30825110	R-3	0.27	2		2		30825110	R-3	0.27	2		2	
30825111	R-3	0.27	2		2		30825111	R-3	0.27	2		2	
30825113	R-3	0.2	1		1		30825113	R-3	0.2	1		1	
30825205	R-3	0.14	1		1		30825205	R-3	0.14	1		1	
30903412	R-3	0.19	1		1		30903412	R-3	0.19	1		1	
30903413	R-3	0.19	1		1		30903413	R-3	0.19	1		1	
30903422	R-3	0.19	1		1		30903422	R-3	0.19	1		1	
30903506	R-3	0.17	1		1		30903506	R-3	0.17	1		1	
30903619	R-3	0.16	1		1		30903619	R-3	0.16	1		1	
30903631	R-3	0.19	1		1		30903631	R-3	0.19	1		1	
30904213	R-3	0.18	1		1		30904213	Constructed SFR					
30904214	R-3	0.63	6		6		30904214	Parcel was split					
							30904216	R-3	0.3	3		3	
30904317	R-3	0.18	1		1		30904317	R-3	0.18	1		1	
30904412	R-3	0.18	1		1		30904412	R-3	0.18	1		1	
30904414	R-3	0.18	1		1		30904414	R-3	0.18	1		1	
30904425	R-3	0.18	1		1		30904425	R-3	0.18	1		1	
30904433	R-3	0.17	1		1		30904433	C-2 parking lot between R-3 and C-2 zones					
30904608	R-3	0.17	1		1		30904608	R-3	0.17	1		1	
							30904609	R-3	0.17	1		1	
30904611	R-3	0.17	1		1		30904611	R-3	0.17	1		1	
30904627	R-3	0.17	1		1		30904627	R-3	0.17	1		1	
30904637	R-3	0.16	1		1		30904637	Vacant C-2 lot between R-3 and C-2 zones					

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30904705	R-3	0.18	1		1		30904705	R-3	0.18	1		1	
30904806	R-3	0.05	1		1		30904806	R-3	0.05	1		1	
30904819	R-3	0.17	1		1		30904819	Constructed MHM					
30904828	R-3	0.11	1		1		30904828	Constructed SFR					
30910107	R-3	0.18	1		1		30910107	R-3	0.18	1		1	
30910108	R-3	0.09	1		1		30910108	R-3	0.09	1		1	
30910109	R-3	0.09	1		1		30910109	R-3	0.09	1		1	
30910131	R-3	0.14	1		1		30910131	R-3	0.14	1		1	
30911208	R-3	0.1	1		1		30911208	R-3	0.1	1		1	
30911222	R-3	0.09	1		1		30911222	Constructed SFR					
30911316	R-3	0.16	1		1		30911316	R-3	0.16	1		1	
30911601	R-3	0.31	3		3		30911601	Constructed and subdivided as condos					
30911603	R-3	0.16	1		1		30911603	R-3	0.16	1		1	
30911607	R-3	0.24	2		2		30911607	Constructed SFR					
30912218	R-3	0.14	1		1		30912218	Constructed SFR					
30912231	R-3	0.23	2		2		30912231	R-3	0.23	2		2	
							30912236	R-3	0.71	7		7	
30912247	R-3	0.05	1		1		30912247	R-3	0.05	1		1	
30912249	R-3	0.1	1		1		30912249	R-3	0.1	1		1	
30912263	R-3	0.04	1		1		30912263	R-3	0.04	1		1	
							30912266	R-3	0.1	1		1	
30912325	R-3	0.05	1		1		30912325	R-3	0.05	1		1	
30912340	R-3	0.05	1		1		30912340	R-3	0.05	1		1	
30912351	R-3	0.69	6		6		30912351	R-3	0.69	6		6	
30913104	R-3	0.7	7		7		30913104	R-3	0.7	7		7	
							30913110	R-3	0.69	6		6	
Was not included in previous HE							30922107	R-3	0.34	1		1	
Was not included in previous HE							30922108	R-3	0.36	1		1	
30922109	R-3	0.41	4		4		30922109	R-3	0.41	1		1	
30922110	R-3	0.02	1		1		30922110	R-3	0.02	1		1	
30922111	R-3	0.23	2		2		30922111	R-3	0.23	1		1	
30922112	R-3	0.25	2		2		30922112	R-3	0.25	1		1	
30922113	R-3	0.5	4		4		30922113	R-3	0.5	1		1	
30922114	R-3	0.52	5		5		30922114	R-3	0.52	1		1	
30922115	R-3	0.34	3		3		30922115	R-3	0.34	1		1	
30922116	R-3	0.26	2		2		30922116	R-3	0.26	1		1	
30922117	R-3	0.26	2		2		30922117	R-3	0.26	1		1	
30922118	R-3	0.25	2		2		30922118	R-3	0.25	1		1	
30922119	R-3	0.3	2		2		30922119	R-3	0.3	1		1	
30922120	R-3	0.38	3		3		30922120	R-3	0.38	1		1	
30922121	R-3	0.23	2		2		30922121	R-3	0.23	1		1	
30922122	R-3	0.25	2		2		30922122	R-3	0.25	1		1	

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
30922123	R-3	0.25	2		2		30922123	R-3	0.25	1		1	
30922124	R-3	0.23	2		2		30922124	R-3	0.23	1		1	
30922126	R-3	0.26	2		2		30922126	R-3	0.26	1		1	
30922127	R-3	0.22	2		2		30922127	R-3	0.22	1		1	
30922128	R-3	0.2	2		2		30922128	R-3	0.2	1		1	
30922129	R-3	0.21	2		2		30922129	R-3	0.21	1		1	
30922130	R-3	0.21	2		2		30922130	R-3	0.21	1		1	
30922131	R-3	0.25	2		2		30922131	R-3	0.25	1		1	
30922132	R-3	0.31	3		3		30922132	R-3	0.31	1		1	
30922133	R-3	0.68	6		6		30922133	R-3	0.68	1		1	
30923115	R-3	0.24	2		2		30923115	R-3	0.24	2		2	
30923613	R-3	0.19	1		1		30923613	R-3	0.19	1		1	
30930116	R-3	0.05	1		1		30930116	R-3	0.05	1		1	
30930117	R-3	0.17	1		1		30930117	R-3	0.17	1		1	
30930209	R-3	0.04	1		1		30930209	R-3	0.04	1		1	
30930210	R-3	0.04	1		1		30930210	R-3	0.04	1		1	
31028412	R-3	0.33	3		3		31028412	R-3	0.33	3		3	
31028414	R-3	0.38	3		3		31028414	R-3	0.38	3		3	
31028415	R-3	0.36	3		3		31028415	R-3	0.36	3		3	
31028416	R-3	0.39	3		3		31028416	R-3	0.39	3		3	
31028418	R-3	0.41	4		4		31028418	R-3	0.41	4		4	
31028422	R-3	0.17	1		1		31028422	R-3	0.17	1		1	
31028426	R-3	0.22	2		2		31028437	R-3	0.42	3		3	
31028427	R-3	0.2	1		1		Merged						
31095137	R-3	0.16	1		1		31095137	R-3	0.16	1		1	
31095138	R-3	0.16	1		1		31095138	R-3	0.16	1		1	
31095139	R-3	0.16	1		1		31095139	R-3	0.16	1		1	
31095140	R-3	0.16	1		1		31095140	R-3	0.16	1		1	
31095141	R-3	0.15	1		1		31095141	R-3	0.15	1		1	
31095142	R-3	0.15	1		1		31095142	R-3	0.15	1		1	
31095143	R-3	0.15	1		1		31095143	R-3	0.15	1		1	
31095144	R-3	0.15	1		1		31095144	R-3	0.15	1		1	
31142117	R-3	0.95	9		9		31142117	R-3	0.95	9		9	
31142118	R-3	1.38	16		16		31142118	R-3	1.38	16		16	
31142127	R-3	2.21	26		26		31142127	R-3	2.21	26		26	
							232805111	R-3	0.8	8		8	
232805113	R-3	0.21	2		2		232805113	R-3	0.21	2		2	
232805119	R-3	0.23	2		2		232805119	R-3	0.23	2		2	
232805506	R-3	0.18	1		1		232805506	R-3	0.18	1		1	
232805507	R-3	0.18	1		1		232805507	R-3	0.18	1		1	
232806405	R-3	0.18	1		1		232806405	R-3	0.18	1		1	
232806504	R-3	0.17	1		1		232806504	R-3	0.17	1		1	

2008-2014 HE							2013-2021 HE						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
232806601	R-3	0.19	1		1		232806601	R-3	0.19	1		1	
232806602	R-3	0.21	2		2		232806602	R-3	0.21	2		2	
232806615	R-3	0.2	1		1		232806615	Constructed duplex					
232807302	R-3	0.17	1		1		232807302	R-3	0.17	1		1	
232807306	R-3	0.18	1		1		232807306	R-3	0.18	1		1	
232807412	R-3	0.2	1		1		232807412	R-3	0.2	1		1	
232808402	R-3	0.27	2		2		232808402	R-3	0.27	2		2	
232808601	R-3	0.22	2		2		232808601	R-3	0.22	2		2	
232808602	R-3	0.19	1		1		232808602	R-3	0.19	1		1	
232808603	R-3	0.19	1		1		232808603	R-3	0.19	1		1	
232808609	R-3	0.19	1		1		232808609	R-3	0.19	1		1	
232808629	R-3	0.19	1		1		232808629	R-3	0.19	1		1	
232837501	R-3	0.26	2		2		232837501	R-3	0.26	2		2	
232837503	R-3	0.12	1		1		232837503	R-3	0.12	1		1	
232838101	R-3	0.12	1		1		232838101	Mapping error - zoned for commercial					
Subtotal R-3		75.44	556	0	556	0	Subtotal		67.93	429		429	

2008-2014 Housing Element*							2013-2021 Housing Element**						
APN	Zone	Size (ac)	Realistic Potential New Units				APN	Zone	Size (ac)	Realistic Potential New Units			
			Total	Lower	Moderate	Upper				Total	Lower	Moderate	Upper
31141113	R-3 20/acre	1.5	30	30			31141113	R-3 20/acre	1.5	30	30		
31141117	R-3 20/acre	1.04	21	21			31141117	R-3 20/acre	1.04	20	20		
31142102	R-3 20/acre	1.13	22	22			31142102	R-3 20/acre	1.51	24	24		
31142103	R-3 20/acre	1.02	20	20			31142103	R-3 20/acre	1.02	20	20		
31142139	R-3 20/acre	1.05	21	21			31142139	R-3 20/acre	0.99	19	19		
232830125	R-3 20/acre	3	60	60			232830125	R-3 20/acre	3	60	60		
Subtotal R-3		8.74	174	174			Subtotal R-3 20/acre		9.06	173	173		
*An error in the 2008-2014 table showed incorrect size data for two parcels. The formula for calculating density (total units) incorrectly used decimal points instead of whole numbers, which is why this table shows one more unit.							**This table has been readjusted to realistic potential units, based on updated property sizes. Property 31142102 measures 1.51 gross acres, which would result in 30 units, but the realistic potential of the property (24 units) is based on 1.21 acres due to an on-site private road easement.						

2013-2021 HE					
Zone	Size (ac)	Realistic Potential New Units			
		Total	Lower	Moderate	Upper
R-L-40,000	12.78	16			16
R-1-10,000	61.21	190			190
R-1-7,200	196.31	1,022			1,022
R-3	67.93	429		429	
R-3 20/acre	9.06	173	173		
Total	347.29	1,830	173	429	1,228

Appendix C - Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. The City distributed flyers to contacts listed in C-1, and dropped off flyers at community centers such as the local library and senior center. Workshops were also advertised online on the City's homepage and through e-blasts (emails to persons signed up on the City's listserve).

Public notices (1/8 page display ads) for all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council. Table C-1 provides the list of persons and organizations that were notified of the availability of the revised Housing Element as well as public meeting notices.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission Study Session
Community Workshop
Planning Commission hearing
City Council hearing

December 5, 2012
January 16, 2013
June 5, 2013
June 24, 2013

Table C-2 summarizes the public comments received during the preparation of the Housing Element update along with a description of how those comments were addressed in the element.

After receiving comments on the draft Housing Element from the state Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

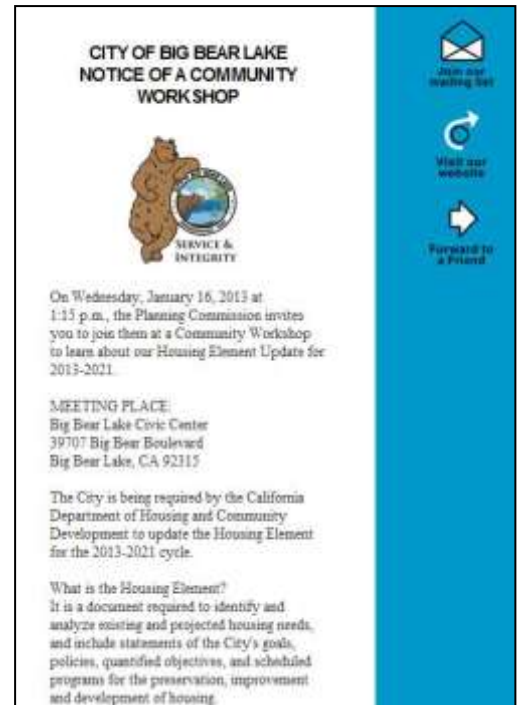


Table C-1
Public Notice List
City of Big Bear Lake Housing Element

Bear Valley Community Healthcare District
Bear Valley Community Healthcare District/The MOM Project
Bear Valley Unified School District
Bear Valley Unified School District Healthy Start
Big Bear Lake Elks Lodge #1787
Big Bear City Community Services District
Big Bear Hummingbird Project, Inc.
DOVES of Big Bear Valley, Inc.
Lutheran Social Services of Southern Calif.
Senior Citizens of Big Bear Valley
Soroptimist International of Big Bear Valley
United States Adaptive Recreation Center, Inc. (USARC)
Big Bear Valley Recreation and Park District
San Bernardino National Forest Association (SBNFA)
The Lighthouse Project
San Bernardino County Sheriff Department
Big Bear Board of Realtors
Big Bear Valley Contractors Association
Another Way (Inland Regional Center)
Big Bear Resort Association
Mountain Area Regional Transit Agency (MARTA)
The Lighthouse Project
Kiwanis Club of Big Bear Valley
Big Bear Lake Fire Protection District
Big Bear Lake Department of Water (DWP)
Big Bear Lake Public Works
Big Bear Area Regional Wasterwater Agency (BBARWA)
Big Bear Chamber of Commerce

Table C-2
Summary of Public Comments
City of Big Bear Lake Housing Element

Comment	Response
Any future issues with R-3 lots that are 20/acre if they become built-out?	Not anticipated, because City is only required to show that the opportunity for affordable housing is available.
Age of housing stock should be our top priority. Is there a way that rehabilitated stock could be protected with restrictions?	Age of housing stock is a concern and there are programs to encourage rehabilitation and improvement.