

City of Indio 2014-2021 Housing Element

City of Indio
Development Services Department

January 2014

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A. INTRODUCTION

The 2014-2021 Housing Element identifies and analyzes existing and projected housing needs and contains the City of Indio's official policies for the production, improvement and preservation of housing within the City.

Indio was incorporated in 1930- the first incorporated city in the Coachella Valley. The southern portion of the City is characterized by older, established neighborhoods. The northern portion of the City reflects the rapid population and subsequent housing growth in the last few years. The City of Indio continues to be one of the fastest growing cities in California. Indio strives to meet the housing needs of its growing population while preserving and improving the existing housing within the City.

1. Purpose and Content

The City of Indio's Housing Element is a major component of the City's General Plan and addresses adequate housing opportunities for present and future Indio residents through 2021. The Housing Element is the only General Plan Element that requires review and certification by the State of California and provides the primary policy guidance for local decision-making related to housing.

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation and rehabilitation. Based on Indio's existing housing needs, available resources, constraints and past performance, the Housing Element identifies goals, objectives and action programs that address the housing needs of present and future residents.

2. Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

It is intended that this Housing Element be reviewed annually and updated and modified as needed in order to remain relevant and useful, and reflect the community's changing housing needs. This Housing Element covers the planning period from January 2014 to October 2021, as determined by State Law. State Law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by October 15, 2013. This document represents the update required by law.



3. State Law and Local Planning

a. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table A-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table A-1
State Housing Element Requirements

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Indio in relation to countywide trends	Section B, page B-1
2. Analysis of employment trends in Indio in relation to regional trends	Section B, page B-5
3. Quantification of Indio's existing and projected housing needs for all income groups	Section B, page B-22
4. Analysis and documentation of Indio's housing characteristics, including:	
a. Overpayment	Section B, page B-22
b. Overcrowding	Section B, page B-23
c. Housing conditions	Section B, page B-18
5. Analysis of land suitable for residential development	Appendix B, page Appendix B-1
6. Analysis of governmental constraints upon housing	Section C, page C-1
7. Analysis of nongovernmental constraints upon housing	Section C, page C-28
8. Analysis of special housing needs	Section B, page B-25
9. Analysis of emergency shelters	Section C, page C-11
10. Analysis of opportunities for energy conservation	Section C, page C-31
11. Analysis of assisted housing developments that are eligible to change from low-income housing during the next 10 years	Appendix B, page Appendix B-9



Table A-1
State Housing Element Requirements

Required Housing Element Component	Reference
B. Goals and Policies	
12. Identification of Indio's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing	Section D, page D-1
C. Implementation Program	
13. Identification of adequate sites which will be made available through appropriate action to accommodate a variety of housing types for all income levels	Section D, page D-1 and Appendix B
14. Identification of programs to assist in the development of adequate housing to meet the needs of low and moderate-income households	Section D, page D-1
15. Identification of opportunities to remove governmental constraints to the maintenance, improvement, and development of housing	Section D, page D-4
16. Identification of opportunities to remove constraints and/or provide reasonable accommodations for housing for persons with disabilities	Section D, page D-1
17. Identification of opportunities to conserve and improve the condition of the existing affordable housing stock	Section D, page D-9
18. Identification of programs to promote housing opportunities for all persons	Section D, page D-14
19. Identification of programs to address the potential conversion of assisted housing development to market-rate housing	Section D, page D-14
20. Identification of programs to identify zone(s) where emergency shelters are permitted.	Section A, page A-5

b. General Plan Consistency

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.



Since the adoption of the 2006-2014 Indio Housing Element, the City has amended the Land Use Element of the General Plan as it relates to housing through the following resolutions.

Resolution No. 1588 (adopted October 13, 2010). Amendment to the City's General Plan Land Use Element to change the land use designation of the Fred Young Labor Camp from Residential High (RH) and Business Park (BP) to Specific Plan (SP). The Specific Plan of the site proposes the development standards that would permit up to 950 residential units (single-family and multi-family), option for approximately two acres of the site to be developed with neighborhood commercial uses, and two community center/day care facilities on approximately 60 acres.

Resolution No. 1612 (adopted July 25, 2012). Approval of a Project Master Plan for Las Montanas Marketplace, a mixed-use phased development consisting of future commercial, retail and entertainment use, townhomes and multi-family residential housing (condominium and apartments), a hotel, general corporate and medical office, and medical clinic uses on 91 acres. The Master Plan anticipates 1,782 multi-family units. The residential density of the Master Plan is 19.6 units per acre over the entire 91 acres; however, based on the Master Plan conceptual land use plan, planned residential development represents approximately one-third of the total Master Plan site and, therefore, the effective density of the residential component of the project is approximately 60 units per acre.

Resolution No. 9642 (adopted June 19, 2013). Amendment to the City's General Plan Land Use Element to create an Overlay Emergency Shelter designation to comply with State law (SB 2). The Overlay Emergency Shelter designation applies to two specific sites: the 9.4-acres site at 83-791 Dale Avenue (APN 612-130-005) and the 5.4-acre site at 47-470 Van Buren Street (APNs 603-050-009 and 603-050-010).

Resolution No. 1655 (adopted September 11, 2013). Approving a Zone Text Amendment modifying various sections of the City's Municipal Code to streamline and reduce development and business related impediments. This amendment repeals the current language in the Municipal Code on density bonuses and other incentives to comply with State law (California Government Code 65915 Density Bonuses and Other Incentives). The updated Density Bonus Regulation will eliminate confusion for developers should they wish to process projects eligible for certain density bonuses. In addition, the zone text amendment adds an administrative design review process to reduce processing time for certain land use entitlements. The ordinance is scheduled for adoption by the City Council in October 2013.

c. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the planning period that directly address the housing needs of Indio. A number of City plans and programs implement the goals and policies of the Housing Element, including the City's Municipal Code and Specific Plans.



Since the adoption of the 2006-2014 Indio Housing Element, the City has amended the Municipal Code as it relates to housing through the following ordinances.

Ordinance No. 1584 (adopted January 25, 2011). Zone change from RH (Residential High) and BP (Business Park) to SP (Specific Plan) of property generally located on the southwest corner of Dr. Carreon Boulevard and Van Buren Street.

Ordinance No. 1585 (adopted January 25, 2011). Adoption of the Fred Young Specific Plan for multi-family and potential single-family residential affordable housing development.

Ordinance No. 1622 (adopted December 12, 2012). Adoption of the Las Montañas Marketplace Project Master Plan for mixed-use phased developments, including multi-family residential units (condominium and apartment) on 91 acres.

Ordinance No. 1633 (adopted July 17, 2013). Amendment to the Zoning Map to designate an Emergency Shelter Overlay Zone District for emergency shelters at specific sites.

Ordinance No. 1634 (adopted July 17, 2013). Amendment to create an Emergency Shelter Overlay Zone District and amend definitions related to housing, including emergency shelters, transitional housing, supportive housing, and single room occupancy units.

4. Housing Element Organization

The City of Indio Housing Element is organized into four parts:

- **Section A: Introduction.** Explains the purpose, process and contents of the Housing Element;
- **Section B: Housing Needs.** Describes the demographic, economic and housing characteristics of Indio as well as the current and projected housing needs;
- **Section C: Resources and Constraints.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing; and,
- **Section D: Housing Policy Program.** Details specific policies and programs the City will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- **Appendix A: Community Outreach;**
- **Appendix B: Residential Land Resources;**
- **Appendix C: Review of 2008-2014 Housing Element Performance;** and,
- **Appendix D: Glossary of Housing Terms.**



5. Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council. The City conducted public workshops and a virtual (online) workshop and survey. The notices for these workshops were published in the local newspaper and prominently posted at City Hall and on the City's website. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were invited to participate in the public workshops.

Copies of the Draft Housing Element will be available for review at City Hall and at the City's public library as well as on the City's website: www.indio.org.

a. Community Workshops

Two community workshops were conducted to solicit input from residents, housing and service providers and neighborhood and homeowners associations regarding housing needs in the City. The first workshop was held on May 23, 2013 at the City Hall Council Chambers located at 150 Civic Center Mall, Indio. The second workshop was held on June 20, 2013 at the Senior Center, 45700 Aladdin Street, Indio. Notices for both workshops were published in *The Desert Sun* and posted on the City's website. In addition, the notices were sent to the City Council, Planning Commissioners and residents who requested information on the Housing Element. Special invitations were also sent to service and housing providers as well as community groups active in the City. Appendix A includes the community meeting notices, and a copy of the community workshop presentation.

In compliance with the Americans with Disabilities Act (ADA), any resident in need of special assistance to participate in these meetings could contact the Office of the City Clerk by phone or email. A Spanish interpreter was available at the community workshops.

b. Online Workshops

In addition to the community workshop, the City developed a virtual (online) workshop to elicit more citizen input. The presentation used at the May community workshop was placed on the City's website and viewers were asked to respond to the associated survey. The survey participants identified opportunities and constraints for the maintenance, production and preservation of housing in the City. The survey was provided in both English and Spanish and publicized at public hearings and through the local newspaper.



B. HOUSING NEEDS ANALYSIS

1. Introduction

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for, and availability of, housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the Southern California Association of Governments' 2012 Existing Housing Needs Data Report, 2010 U.S. Census, and the California Department of Finance (DOF). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the 2009-2011 American Community Survey (ACS). The American Community Survey provides an opportunity to utilize updated information for the timeframe between the decennial censuses. Although not as statistically accurate as the decennial census, the ACS provides estimates to illustrate trends and change in the community. The ACS information, which provides more detailed socioeconomic information, is presented as a annual average for the 2009-2011 period and is based on a Census survey that samples a small percentage of the population every year.

2. Population Trends And Characteristics

Housing needs in Indio are influenced primarily by population and employment trends. This section provides a summary of the changes to the population size and age and racial/ethnic composition of the city.

a. Historical, Existing and Forecast Growth

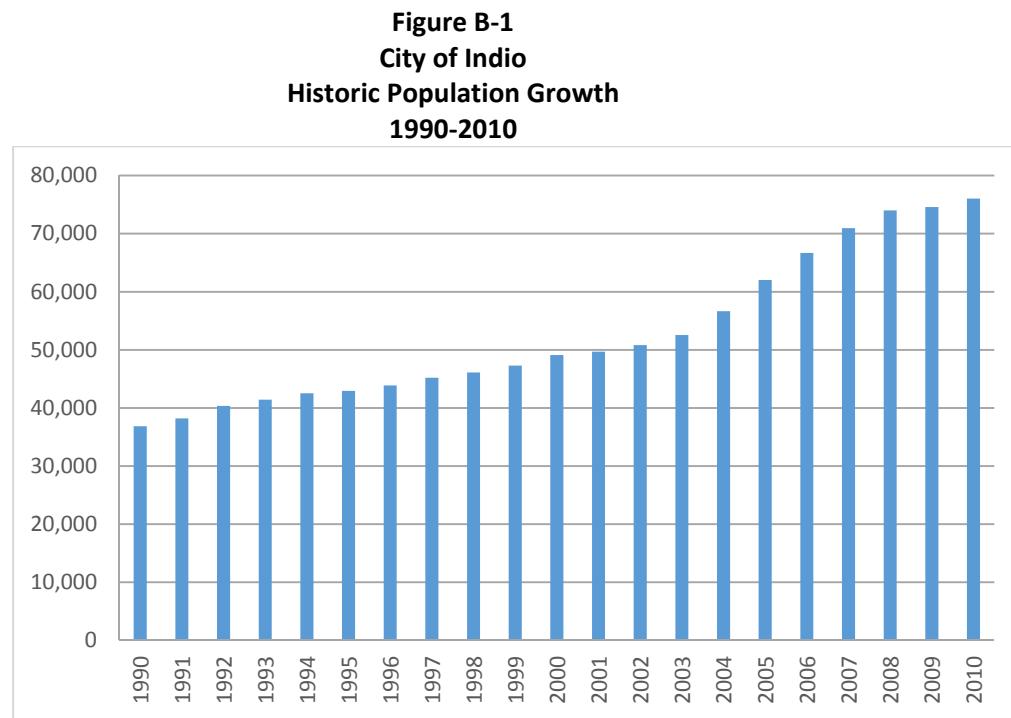
The City of Indio is one of 24 incorporated cities within Riverside County. According to the 2010 Census, Riverside County had a population of approximately 2.19 million residents, ranking as the fourth largest county in the state. Riverside County was the fifth largest county in California in 2000 with approximately 1.17 million residents. Overall, the County has experienced rapid population growth over the last two decades. From 1990 to 2000, the County population increased by 32.0 percent, and from 2000 to 2010, the population increased by approximately 41.7 percent. Table B-1 lists the counties in southern California and their respective populations.



Table B-1 Regional Population Trends 1990-2010			
County	1990	2000	2010
Imperial County	109,303	142,361	174,528
Los Angeles County	8,863,164	9,519,338	9,818,605
Orange County	2,410,556	2,846,289	3,010,232
Riverside County	1,170,413	1,545,387	2,189,641
San Bernardino County	1,418,380	1,709,434	2,035,210
San Diego County	2,498,016	2,813,833	3,095,313
Ventura County	669,016	753,197	823,318

Source: U.S. Census 1990 STF 1, 2000 SF 1, 2010 SF 1

Figure B-1 shows historic population trends according to DOF and U.S. Census. It illustrates the steady population growth from 1990 to approximately 2003 and then rapid growth from 2004 to 2008, prior to the recession.



Source: US Census, DOF2010 (E-4 Historical 1990-2000; 2000-2010)



Table B-2 shows population growth rates for the City of Indio and the County from 1990 to 2010. Indio experienced a 33.5 percent population increase between 1990 and 2000, and a 54.8 percent increase between 2000 and 2010. The average rate of growth between 1990 and 2000 was 1,232 people per year, and from 2000 to 2010 the average rate of growth increased by approximately 2,692 people per year. The City experienced a two percent increase from an average 3.3 percent in growth per year from 1990 to 2000 compared to an average 5.5 percent in growth per year from 2000 to 2010. According to the SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Growth Forecast adopted in April 2012, the population of Indio is forecast to increase to 111,800 residents by 2035, an increase of 47.0 percent from 2010. During the same forecast period, Riverside County is anticipated to increase to 3.32 million residents in 2035, an increase of 51.8 percent.

Table B-2 Population Growth 1990-2010							
Jurisdiction	1990	2000	2010	1990-2000 Growth		2000-2010 Growth	
				Number	%	Number	%
Indio	36,793	49,116	76,036	12,323	33.5%	26,920	54.8%
Riverside County	1,170,413	1,545,387	2,189,641	374,974	32.0%	644,254	41.7%

Source: U.S. Census 1990 STF3 P001, U.S. Census 2000 SF3 P1, : U.S. Census 2010 SF1 P1

b. Age Composition

Table A-3, shows the age distribution of the population from 1990 through 2010. Between 1990 and 2000, Indio experienced decline in the percentages of the 0-4 years and 5-17 years age groups, while the 18-24 years, 55-64 years and 65+ years age group percentages of the population that experienced growth. The 25-54 years age group remained the largest group in the City, accounting for approximately 38 percent of the population in 2000.

According to estimates from the 2010 Census, the percentage of 5-17 years, 25-54 years, 55-64 years and 65+ years age groups experienced growth, while the 18-24 years age group declined in Indio. The 25-54 years age group remains the largest group, with approximately 39 percent of the population. The 65+ years age group is estimated to be about 12 percent of the population, surpassing the “preschool” age group to be the fourth largest age group in Indio.



Table B-3
Age Distribution
1990-2010

Age Group	1990		2000		2010	
	Number	% of Total	Number	% of Total	Number	% of Total
0-4 years	3,992	10.8%	5,100	10.4%	6,471	8.5%
5-17 years	8,486	23%	7,768	15.8%	16,408	21.6%
18-24 years	4,941	13.4%	9,891	20.1%	7,247	9.5%
25-54 years	14,146	38.4%	18,805	38.3%	29,232	38.4%
55-64 years	2,256	6.1%	3,102	6.4%	7,266	9.6%
65+ years	2,972	8.1%	4,450	9.1%	9,412	12.4%
Total	36,793	100%	49,116	100%	76,036	100%

Source: U.S. Census 1990 STF3, P011, U.S. Census 2000 SF3, P8, Census 2010 SF1, P12

c. Race and Ethnicity

Indio residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. Table B-4 shows that from 2000 to 2010, Indio's Hispanic population increased by more than one-third (39.3%), but its proportion relative to the total population decreased from 75 percent in 2000 to 68 percent in 2010. The Non-Hispanic White population by 114 percent during the 10-year period and its proportion increased from 19 percent in 2000 to 27 percent in 2010. Although relatively small in numbers, the Non-Hispanic Asian population grew the fastest during this period, with an increase of 132 percent.

Table B-4
City of Indio Racial and Ethnic Composition
2000-2010

Racial/Ethnic Group	2000		2010		2000-2010 % Change
	Number	% of Total	Number	% of Total	
Non- Hispanic White	9,586	19.5%	20,512	27.0%	114.0%
Non- Hispanic Black	1,199	2.4%	1,521	2.0%	26.9%
Non- Hispanic American Indian & Alaska Native	192	0.4%	209	0.3%	8.9%
Non- Hispanic Asian or Pacific Islander	650	1.3%	1,507	2.0%	131.9%
Hispanic (Any Race)	37,028	75.4%	51,540	67.8%	39.2%
Other	48	0.1%	91	0.1%	89.6%
Two or more races	413	0.8%	656	0.9%	58.8%
Total	49,116	100%	76,036	100%	54.8%

Source: U.S. Census 2000 SF1, P8, 2010 SF1, P9



3. Employment Trends

Housing needs are also influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality or pay of available employment can determine the need for various housing types and prices.

Table B-5 shows that in 2011, the largest industry to employ the residents of Indio was the Arts, Entertainment, Recreation, Accommodation and Food Services, accounting for 18.5 percent of the labor force. This was followed by Education, Health and Social Services at 16.1 percent and Retail Trade and 13.6 percent.

At the county level, Education, Health and Social Services represented the largest category, with one-fifth (20.1%) of the residents employed in the industry. This was followed by the Retail Trade industry at 12.9 percent.

Table B-5
Employment by Industry
2011

Industry	Indio		Riverside County	
	Employees	%	Employees	%
Agriculture, forestry, fishing and hunting, and mining	852	2.8%	13,433	1.5%
Construction	3,150	10.4%	79,020	9.1%
Manufacturing	850	2.8%	81,972	9.4%
Wholesale trade	749	2.5%	30,331	3.5%
Retail trade	4,110	13.6%	112,110	12.9%
Transportation and warehousing, and utilities	1,306	4.3%	47,177	5.4%
Information	556	1.8%	15,357	1.8%
Finance, insurance, real estate, and rental and leasing	1,779	5.9%	50,438	5.8%
Professional, scientific, management, administrative, and waste management services	3,428	11.3%	86,301	9.9%
Educational, health and social services	4,866	16.1%	174,575	20.1%
Arts, entertainment, recreation, accommodation and food services	5,581	18.5%	91,633	10.5%
Other services (except public administration)	1,500	5.0%	43,752	5.0%
Public Administration	1,481	4.9%	42,799	4.9%
Total	30,208	100%	868,898	100%

Source: 2011 ACS DP03



As shown in Table B-6, in 2012 the County of Riverside is the top single employer in Indio with 1,332 workers. Other large employers in Indio included the Desert Sands Unified School District with 1,076 employees and John F. Kennedy Memorial Hospital with 658 employees.

Table B-6 City of Indio Major Employers 2012	
Company	Number of Employees
County of Riverside	1,332
Desert Sands Unified School District	1,076
John F. Kennedy Memorial Hospital	658
City of Indio	242
Granite Construction Co.	238
Riverside Superior Court	198
Target	180
Home Depot	129
Mathis Brothers	107
Jackalope Ranch	85

Source: City of Indio, Community Development Department (CDD)

As shown in Table B-7, Indio's labor force increased from 20,200 to 28,300 from 2000 to 2012. According to the California Employment Development Department (EDD), the annual average unemployment rate in Indio for 2012 was 13.3 percent, which was higher than the County's unemployment rate of 12.3 percent. Indio's annual average unemployment rate peaked in 2010 at 15.7 percent. By historical standards, unemployment remains exceptionally high in Indio, as the annual average rate tended to hover between 5.5 and 7.1 percent in the years prior to the recession starting in 2008.



Table B-7
City of Indio
Labor Force Trends 2000-2012

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	20,200	19,000	1,200	5.8%
2001	21,200	19,900	1,300	6.0%
2002	22,400	20,800	1,600	7.0%
2003	23,300	21,600	1,700	7.1%
2004	24,500	22,900	1,600	6.5%
2005	25,600	24,100	1,500	5.9%
2006	26,300	24,900	1,400	5.5%
2007	27,600	25,700	1,900	6.9%
2008	27,200	24,700	2,500	9.3%
2009	27,500	23,500	4,000	14.5%
2010	28,100	23,700	4,400	15.7%
2011	28,100	24,000	4,200	14.9%
2012	28,300	24,500	3,700	13.3%

Source: California EDD, 2000-2012

4. Household Characteristics

This section describes Indio's household characteristics. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

In 2000, the U.S. Census Bureau reported 13,871 households in Indio, a 29.1 percent increase from 1990. In comparison, total households in Riverside County increased by 25.9 percent between 1990 and 2000, and total households in California increased by 10.8 percent. Estimates for 2010 show that the number of households in Indio continues to grow at a faster pace than the County and the State. The 2010 Census estimates 22,851 households in Indio, a 64.7 percent increase from 2000. In comparison, the number of households increased by 32.9 percent in Riverside County, and 9.3 percent Statewide over the same period. Table B-8 summarizes household growth trends in Indio, Riverside County and the State of California from 1990 through 2010.



Table B-8 Total Households 1990-2010					
Area	1990	2000	2010	% Increase 1990-2000	% Increase 2000-2010
Indio	10,747	13,871	22,851	29.1%	64.7%
Riverside Co.	402,067	506,278	672,896	25.9%	32.9%
California	10,381,206	11,502,870	12,577,498	10.8%	9.3%

Source: U.S. Census 1990 STF1, P003, U.S. Census 2000 SF1, P15, Census 2010 SF2 DP-1

As shown in Table B-9, average persons per household in Indio continues to be higher than the County. The average persons per household in Indio was 3.48 in 2000 and decreased to 3.21 in 2010. The County increased from 2.98 in 2000 to 3.14 average persons per household in 2010. While the City's average household size decreased from 2000 to 2010, it was still slightly higher than the County's.

Table B-9 Average Persons per Household 2000-2010		
Jurisdiction	2000	2010
Indio	3.48	3.21
Riverside County	2.98	3.14

Source: U.S. Census 2000 SF1, P17, U.S. Census 2010 SF2, DP-1

As shown in Table B-10, households of three to four persons made up the largest segments of both owner and renter-occupied households in 2000. Approximately 15.5 percent of total households were renter-occupied households of three to four persons. Approximately 12.4 percent were renter-occupied households comprised of five or more persons. Owner-occupied households of three to four persons comprised the largest share of owner-occupied households. Owner-occupied households of two persons comprised the second largest share of owner-occupied households.

Table B-10 also shows the estimated household size distribution in 2010. Estimates from the 2010 Census indicate a decline in the percentage of renter households in the City. Overall in 2010, households of two persons and three to four persons make up the two most common household sizes in the City, with approximately 30 percent of all households falling into each of these categories. Households with only two members were more common in 2010 than households with five or more



members, a reversal from 2000. Households of three to four persons still comprise the largest group among renters, while households of two persons are form the largest group among owners. Renter households of three to four persons make up approximately 12 percent of all households. Renter households of five or more persons, meanwhile, declined as a percentage of all households from 2000-2010, from more than 12 percent to just under 10 percent. The proportion of two-person owner-occupied households has increased. Owner-occupied households of two persons are estimated at 23.1 percent of total households. Also, owner-occupied households with only one person increased as a proportion of all households from 2000-2010, from 7.7 percent to 10.7 percent. Owner-occupied households of five persons or more decreased in proportion to all households, from 15 percent of all households in 2000 to 13 percent in 2010

Table B-10
Household Size Distribution
2000 and 2010

Household Size	Total Households	% of Total Households	Renter Households	% of Total Households	Owner Households	% of Total Households
2000						
1 Person	2,225	16.0%	1,162	8.4%	1,063	7.7%
2 Persons	3,200	23.0%	1,074	7.7%	2,126	15.3%
3-4 Persons	4,670	33.6%	2,150	15.5%	2,520	18.1%
5+ Persons	3,793	27.3%	1,716	12.4%	2,077	15.0%
Total	13,888	100%	6,102	43.9%	7,786	56.1%
2010						
1 Person	3,859	16.5%	1,351	5.8%	2,508	10.7%
2 Persons	7,058	30.2%	1,666	7.1%	5,392	23.1%
3-4 Persons	7,128	30.4%	2,803	11.9%	4,325	18.5%
5+ Persons	5,333	22.8%	2,284	9.8%	3,049	13.0%
Total	23,378	100%	8,104	34.7%	15,274	65.3%

Source: U.S. Census 2000 SF3 H17, Census 2010 SF1 H16

b. Household Income

The U.S. Department of Housing and Urban Development (HUD) generates an annual median family income for the purpose of determining program eligibility. The 2011 median family income (MFI) for Riverside County, including the City of Indio, is \$62,500.

The State of California uses five income categories to determine housing



affordability. These categories are as follows:

- Extremely Low-income- 30% or less of the median income;
- Very Low-income- 31% to 50% of the median income;
- Low-income- 51% to 80% of the median income;
- Moderate-income- 81% to 120% of the median income; and,
- Above Moderate-income- greater than 120% of the median income.

Table B-11 shows the income ranges for each income category based on the 2011 MFI for Riverside County.

Table B-11 Income Range by Affordability Category		
Affordability Category	Percent of County Median¹	Income Range (\$)²
Extremely Low Income	≤ 30%	≤\$18,750
Very-Low Income	31%-50%	\$18,751- \$31,250
Low Income	51%-80%	\$31,251- \$50,000
Moderate Income	81%-120%	\$50,001- \$75,000
Above-moderate Income	>120%	>\$75,000

*Notes: ¹Based on HCD income categories.
²Based on 2011 Riverside County MFI of \$62,500*

The HUD median family income for Riverside County was \$47,400 in 2000. Based on 2000 Census information shown in Table B-12, 34 percent of Indio's owner-occupied households and 71 percent of renter-occupied households had an income less than \$35,000 in 1999. These households were within the low, very low and extremely low-income categories. Approximately 18 percent of the total occupied housing units had a household income falling in the extremely low-income category with an additional nine percent in the very-low income category.

The 2011 American Community Survey provides updated information on the household income distribution. Table B-12 also provides the estimated household income by tenure in 2011. Estimates from 2011 indicate that approximately 35 percent of Indio's owner-occupied households and 72 percent of renter-occupied households had an income less than \$50,000, corresponding to the low, very low and extremely low-income categories for 2011. Approximately 18 percent of total occupied housing units had a household income in the extremely low-income category.



Table B-12
Household Income by Tenure
1999 and 2011

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	%	Number	%
1999						
Less than \$5,000	179	2.3%	416	6.8%	595	4.3%
\$5,000 to \$9,999	159	2.0%	741	12.1%	900	6.5%
\$10,000 to \$14,999	348	4.5%	612	10.0%	960	6.9%
\$15,000 to \$19,999	481	6.2%	774	12.7%	1,255	9.0%
\$20,000 to \$24,999	511	6.6%	791	13.0%	1,302	9.4%
\$25,000 to \$34,999	979	12.6%	1,000	16.4%	1,979	14.2%
\$35,000 to \$49,999	1,750	22.5%	939	15.4%	2,689	19.4%
\$50,000 to \$74,999	1,763	22.6%	611	10.0%	2,374	17.1%
\$75,000 to \$99,999	822	10.6%	97	1.6%	919	6.6%
\$100,000 to \$149,000	557	7.2%	86	1.4%	643	4.6%
\$150,000 or more	237	3.0%	35	0.6%	272	2.0%
Total	7,786	100%	6,102	100%	13,888	100%
2011						
Less than \$5,000	178	1.2%	435	5.3%	613	2.7%
\$5,000 to \$9,999	139	0.9%	463	5.7%	602	2.6%
\$10,000 to \$14,999	362	2.5%	871	10.7%	1233	5.4%
\$15,000 to \$19,999	920	6.3%	853	10.5%	1773	7.8%
\$20,000 to \$24,999	640	4.4%	862	10.6%	1502	6.6%
\$25,000 to \$34,999	1,339	9.1%	1,148	14.1%	2487	10.9%
\$35,000 to \$49,999	1,637	11.1%	1,254	15.4%	2891	12.7%
\$50,000 to \$74,999	2,852	19.4%	1,052	12.9%	3904	17.1%
\$75,000 to \$99,999	2,190	14.9%	731	9.0%	2921	12.8%
\$100,000 to \$149,000	2,941	20.0%	379	4.7%	3320	14.5%
\$150,000 or more	1,509	10.3%	96	1.2%	1605	7.0%
Total	14707	100%	8,144	100%	22851	100%

Source: U.S. Census 2000 SF3 HCT11, 2011 ACS B25118

The median household income for the City of Indio in 2000 was \$34,712, approximately \$8,100 less than the median income for the County. Within the City, the median income for owner-occupied households (\$44,649) was higher than the median income for renter-occupied households (\$22,961). As shown in Table B-13, estimates from the American Community Survey show that the median income in



2011 for the City was \$52,199. The median income for owner-occupied households continues to be higher than the renter-occupied households. The estimated median income for the City was approximately \$6,200 or 12 percent less than the County in 2011.

Table B-13 Median Household Income by Tenure 2000-2011		
Jurisdiction	2000 Median Income	2011 Median Income (Est.)¹
City of Indio	\$34,712	\$52,199
Owner-Occupied Households	\$44,649	\$59,204
Renter-Occupied Households	\$22,961	\$30,575
Riverside County	\$42,811	\$58,365

Source: U.S. Census 2000 SF3 HCT 12 and 2011 ACS B25119

5. Housing Inventory & Market Conditions

This section describes the housing stock and market conditions in the City of Indio. By analyzing past and current housing trends, future housing needs can be projected.

a. Housing Stock Profile

According to DOF, approximately three percent of Riverside County's housing units are within Indio's boundaries. As shown in Table B-14, in 1990 Indio had 13,028 housing units. By 2000, the city experienced an increase of 16,899 housing units. By 2012, an estimated 29,409 housing units was within the City.

Table B-14 Number of Housing Units Indio and Riverside County 1990-2012			
Year	Indio	Riverside County	Indio as % of Riverside Co. Totals
1990	13,028	483,847	2.7%
2000	16,899	584,674	2.9%
2012	29,409	807,970	3.6%

*Source: Department of Finance E-8 City/County Population and Housing Estimates 2000,
E-5 City/County Population and Housing Estimates 2012*



1) **Unit Size.** In 2000, the majority (49.6 percent) of renter-occupied units were studio or one-bedroom units. The second largest group of renter-occupied units had two bedrooms (33.9 percent). Thirty-nine percent of owner-occupied units had three bedrooms and 23.9 percent had two bedrooms. Table B-15 shows unit size by tenure in 2000.

Table B-15 also shows unit size by housing tenure in 2011. Estimates show the number of studio and one-bedroom units for both owner and renter-occupied declined while the units with two bedrooms and three bedrooms increased. Three-bedroom units in both owner and renter occupied housing units more than doubled from 2000-2011.

Table B-15
Unit Size by Tenure
2000 and 2011

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	%	Units	%
2000						
Studio/ 1 bedroom	1,195	15.3%	3,025	49.6%	4,220	30.4%
2 bedrooms	1,857	23.9%	2,067	33.9%	3,924	28.3%
3 bedrooms	3,041	39.1%	742	12.2%	3,783	27.2%
4 bedrooms	1,553	19.9%	237	3.9%	1,790	12.9%
5 or more bedrooms	140	1.8%	31	0.5%	171	1.2%
Total	7,786	100%	6,102	100%	13,888	100%
2011						
No bedroom*	62	0.4%	657	8.1%	719	3.1%
Studio/1 bedroom	658	4.5%	1,254	15.4%	1,912	8.4%
2 bedrooms	3,446	23.4%	3,174	39.0%	6,620	29.0%
3 bedrooms	5,676	38.6%	2,034	25.0%	7,710	33.7%
4 bedrooms	3,943	26.8%	929	11.4%	4,872	21.3%
5 or more bedrooms	922	6.3%	96	1.2%	1,018	4.5%
Total	14,707	100%	7,601	100%	22,851	100%

Source: U.S. Census 2000 SF3 H42, 2011 ACS B25042

* Note: A housing unit consisting of only one room is classified, by definition, as having no bedroom.



2) **Unit Type.** The 2000 U.S. Census shows single family detached housing was the largest housing type in Indio with 7,658 units. Multi-family units were the second largest group with 5,196 units. From 1990 to 2000, all unit types increased. Table B-16 shows the housing inventory by unit type from 1990 through 2011. In 2011, single-family detached housing continued to increase to about 66 percent, while all other housing types declined slightly.

Table B-16
Housing Inventory by Unit Type
1990-2011

Housing Type	1990	% of Total	2000	% of Total	2011	% of Total
Single family, detached	5,400	41.4%	7,658	45.3%	18,377	66.2%
Single family, attached	739	5.7%	877	5.2%	1,253	4.5%
Multi-family	4,977	38.2%	5,196	30.7%	5,464	19.7%
Mobile homes	1,720	13.2%	2,716	16.1%	2,575	9.3%
Other (Boats, RV, etc.)	192	1.5%	452	2.7%	105	0.4%
Total Housing	13,028	100%	16,899	100%	27,774	100%

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and 2011 ACS B25024

As shown in Table B-17, in 2000, owner-occupied housing units were predominately single-family detached, comprising 76 percent of all owner-occupied units. The majority of renter-occupied units were multi-family with 73 percent of total renter-occupied units.

Table B-17 also shows unit type by tenure in 2011. The 2009-2011 ACS estimated the number of single-family units more than doubled since 2000. Single-family units remain the most common housing type in the City, making up about 88 percent of all units. The proportion of single-family units has increased since 2000, when these units made up about 76 percent of the housing stock. The total number of multi-family units (defined as two or more units in the structure) increased from 2000-2011, with the result being a decline in multi-family housing in proportion to the overall housing stock, from just under 32 percent to approximately 20 percent. Similarly, the number of mobile homes plus all other types of units increased slightly, while declining proportionally, from 17 percent to 11 percent, as single-family units increased.



Table B-17
Unit Type by Tenure
2000 and 2011

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
2000						
Single family, detached	5,920	76.0%	1,136	18.6%	7,056	50.8%
Single family, attached	431	5.5%	234	3.8%	665	4.8%
Multi-family	77	0.9%	4,457	73.0%	4,534	32.6%
Mobile Homes	1,248	16.0%	248	4.1%	1,496	10.8%
Other (Boats, RV, etc.)	110	1.4%	27	0.4%	137	1.0%
Total	7,786	100%	6,102	100%	13,888	100%
2011						
Single family, detached or attached	12,979	88.3%	3,478	42.7%	16,457	72.0%
Multi-family	116	0.7%	4,541	55.7%	4,556	19.9%
Mobile Homes and Other (Boats, RV, etc.)	1,612	11.0%	645	2.8%	1,838	8.0%
Total	14,707	100%	8,144	100%	22,851	100%

Notes: ¹Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 H32, 2011 ACS B25032

b. Tenure

Approximately 56.1 percent of Indio's households were owner-occupied and 43.9 percent of the units were renter-occupied in 2000. As shown in Table A-18, the percentage of owner-occupied units in Indio was less than Riverside County and California.

The 2009-2011 ACS estimates owner-occupied units in the City have increased to about 64 percent of all households. The percentage of owner-occupied units in Riverside County and California has also increased. Table B-18 shows occupied units by tenure in 2011.



Table B-18 Occupied Units by Tenure 2000 and 2011						
	Owner-Occupied		Renter- Occupied		Total	
	Number	% ¹	Number	% ¹	Number	% ¹
2000						
Indio	7,786	56.1%	6,102	43.9%	13,888	100%
Riverside County	348,479	68.8%	157,739	31.2%	506,218	100%
California	6,546,237	56.9%	4,956,633	43.1%	11,502,870	100%
2011						
Indio	14,707	64.4%	8,144	35.6%	22,851	100%
Riverside County	465,385	69.2%	207,511	30.8%	672,896	100%
California	7,102,197	58.4%	5,049,030	41.6%	12,151,227	100%

Notes: ¹Percentages may not equal 100% due to rounding.
Source: U.S. Census 2000 SF3 H7, 2011 ACS B25003

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates indicate greater upward price pressures. A higher vacancy rate indicates downward price pressure. A four to five percent vacancy rate is considered “healthy.” In 2000, the vacancy rate in Indio was 17.9 percent. In 2012, the estimated vacancy rate rose to 19.3 percent according to the DOF. Although these vacancy rates are higher than what is considered “healthy”, the City does experience fluctuations in vacancy rates due to seasonal conditions. Several developments within the City cater to residents that live in the City for only a portion of the year. Depending on the time of year, the vacancy rates may be lower or higher than reported by the Census Bureau. Table B-19 shows the occupancy status of all housing units in the City from 2000 through 2012.

Table B-19 Occupancy Status 2000-2012				
Occupancy Status	2000	%	2012	%
Occupied Housing Units	13,871	82.0%	23,727	80.7%
Vacant Housing Units	3,038	17.9%	5,677	19.3%
Total Housing Units	16,909	100%	29,404	100%

Source: DOF E-8 City/County Population and Housing Estimates 2000, DOF E-5 City/County Population and Housing Estimates 2012



d. Age of Housing Stock

Age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table A-20 categorizes the City's housing units by the year of construction. According to the 2011 ACS, 12,528 of Indio's housing units, or 45 percent, were constructed prior to 1980 and 1,980 of the City's housing units were constructed prior to 1960, which is approximately seven percent of the housing stock.

According to the 2011 ACS, approximately 6,400 housing units were constructed between 2000 and 2004 and an additional 5,119 housing units were constructed after 2005 within the City.

**Table B-20
Housing Stock by Year Built 2011**

Year Built	Units	%
2005 or later	5,119	18.4%
2000 - 2004	6,382	23.0%
1990 - 1999	3,745	13.5%
1980 - 1989	5,127	18.5%
1970 - 1979	3,619	13.0%
1960 - 1969	1,802	6.5%
1950 - 1959	1,615	5.8%
1940 - 1949	215	0.8%
1939 or earlier	150	0.5%
Total Housing Units	27,774	100%

Source: 2007-2011 ACS, DP04



The 2011 ACS provides data on housing tenure by age. Table B-21 provides a summary of housing unit tenure by age. Approximately 50 percent of owner-occupied units in the City were built in 2000 or later. However, about 20 percent of owner-occupied units were built before 1980 and about seven percent were built before 1960. Of the renter-occupied units, 44 percent were built before 1980 and about 11 percent were built before 1960.

Table B-21 Tenure by Age of Housing Stock 2011						
Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	Percent ¹	Units	Percent	Units	Percent
2000 or later	7,412	50.4%	1,864	22.9%	9,276	40.6%
1980-1999	4,335	29.5%	2,674	32.8%	7,009	30.7%
1960-1979	1976	13.4%	2,729	33.5%	4,705	20.6%
1940-1959	958	6.5%	776	9.5%	1,734	7.6%
1939 or earlier	26	0.2%	101	1.2%	127	0.6%
Total	14,707	100%	8,144	100%	22,851	100%

Source: 2011 ACS B2517

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serves as an indicator for substandard conditions. As presented in Table B-22, the 2000 U.S. Census shows 102 occupied units in Indio lacked complete plumbing facilities. Twenty-nine of the units were owner-occupied and 73 of the units were renter occupied. In addition, 123 occupied units in Indio lacked complete kitchen facilities. Of those lacking complete kitchen facilities, 103 (83.7 percent) were renter occupied units. There may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.



Table B-22 Units Lacking Plumbing or Complete Kitchen Facilities 2000 and 2011¹			
Units	Owner Occupied	Renter Occupied	Total
2000			
Lacking plumbing facilities	29	73	102
Lacking complete kitchen facilities	20	103	123
2011			
Lacking plumbing facilities	6	35	41
Lacking complete kitchen facilities	6	104	110

Source: U.S. Census 2000 SF3 H48, H51, 2011 ACS B25049 and B25053

Note: ¹ Estimated data from American Community Survey for illustrative purposes only.

Estimates from 2011 show the number of both owner-occupied and renter-occupied units lacking complete kitchen facilities decreased since 2000. Table B-22 also shows units lacking plumbing or kitchen facilities in 2011. A total of 41 units lacked plumbing facilities, down from 102 in 2000. The number of renter-occupied units without complete plumbing facilities decreased by from 73 to 35 and the number of owner-occupied units without complete plumbing facilities decreased from 29 to 6.

In total, 110 units lacked complete kitchen facilities in 2011, a decrease of 13 units since 2000. The number of owner-occupied units lacking complete kitchen facilities dropped from 20 to 6, while the number of renter-occupied units increased from 103 to 104.

6. Housing Costs And Rents

This section evaluates housing cost trends in Indio.

a. Existing and New Home Price Trends

Table B-23 presents the 2000 Census and the 2011 ACS estimates of owner-occupied housing values. In 2000, 59.2 percent of the owner-occupied housing units were valued below \$100,000 and 35.4 percent were valued between \$100,000 and \$199,999. Of the total owner-occupied units, approximately 3.9 percent were valued between \$200,000 and \$299,999, and 1.5 percent were valued at \$300,000 or more.



In 2011, housing units valued less than \$100,000 represented only 18.5 percent as compared to 59.2 percent in 2000. By 2011, homes valued between \$150,000 and \$199,000 accounted for almost one-quarter (23.5%) of the total owner-occupied units, and those greater than \$200,000 represented over one-third (39.3%) of the total owner-occupied units as compared to only 5.4 percent in 2000.

Table B-23 Value of Owner-Occupied Housing Units 2000 and 2011				
Price Range	2000		2011	
	Units	% of Total	Units	% of Total
\$49,999 or less	997	12.8%	1,361	8.9%
\$50,000 to \$99,999	3,611	46.4%	1,472	9.6%
\$100,000 to \$149,999	2,225	28.6%	2,829	18.5%
\$150,000 to \$199,999	532	6.8%	3,594	23.5%
\$200,000 to \$249,999	191	2.5%	2,106	13.8%
\$250,000 to \$299,999	112	1.4%	1,105	7.2%
\$300,000 to \$399,999	53	0.7%	1,562	10.2%
\$400,000 to \$499,999	32	0.4%	803	5.3%
\$500,000 or more	33	0.4%	431	2.8%
Total	7,786	100%	15,263	100%

Source: U.S. Census 2000 SF3, H84, 2011 ACS B25075

As shown in Table B-24, the median sale price for new and resale homes in Indio was \$180,000 for 2012. This represents a 9.3 percent increase from the median sales price from 2011. The median sales price in Indio was lower than the median sales price Countywide.

Table B-24 Median Sale Price			
Jurisdiction	Year 2011	Year 2012	% Change
Indio	\$164,750	\$180,000	9.3%
Coachella	\$126,000	\$130,000	3.2%
La Quinta	\$282,500	\$295,000	4.4%
Indian Wells	\$525,000	\$661,000	16.4%
Palm Desert	\$249,250	\$249,000	-0.1%
Riverside County	\$195,000	\$210,000	7.7%

Source: DataQuick, www.dqnews, accessed May, 2013



b. Rental Prices

According to the Annual Report for 2013 by RealFacts and as shown in Table B-25, the average monthly rent for a studio apartment in Indio was \$465. The average for a one-bedroom unit was \$709; a two-bedroom, one-bath unit was \$783; and a two-bedroom, two-bath unit was \$845.

Table B-25
Average Monthly Rent by Unit Size
2013

Unit Size	Average Monthly Rent
Studio	\$465
1 bedroom, 1 bath	\$709
2 bedrooms, 1 bath	\$783
2 bedrooms, 2 baths	\$845
3 bedrooms, 2 baths	--
All	\$734

Source: RealFacts, Indio 2013

c. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table B-26 summarizes affordable rents and purchase prices by income categories based on the 2011 median family income of \$52,191 for Riverside County. Affordable purchase price assumes a four percent interest rate with a 30-year fully amortized mortgage.

Table B-26
Affordable Rent and Purchase Price
By Income Category 2011

Income Category	% of MFI ¹	Affordable Rent Payment ²	Affordable Purchase Price ³
Extremely-low income	≤ 30% MFI ⁴	≤ \$391	≤ \$82,000
Very-low income	31% - 50% MFI	\$392 - \$652	\$82,001-136,570
Low income	51% - 80% MFI	\$653-\$1,044	\$136,571-\$218,690
Moderate income	81% - 120% MFI	\$1,045-\$1,566	\$218,691-\$327,999
Above-moderate income	>120% MFI	>\$1,567	>\$328,000

Notes:

¹ Percent of Median Family Income

² Based on 30% of income.

³ Assumes 4% interest rate, 30 year mortgage

⁴ MFI= 2011 Riverside County Median Family Income (\$52,199)



d. Rental Affordability

In 2011, affordable rents for the very-low income group coincide with the average rent for a studio apartment. The average rents for studio to two bedroom units would be affordable for the low-income group.

e. Ownership Affordability

The median sales price for new and resale housing units in Indio in 2011 exceeds the affordability range for all income categories, except moderate and above-moderate income households. Lower-income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.

7. Existing Housing Needs

This section provides an overview of existing housing needs in Indio. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock;
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farmworkers.

a. Overpayment

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding. Severe overpayment is defined as paying 50 percent or more of the household's gross income on housing related expenses.

According to the 2009 ACS information presented in the SCAG Existing Housing Needs Data Report, 52.5 percent of the total households in Indio experience overpayment. Table B-27 shows the number of households experiencing overpayment by tenure and income in 2009. Of the owner-occupied households, almost one-half (49.0%) experienced overpayment. Of the renter-occupied households, 58.2 percent experience overpayment. Of the renter households



experiencing overpayment, almost one-half were extremely low income and over one-quarter were very-low income. Of the total households, those paying 30 percent or more and 50 percent or more of their household income represented 52.8 percent and 22.8 percent of Indio's total households in 2009, respectively.

Table B-27 Overpayment by Tenure and Income 2009						
% of Median Income	Owners		Renters		Total	
	House-holds	% of Over-paying	House-holds	% of Over-paying	House-holds	% of Over-paying
<10%	2,063	13.5%	223	2.4%	2,286	9.3%
10%- 14.9%	1,138	7.4%	315	3.4%	1,453	5.9%
15% -19.9%	1,491	9.8%	703	7.6%	2,194	8.9%
20%-24.9%	1,631	10.7%	1,268	13.7%	2,899	11.88%
25%-29.9%	1,411	9.2%	1,015	11.0%	2,426	9.9%
30%-34.9%	1,514	9.9%	1,041	11.3%	2,555	10.4%
35%-39.9%	1,143	7.5%	931	10.1%	2,074	8.5%
40%-49.9%	1,692	11.1%	944	10.2%	2,636	10.8%
>50%	3,129	20.5%	2,452	26.6%	5,581	22.8%
Not Computed	80	.5%	333	3.6%	413	1.7%
Total	15,292	100%	9,225	100%	24,517	100%

Source: 2009 ACS, 2012 SCAG Existing Housing Needs Data Report

b. Overcrowding

A persistent problem affecting housing conditions is overcrowding. The U.S. Census defines overcrowding as at least 1.01 persons per room excluding kitchen, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding is often an indicator of households that may be financially unable to obtain adequate space for their needs, or households that are required to house extended family members. It is not necessarily a reflection of inadequate physical conditions of the housing units themselves.

Table B-28 summarizes SCAG estimates of overcrowding in Indio. Approximately 11 percent of Indio's total households are overcrowded. Instances of overcrowding vary by tenure. Approximately five percent of owner households and 22 percent of renter households are overcrowded. 36 percent of overcrowded renter households are extremely low-income and 11 percent of overcrowded owners are extremely overcrowded.



Table B-28 Overcrowding by Tenure and Income 2009						
% of Median Income	Owners		Renters		Total	
	House-holds	% over-crowded	House-holds	% over-crowded	House-holds	% over-crowded
0.5 or Less	8689	56.8%	2978	32.3%	11,667	47.6%
0.51 to 1	5908	38.6%	4209	45.6%	10,117	41.3%
1.01 to 1.5	621	4.1%	1310	14.2%	1,931	7.9%
1.51 to 2	74	0.5%	573	6.2%	647	2.6%
2.01 or More	0	0%	155	1.7%	155	0.6%
Total	15292	100%	9225	100%	24,517	100%

Source: 2009 ACS, 2012 SCAG Existing Housing Needs Data Report

8. 2014-2021 Growth Needs

The Southern California Association of Governments is responsible for allocating housing needs to each jurisdiction in its region, including Indio. A local jurisdiction's "fair share" of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction to accommodate the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very low, Low, Moderate, and Above Moderate. The allocation is further adjusted to avoid an over-concentration of lower-income households in any one jurisdiction. Cities must also plan for the needs of extremely low-income households. The regional share of extremely low-income units is assumed to be 50 percent of the allocation for very low-income units. Table B-29 presents the Regional Housing Needs Allocation (RHNA) for the City of Indio. As presented in the table, the City must be able to accommodate 1,201 units (39.7%) for lower-income households.

Table B-29
Regional Housing Needs Allocation, City of Indio
2014-2021

	Income					Total
	Extremely low	Very-low	Low	Moderate	Above Moderate	
Housing Units	357	357	487	553	1,271	3,025
Percent	11.8%	11.8%	16.1%	18.3%	42.0%	100%

Notes: Regional share of extremely low-income units is assumed to be 50% of the very low-income units. These units are a subset of the very low-income units and is not included in the total construction need.

Source: SCAG RHNA 2012



9. Special Needs Populations

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

a. Elderly Persons

Elderly persons are likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to services (i.e. medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters and special security devices to allow for greater access, convenience and self-protection. The City recognizes that many elderly persons will encounter temporary and permanent changes in their ability to conduct the tasks necessary for daily living throughout their lives. Universal Design features create housing suited for people of all abilities and can allow residents to stay in their homes over their lifetime.

According to the 2000 U.S. Census, 9.1 percent of Indio's residents were elderly (age 65 and over). As presented in Table B-30, of Indio's householder (owner-occupied and renter-occupied), 17.5 percent were elderly in 2000. Almost one-quarter

Table B-30
Householders by Tenure and Age
2000 and 2009

Householder Age	Owner-Occupied		Renter- Occupied		Total	
	Units	%	Units	%	Units	%
2000						
15-24 years	140	1.8%	602	9.9%	742	5.3%
25-34 years	1,175	15.1%	1,814	29.7%	2,989	21.5%
35-64 years	4,567	58.7%	3,150	51.6%	7,717	55.6%
65-74 years	1,098	14.1%	294	4.8%	1,392	10.0%
75 plus years	806	10.4%	242	4.0%	1,048	7.5%
Total	7,786	100%	6,102	100%	13,888	100%
2009						
15-24 years	244	1.6%	964	10.4%	1,208	4.9%
25-34 years	2,169	14.2%	3,114	33.8%	5,283	21.5%
35-64 years	8,858	57.9%	4,178	45.3%	13,036	53.2%
65 plus years	4,021	26.3%	969	10.5%	4,990	20.4%
Total	15,292	100.0%	9,225	100.0%	24,517	100.0%

Source: U.S. Census 2000 SF3 H14, 2005-2009 ACS B25007, SCAG Existing Housing Needs Data Report



(24.5%) of Indio's owner-occupied households had an elderly householder in 2000, while 8.8 percent of renter-occupied households had an elderly householder.

In 2009, an estimated 26.3 percent of Indio's owner-occupied households and an estimated 10.5 percent of renter-occupied households had an elderly householder, an increase in both categories from 2000. Overall, 20.4 percent of householders were 65 or older.

Elderly Persons with Disabilities. The U.S. Census defines disability as a long-lasting physical, mental or emotional condition, which can make it difficult for a person to engage in activities such as walking, climbing stairs, dressing, bathing, learning, or remembering (defined as self-care disability). This condition can also impede a person from being able to go outside the home alone or to work at a job or business (defined as go-outside-the-home disability).

According to the Census, 12.1 percent of the elderly population in the City of Indio had a self-care or go-outside-the-home disability in 2000. Of those with a disability, the majority had a self-care disability as well as at least one other disability. Table B-31 shows the number of elderly with disabilities limiting independent living in 2000.

Table B-31
Elderly with Disabilities Limiting Independent Living
2000 and 2007

Disability Type	Male (65+)	% Males 65+	Female (65+)	% Females 65+	Total	% of Total 65+
2000						
Going outside the home disability only	35	2.0%	121	5.0%	156	3.8%
Self-care disability only	5	0.3%	0	0%	5	0.1%
Self-care and at least one other disability	45	2.6%	296	12.2%	341	8.2%
Total	85	4.9%	417	17.2%	497	12.1%
2007						
Going outside the home disability	233	8.3%	676	17.3%	909	13.5%
Self-care disability	146	5.2%	463	11.9%	609	9.1%
Total						

Source: Source: U.S. Census 2000 SF3 PCT 26, 2005-2007 ACS B18006 and B18007



The 2007 ACS estimates that 13.5 percent of Indio's elderly population had a go-outside-the-home disability, and that 9.1 percent had a self-care disability. These disabilities tended to be more common among women than men, with more than twice as large a proportion of women 65 and older having a go-outside-the-home disability (17.3%) as men 65 and older (8.3%). Similarly, the proportion of elderly women with a self-care disability (11.9%) was more than double that of elderly men (5.2%). Table B-31 illustrates the estimated number of elderly with disabilities limiting independent living in 2006.

Proposed Senior Living Care Facilities. Since the adoption of the 2006-2014 Housing Element in 2009, the City has approved two senior living care facilities.

- Select Care Center (approved 2010) -- located at 81760 Avenue 48 was approved in October 2010 and will consist of 80 assisted living units and a 24-bed memory care (dementia) facility on approximately eight acres.
- The Palms Senior Living Community (approved 2011) -- located on an 8.3-acre site on the south side of Highway 111, east of Jefferson Street, and west of Shield Road. The senior living component of this mixed-use project, will consist of a maximum of 228 beds and include independent living, assisted living, and memory care accommodations.

b. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized affordable housing. Even when large units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-income of larger families, results in many large families living in overcrowded conditions. As presented in Table A-32, in 2000, there were 3,795 households in Indio with at least five persons, representing 27.4 percent of the total households in the City. Of the large households, 54.8 percent were owner-occupied and 45.2 percent were renter-occupied.

Table B-32 also shows that in 2011 there were 5,265 households in Indio with at least five persons, representing 22.9 percent of the total households in the City. As the City continued to develop and add population, the number of large households increased from 3,795 households in 2000 to 5,265 households in 2011, for an increase of 1,470 households or 38.7 percent.



Table B-32 Large Households by Tenure 2000 and 2011			
Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
2000			
Five	949	861	1,810
Six	525	520	935
Seven or more	607	443	1,050
Total	2,081	1,714	3,795
% All Households in Tenure Category	15.0%	12.4%	27.4%
2011			
Five	1,368	1,665	3,033
Six	614	539	1,153
Seven or more	577	502	1,079
Total	2,559	2,706	5,265
% All Households in Tenure Category	17.7%	31.7%	22.9%

Source: U.S. Census 2000 SF3 H15, 2009-2011 ACS B25009

c. Female-Headed Households

Female-headed households are a special needs group due to their comparatively low rates of homeownership, lower incomes and high poverty rates, which often makes the search for affordable, decent and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to daycare/childcare, healthcare and other supportive services. As shown in Table B-33, in 2000 there were 2,051 female-headed households in Indio. Of these, 1,398 were female-headed households with children and 653 were female-headed households without children. Of the total households in the City, 9.9 percent were female-headed owner-occupied and 21.0 percent were female headed renter-occupied.



Table B-33 Tenure in Female-Headed Households 2000 and 2011					
Household Type	Number Owner Occupied	% of Total Owner Occupied	Number Renter Occupied	% of Total Renter Occupied	Total
2000					
Female householder, no husband present, with own children under 18	365	4.7%	1,033	16.9%	1,398
Female householder, no husband present, without own children	405	5.2%	248	4.1%	653
Total	770	9.9%	1,281	21.0%	2,051
2011					
Female householder, no husband present, with own children under 18	577	4.0%	1,735	20.3%	2,312
Female householder, no husband present, without children	911	6.3%	325	3.8%	1,236
Total	1,488	10.3%	2,060	24.1%	3,548

Source: U.S. Census 2000 SF3 HCT1, 2009-2011 ACS B25115

Table B-33 also shows that from 2000 to 2011, the number of female-headed households, both with and without children, increased to an estimated total of 3,548 households. Female headed households made up a greater proportion of both owner- and renter-occupied households in 2011 than in 2000. An estimated 2,312 female-headed households, or just over 65 percent of the total, had the householder's children present in the household. Female renter householders were much more likely to have children in the household than were female owner householders.

Table B-34 shows the number of female-headed households below and above the poverty level in 2000 and 2011. In 2000, there were 2,150 female-headed households in Indio (this total shows a sampling error in the 2000 U.S. Census). Of those households, 708 were below poverty level, of which 36.8 percent had children under age 18.



Table B-34
Poverty in Female-Headed Households
2000 and 2011

Household Type	Below Poverty Level	% Below Poverty Level	Above Poverty Level	% Above Poverty Level
2000				
Female householder, no husband present, with own children under 18	697	36.8%	1,063	11.3%
Female householder, no husband present, without own children	11	0.6%	379	4.0%
Total	708	37.4%	1,442	15.4%
2011				
Female householder, no husband present, with children under 18	1,314	38.4%	1,359	9.8%
Female householder, no husband present, without children	123	3.6%	752	5.4%
Total	1,437	41.9%	2,111	15.2%

Source: U.S. Census 2000 SF3 P90, 2009-2011 ACS B17010

The 2009-2011 ACS estimates that there were 1,437 female-headed households below the poverty level in 2011, more than double the number estimated in 2000. Female-headed households have increased as a percentage of households below the poverty level while female-headed households above the poverty remained account for roughly the same proportion of all above-poverty households as in 2000. An overwhelming majority of below-poverty female-headed households had children present, outnumbering households with no children more than 10:1. Among female-headed households at or above the poverty level, a larger proportion had no children present (36%).



d. Persons with Disabilities and Developmental Disabilities

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the site are important for the persons with disabilities. This often requires specially designed dwelling units. Additionally, locating near public facilities and public transit is important for this special needs group.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for those with medical conditions. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income that severely limits their ability to pay for housing. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Table B-35 shows the estimated number of persons reporting physical and self-care disabilities in 2011. The estimated percentage of persons with physical, self-care or independent living disabilities was greatest among persons ages 65 and older with about 61 percent of age group. The estimated total percentage of persons with at least one of the three types of disabilities decreased to 1.9 percent of the age group and less than one percent of total population.

Table B-35
Estimated Persons Reporting Physical, Self-Care, and Independent Living Disabilities
2011

Age Group	Physical Disability	Self-Care Disability ¹	Independent Living Disability ²	Total	% of Age Group ³
Under 5 yrs.	121	N/A	N/A	121	1.9%
5-17 yrs.	1,146	263	N/A	1,409	7.9%
18-34 yrs.	964	39	426	1,429	8.3%
35-64	3,463	850	1266	5,579	22.8%
65+	3,522	902	1671	6,095	61.0%
Total	9,216	2,054	3,363	14,633	19.4%

Note:

¹ Self Care Disability data from 5 years +

² Independent Living Disability data from 18 years +

³ Total Age Group Under 5: 6,285, 5-17: 17,689, 18-34: 17,028, 35-64: 24,519, 65+: 9,977

Source: 2011 ACS B18101, B18106, B18107



Persons with Developmental Disabilities. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

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

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers and two community-based facilities. The Inland Regional Center (IRC) is one of the 21 regional centers that provides a point of entry to services for people with developmental disabilities. The center is a non-profit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families. Developmental disabilities are defined as those with severe, life-long disabilities attributable to mental and/or physical impairments.

As presented in Table B-36, as of May 2011, indicates that there are a total of 382 persons in the City who have been diagnosed with developmental disabilities and are receiving case management services at the IRC.

Table B-36
Developmentally Disabled Residents by Age
in the City of Indio

0-3 Years	3-16 Years	16-23 Years	23-57 Years	57+ Years	Total
62	118	66	132	4	382
16.2%	30.9%	17.3%	34.6%	1.0%	100%

Source: Inland Regional Center (May 2013)



e. Homeless Population and Transitional Housing

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness:

“A person is considered homeless only when he/she resides in one of the places described below:

- 1) in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- 2) in an emergency shelter; or
- 3) in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter.”

People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household’s homeless experience.

Homelessness is a regional problem in the Coachella Valley. There are nine contiguous cities located between two connecting mountain ranges and Interstate 10. Excellent road service facilitates movement of people, including the homeless, from the City of Palm Springs in the west to the cities of Indio and Coachella in the east. All nine cities and the County of Riverside support regional efforts to address the problem. Due to the good weather conditions for most of the year, the homeless population finds it comfortable to sleep outdoors at night, which makes homelessness a year-round problem, in comparison to some cities that experience cold and/or wet seasons.

According to the 2010 Census, there are 89 homeless people, 949 living in group quarters, and 365 persons living in non-institutionalized group quarters in Indio. In total, people either living in group quarters or are homeless account for approximately two percent of the population.

Homeless shelters are defined in the City of Indio Code as “food and/or shelter service agency” and not a “residential use of property.” As a result, they are permitted in all zone districts, subject to a Conditional Use Permit (CUP). Table A-37 lists homeless and transitional services and facilities located in the Indio area:



Table B-37
Indio Area Homeless and Transitional Services and Facilities

Facility	Services
Shelter Plus Care Tenant Based Rental Assistance	<ul style="list-style-type: none">▪ 17 beds for persons with Disabilities/Mentally Ill.
Shelter From the Storm – for women escaping a violent environment Administrative Offices 73-555 Alessandro Dr., Suite D Palm Desert, CA 92260 760-674-0400 Indio Outreach Center 46209 Oasis St., Room #3100A Indio, CA 92201 760-863-7871	<ul style="list-style-type: none">▪ Emergency Shelter – The Mary Stuart Rogers Center – 60 beds; people stay 60 to 90 days;▪ Long Term Transitional Housing – Florence Rigdon Center – 18 two-bedroom apartments;▪ Edra Blixseth Community Counseling Center;▪ Outreach Crisis Intervention Center providing outreach and restraining orders;▪ Teen Dating Violence Prevention and Education;▪ Offer individual counseling for women and children, parenting group, case management, advocacy, domestic abuse response team, and access to the CalWORKS Program.
Martha's Village and Kitchen 83-791 Date Avenue Indio, CA 92201 760-347-4741 In 1990, Gloria Gomez and Claudia Castorena opened Martha's Kitchen with the assistance of Our Lady of Perpetual Help Church in Indio.	<ul style="list-style-type: none">▪ 700 meals per day, 5 days a week; 250,000 per year. A retail store distributes clothing and furniture to families in need, and Martha's distributes canned goods and food packages to the poor three times a week.▪ The Dan Dunlap Center is a two-story, 42,000 square-foot medical clinic and child care center. It is fully accessible to clients with disabilities. The upstairs family section consists of 28 spacious rooms, housing an average of four to six people per room, totaling approximately 120 men, women and children. Provides the area's homeless population with educational programs, job training, children's programs, counseling and access to health care. The new complex houses and provides three meals a day to 120 guests, including families with children and single women.▪ Families in the transitional shelter stay an average of 10-12 months, with single adults normally requiring a four to six month stay. Upon graduation from the program, each adult will receive job placement and housing assistance.▪ Residential and case management staff is on hand 24 hours a day. Village residents have access to laundry machines, hygiene supplies, lounges and shower facilities. Clients also enjoy access to medical services and resource programs such as literacy, chemical dependency programs, job training and housing search assistance.



Table B-37
Indio Area Homeless and Transitional Services and Facilities

Facility	Services
ABC Recovery Center – Long term residential alcohol and other drug recovery 44-374 Palm Street Indio, CA 92201 760-342-6616	<ul style="list-style-type: none">▪ 6 detox beds where people stay 5 to 7 days.▪ 40 beds for men who stay 60 days and can stay up to 90 days.▪ 18 beds and a nursery for women who stay up to 90 days.▪ Transitional Living Residential Village with 10 four-bedroom bungalows. Residents stay up to a year.▪ Services include all counseling, individual and group therapy, job search assistance, and other similar services.
Coachella Valley Rescue Mission 47-518 Van Buren Street Indio, CA 92201 760-347-3612 The Mission is the only drop-in shelter in the Valley.	<ul style="list-style-type: none">▪ 80 beds; three family rooms that accommodate 25 women and families and 55 beds for single men.▪ The facility provided 21,076 bed/nights, including 7,235 in the Women & Family Shelter in 2006.▪ Breakfast and dinner is served to 150 to 200 persons everyday; over 80,000 meals a year.▪ Distribute about 60 food boxes for the poor each month.▪ Other services include: daily showers and mail service; chapel services; youth resident camp; volunteer coordinator, residential program for parolees; regular jail Bible studies/worship; residential program for mentally ill; medical clinic; and support groups.
National Guard Armory 43143 North Jackson Indio, CA 92201	<ul style="list-style-type: none">▪ 125 emergency beds during extreme weather.

f. Farmworkers

Farmworkers are defined as persons whose primary incomes are earned through seasonal agricultural work. The demographics on farm laborers in all California markets are collected and reported on a regional or countywide basis. The data collected includes income, household status, and length of time the laborers work in each area. There are generally three classifications: 1) migrant workers move from place to place, planting and harvesting; 2) annual workers generally work in the same agricultural area year after year for nine or ten months and spend the rest of the year in their home country; and 3) permanent workers who are employed most of the year in one location and then collect unemployment for a month or two.

Farmworkers have special housing needs because of their relatively low incomes and the unstable nature of their jobs. According to the 2011 ACS, an estimated 949 residents (approximately three percent) of Indio were employed in agriculture. However, the ACS numbers do not reflect the migrant or annual workers who "live" in the area from three to nine months each year.



The Coachella Valley Housing Coalition (CVHC), through its Multi-Family Department, has developed 26 rental housing complexes, totaling 1,713 units. The rental projects are developed to house low-income families and individuals looking for a stepping stone to homeownership, and those individuals with special needs unable to find housing in the private market, including farmworkers. Currently the Coalition operates the following developments catering to the farmworker population:

Desert Garden Apartments 83-880 Avenue 48 Indio, CA 92201	88 units (36 Retired Farmworker units and 52 Farmworker units)
Fred Young Farm Labor Camp 47-155 Van Buren Street Indio, CA 92201	253 units

Recognizing the need of farm labor in the community, the City of Indio has made farmworker housing a priority. The City of Indio has participated with a housing developer in the Horizons at Indio development to construct 80-units of affordable housing, of which 40 units will be designated for farmworkers age 55+ and 40 units for residents age 55+. The project was completed in June 2008.

In addition, the City of Indio Municipal Code does not restrict the development of farmworker housing in any zone that permits residential developments of this type (i.e., multifamily or single family).



C. RESOURCES AND CONSTRAINTS ANALYSIS

1. Governmental Resources and Constraints

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints, however these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

a. Land Use Controls

Land use controls include General Plan policies, zoning designations, and the resulting use restrictions, development standards and permit processing requirements.

1) General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the city. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Indio General Plan 2020 identifies five residential land use designations, three mixed-use designations, the Mobile Home/Recreational Vehicle Overlay and the recently adopted Emergency Shelter Overlay District. Table C-1 summarizes the General Plan residential land use designations and their associated acreages and density ranges.

In addition to the land uses identified, the General Plan also uses a Residential Plan Development Overlay for many of the larger undeveloped portions of the City. Properties within this overlay are required to prepare a Specific Plan/Project Master Plan prior to development. The use of this overlay is intended to allow additional flexibility in housing types and cohesive neighborhood designs and approaches to infrastructures in primarily undeveloped areas.

According to the Indio General Plan 2020, a maximum total of 67,121 dwelling units are anticipated within the City's planning area at build-out. The Department of Finance estimates Indio's January 2012 housing stock at 29,404 units.



Table C-1
General Plan Residential Land Use Designations

Residential Land Use Designation	Corresponding Zoning District	Acreage	Modified Gross Acreage*	Density Range (w/o RPD Overlay)	Density Range (w/ RPD Overlay)	Description (RPD: Additional provisions for properties located within a RPD Overlay)
Equestrian Estates	EE	709.5	638.6	0-2.0 du/ac	0-2.0 du/ac	Large lot estates and ranchettes. (RPD: may include any use allowed in RL designation)
Country Estates	C-E-PD, C-E-1, C-E-2, C-E-5, C-E-10, CEIR-1, CEIR-2, & CEIR-1/2, C-E-T	3,348.1	3,013.3	0-3.0 du/ac	0-3.5 du/ac	Large lot residential estates and equestrian related facilities. (RPD: may include any allowed use in the RL and RM designation)
Residential Low	RL, RLCI	6,725.2	6,052.7	3.5-4.0 du/ac	3.5-5.0 du/ac	Single-family detached residences. (RPD: developments may include any use allowed in the RM designation)
Residential Medium	RM	1,350.8	1,215.7	6.0-8.0 du/ac	6.0-10.0 du/ac	Detached and attached single-family units and low intensity multi-family units. Includes duplexes, triplexes, and townhomes
Residential High	RH	370.4	333.4	10.0-20.0 du/ac	10.0-20.0 du/ac	Townhomes, stacked flats, apartments, and multi-story senior housing
Mixed-Use, Development Agreement	RH	432.9	346.3	10.0-20.0 du/ ac	None	Townhomes, stacked flats, apartments, multi-story senior housing, and commercial projects
Mixed-Use, Specific Plan	RM & RH	730.3	584.2	6.0-20.0 du/ac	6.0-20.0 du/ac	Detached and attached single-family units, low intensity multi-family units, and Commercial projects
Village Core	RM & RH	90.4	72.3	6.0-20.0 du/ac	6.0-20.0 du/ac	Detached and attached single-family units, low intensity multi-family units, and Commercial projects
Mobile Home/Recreational Vehicle Overlay	RM, RM-MHD	None	None	10.0-12.0 du/ ac	None	Manufactured housing units, mobile homes, and recreational vehicles
Emergency Shelter Overlay District	ESO	14.8	None			

Source: City of Indio General Plan 2020

*Modified Gross Acreage is calculated by subtracting the major roadways, flood control facilities and rights of way, and non-residential uses from a parcel's Gross Acreage.



Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities required to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Extremely Low, Very Low- and Low-Income: 30 dwelling units per acre minimum
- Moderate-Income: 11-30 dwelling units per acre minimum
- Above Moderate-Income: Up to 11 dwelling units per acre

2) Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare. Chapter 159 of the City of Indio's Municipal Code includes residential zoning districts, which control both the use and development standards of specific sites and influence the development of housing within the City. Table C-2 summarizes housing types permitted by zone. Table C-3 summarizes the residential zoning districts within the City and their zoning requirements and development standards.

Single Family Dwelling Units. The City has the following residential districts, where single-family detached dwelling units are permitted by right in accordance with the Municipal Code:

- EE – Equestrian Estates,
- CET – Country Estates Transition,
- C-E-PD, 1, 2, 5, 10 – Country Estate and Visitor
- CEIR 1, 2, 1/2 - Country Estates Indio Ranchos
- RLCI – Residential Low Central Indio
- RL – Residential Low
- RM – Residential Medium
- RH – Residential High

Multifamily Dwelling Units. The following residential districts permit multi-family dwelling units by right in accordance with the Municipal Code:

C-E-PD – Country Estate and Visitor (Note: Multi family developments will be encouraged to develop within this zone as Planned Developments and adhere to the standards and requirements of the Residential Medium district for Condominium projects, and Residential High district for Multi-Family projects.)

RM – Residential Medium

RH – Residential High



Mobile/Manufactured Homes. In addition to single-family and multi-family dwelling units, the City also regulates the development and use of mobile/manufactured homes through the following zoning district:

RM-MHD – Residential Medium Mobile Home Park Developed

In addition to the RM-MHD zoning district, the Indio Municipal Code also provides the following additional regulations:

RV – Recreational Vehicle and Travel Trailer Parks

MH – Mobile/ Manufactured Homes

Both of these uses are permitted exclusively in the RM district and shall be subject to the Specific Plan Implementation requirements pursuant to Chapter 159.950 through 159.958.

Emergency Shelters. In July 2013, the City Council adopted Ordinance No. 1634 to create an Emergency Shelter Overlay Zone District in compliance with SB 2.

ESO — Emergency Shelter Overlay

Transitional and Supportive Housing. In July 2013, the City Council adopted Ordinance No. 1634 to amend definitions related to housing, including emergency shelters, transitional housing and supportive housing. Transitional and supportive housing are a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

The maximum allowable size and density of housing is primarily through the maximum lot coverage, minimum floor area and maximum building height standards in each zone. The setbacks work in tandem with the maximum lot coverage as to not further restrict the size or density of housing. Based on the numerous residential units approved and constructed while complying with these standards, the City has not found the development standards to negatively impact the cost and supply of housing nor the ability of projects to achieve maximum densities.



Table C-2
Housing Types Permitted by Zone

Housing Type	EE	CE-PD	CE-1, CE-2, CE-5, CE-10	CEIR-1	CEIR-2	CEIR- 1/2	CET	RL	RLCI	RM	RH	RM- MHD	NC	CC	RC	DC	CO	O	I,IP,M, P	ESO
Single family detached	P	P	P	P	P	P	P	P	P	P	P						C			
Guest house or servant's quarters ¹	P	C	C	C	C	C	C	C		C	C									
Senior housing unit (granny flat)							C	C	C	C	C									
Boarding houses/ rooming houses								C		C	C									
Community Care Facilities								C		C	C		C	C	C	C	C	C	C	
Single Family Attached										P	P									
Duplexes										P	P									
Townhomes										P	P									
Apartments											P									
Condominiums											P									
Senior housing											P									
Recreational vehicles and Travel Trailer Parks											PD									
Mobile/manufactured home								P												



Table C-2
Housing Types Permitted by Zone

Housing Type	EE	CE-PD	CE-1, CE-2, CE-5, CE-10	CEIR-1	CEIR-2	CEIR- 1/2	CET	RL	RLCI	RM	RH	RM- MHD	NC	CC	RC	DC	CO	O	I,IP,M, P	ESO
Mobile home parks												P								
Multi-family		PD												C ²	C ²					
Residential units associated with a commercial development																PD				
Single room occupancy (SROs)																C				
Emergency Shelters																			P	
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P								
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P								

1 Cannot be rented or sold.

2 Multifamily residential developments in the CC zone shall follow the development standards of the CC zone.

P=permitted by right, C=permitted subject to a conditional use permit, PD= permitted as part of a planned development



Table C-3
Summary of Residential Zoning Requirements and Development Standards

Zoning District	Zone	Minimum Lot Area	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)
Equestrian Estates	EE	20,000 sf	None	1,600	10 ft. (May be increased through CUP)	30	15	60
Country Estates Transition	CET	13,000 sf	50%	2,000	25 ft./2 stories	20	12 feet combined (minimum 5 feet each)	15
Country Estate and Visitor Serving	C-E-PD	20 ac (contiguous)	N/A	1,200 single-fam; 800 multi-fam/ condominium	35 ft./ 2 stories	25	25	50
Country Estate and Visitor Serving	C-E-1	1 ac	40%	2,500	35 ft./ 2 stories	25	20	40
Country Estate and Visitor Serving	C-E-2	2 ac	40%	2,500	35 ft./ 2 stories	25	20	40
Country Estate and Visitor Serving	C-E-5	5 ac	40%	2,500	35 ft./ 2 stories	25	20	40
Country Estate and Visitor Serving	C-E-10	10 ac	40%	2,500	35 ft./ 2 stories	25	20	40
Country Estates Indio Ranchos	CEIR-1	1 ac	None	2,500	25 ft./ 2 Stories (35 ft. w/ CUP)	50	20	30
Country Estates Indio Ranchos	CEIR-2	2 ac	None	2,500	25 ft./ 2 Stories (35 ft. w/ CUP)	50	20	30
Country Estates Indio Ranchos	CEIR-1/2	21,780 sf	None	2,500	25 ft./ 2 Stories (35 ft. w/ CUP)	35	20	30
Residential Low Central Indio	RLCI	6,600 sf	50%	1,200*	18 ft.	20	12 ft combined (minimum 5 ft ea.)	15
Residential Low	RL	7,200 sf to 8,000 sf	50%	1,200*	18 ft. / 1 Story; 25 ft./ 2 Stories	15	12 ft combined (minimum 5 ft each)	15



Table C-3
Summary of Residential Zoning Requirements and Development Standards

Zoning District	Zone	Minimum Lot Area	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)								
Residential Medium	RM	Detached: 4,500 sf / Attached: 7,500 sf	40%	1,100 detached/ 1,000 attached	25 ft./ 2 Stories	10 (or 1/2 height of adjacent structures, whichever is greater)	Detached: 5 Attached: 10 (or 1/2 height of adjacent structures, whichever is greater)	10 (or 1/2 height of adjacent structures, whichever is greater)								
Residential High	RH	Detached: 4,500 sf/ Attached: 7,500 sf	50%	Studio/one bdrm – 800; two bedrooms - 900, three bedrooms - 1,200, four or more bedrooms - 1,400	35 ft./ 3 stories	10 (or 1/2 height of adjacent structures, whichever is greater)	Detached: 5 Attached: 10 (or 1/2 height of adjacent structures, whichever is greater)	10 (or 1/2 height of adjacent structures, whichever is greater)								
Residential Medium Mobile Home Park Developed	RM-MHD	4,356 sf	70%	None	None	5	5	5								
Recreational Vehicle and Travel Trailer Parks**	RV	1,950 sf	---	None	None	---	---	---								
Mobile/Manufactured Homes**	MH	4,250 sf	75%	None	None	---	---	---								
Community Commercial and Regional Commercial	Multifamily residential permitted subject to a conditional use permit. Projects shall follow the zoning requirements and development standards of the RH zone.															
Emergency Shelter Overlay	Development standards of the underlying zoning															
* Minimum dwelling unit size shall increase as lot size increases as follows: 10,000 sq. ft. lot - 1,600 sq. ft. dwelling size, 12,000 sq. ft. lot - 1,800 sq. ft. dwelling size, 15,000 sq. ft. lot - 2,000 sq. ft. dwelling size, 20,000 sq. ft. lot - 2,200 sq. ft. dwelling size, all excluding garages and miscellaneous structures.																
** Permitted exclusively in the RM district and shall be subject to the Specific Plan Implementation requirements pursuant to SS 159.950 through 159.958.																



3) Parking Requirements

Section 159.656 of the Indio Municipal Code establishes the parking requirements for land uses within the City. A summary of the requirements for residential districts is provided in Table C-4. Although parking requirements do not constrain the development of housing directly, they may reduce the amount of available land that can be used for residential development or restrict the density of development on a given parcel of land.

Table C-4 Residential Parking Requirements		
Unit Type	Required Off Street Parking Spaces	Special Standards
Single Family Residential	2 spaces per home in a garage, plus 2 spaces in a driveway	NA
Multi-Family Residential	1 space per unit plus 1/2 space per 1 bedroom unit and 1 space per 2 or more bedroom unit.	50% of all spaces not in a garage shall be in a covered carport. 1 space per 5 units shall be reserved as guest parking and shall be located outside of any gate.
Mobile Home Park	2 spaces per home in a covered carport	Tandem parking is permitted
Second Residential Units	NA	Parking for the second dwelling unit shall meet the provisions of the land use district the property is located.

4) Density Bonus Ordinance

In order to encourage the construction of affordable housing developments for very low and low income households, the City of Indio has adopted Chapter 154 in conformance with California Government Code § 65915 requiring the adoption of an ordinance providing incentives to developers of housing for low and very low income individuals and senior citizens.

This ordinance establishes a mechanism whereby an applicant can submit a preliminary development proposal requesting the use of a density bonus. If the City deems the proposal to meet the intent of the ordinance either through:

- Provision of a minimum amount of affordable units (10 percent for very low income households or 20 percent for low income households); or
- Provision of 50 percent of a development's housing units for qualifying residents (senior housing).



The City shall grant a density bonus of 25 percent over the otherwise maximum allowable residential density under the applicable zoning regulations of the city and land use element of the General Plan. As a requirement, the project must have a minimum of five units and an affordability covenant is required.

In addition to the density bonus, qualifying projects are also entitled to receive one of the following concessions/incentives:

- A reduction in site development standards or a modification of zoning regulations or architectural design requirements which exceeds the minimum building standards approved by the State Building Standards Commission as provided in the Cal. Health & Safety Code § 18901 et seq., including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
- Approval of mixed use zoning in conjunction with the housing development if commercial, office, industrial or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located.
- Other regulatory incentives or concessions, which result in identifiable cost reductions, including and not limited to subsidies on off-site improvements or land; lowering of city capital impact fees, or sponsoring mortgage bond financing. This subdivision shall not require the city to provide direct financing incentives or publicly owned land for the housing development, or to waive fees or dedication requirements.
- Or, provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

In September 2013, the Planning Commission adopted Resolution 1655 recommending approval of a zone text amendment modifying various section of the Municipal Code, which included repealing the current language of the Municipal Code Section 154.04 through 154.08 (Density Bonuses and Other Incentives for Low Income and Senior Housing) and replacing it with new Section 154.04 (Grant of Development Incentives) to state a developer shall be entitled to a development incentive as described in California Government Code 65915 Density Bonuses and Other Incentives. The amendment was passed by the City Council in October 2013 (Ordinance No. 1638).

5) Senior Housing

The Indio Municipal Code allows Senior Housing as a permitted use in the RH (Residential High) District. Additionally, Senior Housing (i.e. Granny Flats) are allowed as conditionally permitted uses within the CET (Country Estate Transition), RL (Residential Low) and RM (Residential Medium) districts. The RLCI (Residential Low Central Indio) district also allows Senior Housing (Granny Flats) with a conditional use permit, however kitchen facilities are not permitted.



As defined in the City's Density Bonus Ordinance (Chapter 154 of the Municipal Code), a proposed development project requesting a density bonus is required to reserve at least 50 percent of all dwelling units within the development for qualifying residents (i.e. person 62 years of age or older; or 55 years of age or older in a senior citizen housing development). In addition, this development will be required to remain eligible to this age group for a period of no less than 30 years.

6) Emergency Shelters, Transitional and Supportive Housing and Single Room Occupancy Units

State Housing Law requires that cities identify sites that can adequately accommodate emergency homeless shelters. Additionally, cities must not unduly discourage or deter these uses. With the adoption of Ordinance Nos. 1633 and 1634, the Zoning Map was amended to designate an Emergency Shelter Overlay Zone District for emergency shelters at specific sites. In addition, Municipal Code definitions related to housing, including emergency shelters, transitional housing and supportive housing were amended such that transitional and supportive housing are residential uses subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone. These amendments were requirements of State law (SB 2). Table C-5 provides a summary of emergency shelters and transitional housing in the general Indio area.

Table C-5
Homeless Facilities in the General Indio Area

Facility Name	Type of Facility	Target Population	Number of Beds
Shelter Plus Care	Tenant Based Rental Assistance	Persons w/Disabilities/ Mentally Ill	17
Shelter From the Storm - Mary Stuart Rogers Center	Emergency	Families w/ children	60
Shelter From the Storm – Florence Rigdon Center	Transitional	Families w/ children	18 (Two bed apts.)
Martha's Village and Kitchen	Transitional	Families w/Children	120
ABC Recovery Center	Transitional	Substance Addiction	115
Coachella Valley Rescue Mission	Transitional	Families w/Children	80
United Services Unlimited	Transitional	Seniors	6
Total Beds			359

Source: City of Indio Housing Element (2006-2014)



Single Room Occupancy (SRO) units provide an opportunity to meet the needs of very low income persons and households. Currently the City of Indio permits SRO units in the Downtown Commercial (DC) zone with a conditional use permit.

In July 2013, the City adopted Ordinance No. 1634 which amended the Municipal Code to include the definition of Single Room Occupancy as "A residential facility where individual secured rooms are intended or designed to be used, or which are used, rented or hire out, to be occupied by a one or two person household for sleeping purposes. Rooms generally include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented on a weekly or month basis."

7) Second Dwelling Units

Second Dwelling Units (SDU) provide additional opportunities to provide housing for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. Section 159.1000 of the Indio Municipal Code establishes procedures for permitting Second Dwelling Units on lots zoned for residential uses within the City.

In accordance with the Municipal Code, a Second Dwelling Unit is defined as: An additional detached or attached dwelling unit, which provides complete independent living facilities for one or more persons. The unit shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel, as the primary unit is located. Accessory structures are not considered second dwelling units.

Requirements for a second unit include:

- A second dwelling unit may only be permitted on lots within a residential zone district on which there is already built one owner-occupied single-family detached dwelling unit (primary unit).
- One dwelling unit on the property shall be owner-occupied.
- Only one second dwelling unit shall be permitted on any one lot.
- The second dwelling unit shall provide complete and independent living facilities.
- The second dwelling unit shall not be sold separately, and may be rented.
- The second dwelling unit shall have adequate water and sewer services.
- The second dwelling unit may be either an attached or detached unit. A detached or attached second unit shall not exceed 35 percent of the area of the principal dwelling unit. No second dwelling unit shall be less than 400 square feet in area.



- The lot upon which the second dwelling unit is to be established shall conform to all standards of the land use district in which it is located, including maximum lot coverage and parking requirements.
- Provision for emergency vehicle access to the second dwelling unit shall be addressed
- The entrance to an attached second dwelling unit shall be separate from entrance to the primary unit and shall be installed in a manner as to eliminate an obvious indication of two units in the same structure.
- The second dwelling unit shall be compatible with the design of the primary unit and the surrounding neighborhood in terms of landscaping, scale, length, width, bulk, lot coverage, and exterior treatment, and shall not cause excessive noise, traffic, or other disturbances to the existing neighborhood or result in significantly adverse impacts on public services and resources. The design of the second units and any related improvements such as an additional garage or carport shall be compatible with the existing single-family home so as to preserve the character of the surrounding single-family residential neighborhood.
- The second unit shall have independent heating and air conditioning systems and shall include separate utility meters. The hot water system shall be adequately sized to meet the needs of the second unit.
- Any new construction associated with the second unit shall comply with all setbacks, coverage, and design standards contained within the base zone and shall not alter the general appearance of the primary dwelling as a single-family residence.
- The second unit shall only be permitted behind the primary unit. Second units shall not be permitted in front of the primary unit, in the front yard, or located on the side of the primary unit.
- Detached units must have ten-feet of distance between the primary and second unit.
- Maximum building height of 18 feet or one story in all residential zone districts.
- The second dwelling unit must be located at a minimum of 15 feet from the rear yard property line.
- Driveway access for the second unit shall be fully paved with concrete up to the required parking area.

8) Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.



In an effort to comply with Government Code Sections 65583 (a) (4) and (c) (3), the City of Indio allows:

- Licensed “community care facilities including: residential facility; adult day care; day treatment; social rehabilitation facility; community treatment facility within any residential zone with a CUP. These facilities are also permitted in non-residential zones with a CUP.
- By right, allow group homes for six (6) or fewer persons in any residential zone.

The City's Municipal Code was amended in July 2013 with the adoption of Ordinance No. 1634 which redefined “family” as “An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit. Family also includes any group of individuals living together as the functional equivalent of a family where the residents share living expenses and chores meals together and are a close group with social, economical and psychological commitments to each other. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, nor does it include such commercial group living arrangements such as boardinghouses, lodging houses, and the like.”

To further accommodate housing for persons with disabilities, there are no maximum concentration requirements. Site planning requirements such as setbacks and lot coverage for group homes or community care facilities are the same as those for similar uses in the same zone.

Parking requirements for community care and long term care facilities are one space per each two beds. The number of beds is determined by the licensing agency.

9) Reasonable Accommodation Procedures

Under the federal Fair Housing Act, the City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Such accommodations may include the relaxation of parking standards and structural modifications such as wheelchair ramps.

The City of Indio has conducted an internal review of both zoning and land use regulations and permitting and processing requirements and found that the City conscientiously and specifically implements and monitors compliance with applicable regulations and statutes.

In order to further ensure compliance with the Fair Housing Act, all visitors to the public counter at City Hall will be informed that they are entitled to reasonable accommodation with respect to zoning, permit processing, and



building code standards; that they may request such accommodation if they feel that their requests would qualify under the Fair Housing Act, and that their requests will be reviewed by City staff. The request would be approved once the City has made determinations as to the qualifying status of the individual, the necessity of the accommodation, and the financial or administrative burden on the City.

10) Housing for Farmworkers

There are currently two developments (Desert Garden Apartments and the Fred Young Farmworker Apartment Complex) in Indio which provide housing opportunities for farmworkers. A third development, Horizon at Indio has been completed and provides additional units for retired farmworkers. These projects are described in Section B: Housing Needs Analysis.

The City of Indio Municipal Code does not restrict the development of farm worker housing in any zone that permits residential developments of this type (i.e., multifamily or single family). However, the Municipal Code does not provide explicit zoning for employee housing or farmworker housing. To provide explicit zoning that comply with State Health and Safety Code Sections 17021.5 and 17021.6, the City has included a policy action in Section D: Housing Policy Program.

In addition, the City in partnership with The Coachella Valley Housing Coalition broke ground on the construction of 85 new farmworker units at the Fred Young Farmworker Apartment Complex.

b. Building Codes and Enforcement

Building and Safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

1) Building Codes

The City of Indio has adopted the 2010 California Building Code, which supersedes the previous regulations identified within Chapter 151 of the Indio Municipal Code. The CBC establishes construction standards for all residential buildings. Amendments to the Code (as illustrated in § 151.011) are conducted as needed to further define requirements based on the unique local conditions. The code is designed to protect the public health, safety and welfare of Indio's residents. Code enforcement in the City is performed proactively and on a complaint basis.

The City has also adopted 11 local amendments to the California Building due to local conditions. All of the amendments are consistent with other Coachella Valley cities and have the support of the Building Industry Association (BIA). Three structural amendments allow the City to maintain the same level of



seismic and wind resistance for high rise, tilt up and poured-in-place concrete buildings as with the previously adopted codes. These amendments are consistent with the Los Angeles Regional Uniform Code Program and the Orange County Code Uniformity Program, as well as with other local cities. The amendments also include the definition of substantial structural damage. Other modifications are of an administrative or procedural nature. The adopted amendments are found by the City to be reasonably necessary to safeguard life and property within Indio. These amendments do not have a negative impact on the cost and supply of housing.

2) Fair Housing and Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are Federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under Federal law.

c. Development Processing Fees

Various development processing and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

The City of Indio charges the majority of environmental, planning, and engineering fees on an actual cost basis. This approach is based on tracking staff time to accurately capture the actual cost associated with processing each development project within the City.

The Desert Chapter of the Building Industry Association prepared a Residential Development Fee Study of the Coachella Valley in 2005. Table C-6 shows the results of the survey and provides a comparative summary of building fees, impact fees, environmental fees, engineering fees, and planning fees for Indio and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2005 was 35 detached units on a 10 acre parcel at a density of 3.5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit with a 400 square foot garage. According to the study, the typical building built in the City of Indio is valued at \$164,750.

For a recently entitled and constructed four-unit multi-family residential



development, the City charged a total of \$59,118.9 in fees (approximately \$14,780 per unit). This is representative of a typical multi-family project in the City. Due to economies of scale, fees per unit for larger multi-family developments may be lower. The City has found these fees to be comparable other fees charged by other jurisdictions in the region and has not found them to negatively impact housing development.

Table C-6
Comparative Development Fee Summary (2005)

Fee Per Unit	Indio	Coachella	La Quinta	Palm Springs
Building Fees				
Building Permit Fee	\$1,357.75	\$1,357.75	\$818.00	\$500.45
Plan Check	\$882.54	\$882.54	665.76.	\$325.29
Mechanical	\$176.75	\$90.00	\$70.50	n/a
Electrical	\$210.00	\$186.00	\$125.50	n/a
Plumbing	\$210.00	\$198.00	\$127.50	n/a
Landscape	\$150.00	n/a	n/a	n/a
SMIP	\$16.48	\$49.36	\$15.08	\$21.81
Sewer Inspection	n/a	n/a	n/a	\$65.71
Permit Issuance	n/a	n/a	n/a	\$23.50
Construction Permit	n/a	n/a	n/a	\$105.71
Impact Fees				
School Impact Fee	\$5,600.00	\$7,200.00	\$5,600.00	\$5,600.00
TUMF Fee	\$794.31	\$794.31	n/a	\$794.31
Police	\$83.85	n/a	n/a	n/a
Fire Fees	\$487.21	\$140.00	n/a	n/a
Construction Tax	n/a	\$1,727.50	n/a	\$1,160.00
Certificate of Occupancy	n/a	\$200.00	n/a	n/a
Sewage Connection Fee	\$2,130.00	\$2,480.00	\$3,517.00	\$2,408.00
Building, Park and Recreation Capital Impact	\$426.31	n/a	n/a	n/a
Park Land Fee (Quimby Fee)	\$2,823.30	n/a	\$2,352.00	n/a
Fringe-Toed Lizard Fees	\$171.43	\$171.43	\$171.43	\$171.43
Water Connection Fee	\$706.00	\$1,250.00	n/a	\$2,665.00
Water Development Fee	\$3,025.25	n/a	n/a	n/a
Water Meter Installation	n/a	n/a	\$370.00	n/a
Water System Backup Facility	n/a	n/a	\$2,630.00	n/a
Storm Drain/ Drainage Fee	\$204.60	n/a	n/a	\$1,860.29
Bridge Crossing Capital Impact	\$691.16	n/a	n/a	n/a
Development Impact Fee	n/a	n/a	\$3,696.00	n/a
Signalization/Traffic Sig. Imp. Fee	\$25.00	n/a	n/a	n/a



Table C-6
Comparative Development Fee Summary (2005)

Fee Per Unit	Indio	Coachella	La Quinta	Palm Springs
Environmental				
Negative Declaration	n/a	\$2.86	\$15.71	n/a
County Filing Fees	\$1.83	\$1.83	\$1.83	\$1.83
Environmental Assessment	\$20.14	n/a	n/a	n/a
Environmental Impact Report	n/a	n/a	n/a	\$24.00
Engineering				
Final Tract Map	n/a	\$38.57	n/a	n/a
Final Map Filing Fee	n/a	n/a	2.86	\$62.86
Map Check Fee	n/a	n/a	\$38.57	n/a
GIS Scan Map Fee	n/a	n/a	\$10.00	n/a
Grading	\$38.57	n/a	\$267.14	n/a
Storm Drain Permit Fees	n/a	n/a	\$15.43	n/a
Storm Drainage Plan Check Fee	n/a	n/a	n/a	\$44.00
City Administration Fee	n/a	n/a	\$28.57	n/a
Security Verification	n/a	n/a	\$150.00	n/a
Encroachment Permit and Inspection Fee	n/a	\$475.00	n/a	
Grading Plan Check & Permits Fees	\$42.86	\$235.71	n/a	\$67.43
Annexation to Water Company	n/a	\$5.71	n/a	n/a
Annexation to Sanitary District	n/a	\$5.71	n/a	
Water Plan Check Fee	\$64.29	n/a	n/a	\$3.57
Water Inspection Fee	\$85.71	n/a	n/a	
Street Imp. Plan Check Fee	\$85.71	n/a	n/a	\$88.00
Street Imp. Inspection Fee	\$240.00	n/a	n/a	
Sewer Imp. Plan Check Fee	n/a	n/a	n/a	\$59.84
Construction Permit	n/a	n/a	n/a	\$495.43
Planning Fees				
Project Master Plan	n/a	\$285.71	n/a	n/a
Tentative Tract Map	\$57.14	n/a	\$50.00	\$51.43
Zone Change (amendment)	\$15.71	n/a	\$42.86	\$48.14
General Plan Amendment	\$15.71	n/a	\$114.29	\$46.00
Design Review (Admin)	\$25.71	n/a	n/a	n/a
Site Dev, Permit (Design review Included)	n/a	n/a	\$57.14	n/a
Planned Unit Development	\$77.71	n/a	n/a	n/a

Source: BIA Desert Chapter, Residential Development Fee Study of the Coachella Valley, March 2006



d. Indio Art in Public Places Program

In addition to standard development fees, the City has adopted Chapter 159.840 of the Municipal Code (passed on February 1, 2006 by Ordinance 1455), which establishes the Art In Public Places Program for the City. Requirements for residential projects under this program include:

- All individual residential construction, rehabilitation or expansion with a building permit valuation of \$100,000 or more will be assessed an amount equal to 0.25 percent for that portion of the permit valuation in excess of \$100,000.
- All other residential development, including two or more single-family dwellings being built concurrently in the same tract by the same owner or contractor will be assessed an amount equal to 0.25 percent of the total building valuation, excluding land acquisition and off-street improvement costs.

For a housing development with a total building valuation of \$1,000,000, this program would result in the assessment of \$2,500 in fees towards the City's Art in Public Places Program.

e. Local Processing and Permit Procedures

1) Design and Site Plan Review

Chapter 159.720 of the Indio Municipal Code identifies the regulations associated with Design and Site Plan Review processing within the City. The purpose of this type of review is to recognize the interdependence of land values and aesthetics and provide a method by which the City may beneficially implement this interdependence. Design and Site Plan Review encourages development of private property in harmony with the desired character of the community and in conformance with the guidelines with due regard to the public and private interests involved.

All residential projects in the residential zones with four or more units are subject to design and site plan review by the Planning Commission. In addition, residential projects in the CET, CC and RC zones are subject to design and site plan review in conjunction with the conditional use permit requirements.

For design and site plan review, the Planning Commission shall make the following findings before granting approval:

- That the proposed location of the use is in accord with the objectives of this title and the purpose of the district in which the site is located;
- That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public



health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity;

- That the proposed use will comply with each of the applicable provisions of this title, except for approved conditional use permits, variances or adjustments;
- That the proposed use complies with the goals, objectives, and policies of the City's General Plan.

The Planning Commission also reviews projects for adequate ingress and egress, adequate provision of utilities and adequate site size for the proposed use.

The findings requirements ensure compliance with the development standards and regulations found in the City's Zoning Code. They do not further constrain the development, maintenance or improvement of housing.

New residential units to be located within areas developed as part of a Master Plan or a Specific Plan will be subject to design guidelines that are prepared for each of these areas. These guidelines promote certainty for developers in the review and approval process.

In September 2013, the Planning Commission adopted Resolution No. 1655 which modified various sections of the Municipal Code to streamline and reduce development and business related impediments. In addition to modifying the City's density bonus regulation, this amendment correct the City's design review section and adds an administrative design review process that reduces processing times for certain land use entitlement.

2) Conditional Use Permit

Chapter 159.750 of the Indio Municipal Code identifies the regulations associated with conditional use permits within the City. Conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning regulations and with respect to their effects on surrounding properties. In order to achieve these purposes, under Chapter 159.750, the Planning Commission is empowered to grant or deny applications for conditional use permits for such conditional uses as are prescribed in the district regulations and to impose reasonable conditions upon the granting of conditional use permits subject to the right of appeal to the City Council.

Upon submittal of an application with the Community Development Department, the City will review the application for a conditional use permit, prepare a report to the Planning Commission and schedule the application for a hearing with the Planning Commission, where action will be taken. Typical processing time for this type of action is approximately 60 days.



3) Density Bonus Requirements

For projects requesting a density bonus, Section 154.05 of the Indio Municipal Code defines Preliminary Proposal requirements, which include: Submittal of a written preliminary proposal for development to determine the means for complying with this chapter. The preliminary proposal may be submitted prior to any formal requests for general plan amendments, zoning amendments or subdivision map approvals.

Within 90 days of receipt of a complete written preliminary proposal, the city shall notify the developer in writing of the procedures, which it will comply with this chapter.

As previously mentioned, the City Council approved a zone text amendment to replace the current language of the Municipal Code Section 154.04 through 154.08 (Density Bonuses and Other Incentives for Low Income and Senior Housing) and replacing it with new Section 154.04 (Grant of Development Incentives) to state a developer shall be entitled to a development incentive as described in California Government Code 65915 Density Bonuses and Other Incentives. The amendment was approved as Ordinance No. 1638 in October 2013.

4) Typical Permit Procedures

Upon submittal of an application with the Community Development Department, the City staff will review the application materials. All multifamily projects and some single family projects are subject to design and site plan review by the Planning Commission. If design review is not required, the project is administratively reviewed by the City's planning staff and then, upon approval, the project can be submitted for building permits. If design review or a conditional use permit is required, the City schedules a public hearing before the Planning Commission.

For development projects, potential delays in processing development applications and plans can increase holding costs considerably. To reduce potential delays, the City of Indio's development process has been designed to accommodate applications in a timely manner in an attempt to minimize this risk. Table C-7 provides approximate timelines for typical development approvals within the City.



Table C-7 Approximate Development Timelines		
Action/ Request	Processing Time	Comments
Environmental Impact Report	12 months	Processing and review time limits controlled through CEQA. Adopted by the Planning Commission
Negative Declaration	60 days	Processing time can be extended if the project has a longer review and approval period. Adopted by the Planning Commission
General Plan Amendment	120 days	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Requires a public hearing for the City Council and Planning Commission
Zone Change	90 days	Requires a public hearing for the City Council and Planning Commission
Tentative Parcel Map	90 days	Requires Planning Commission approval, unless there is an easement, which also then requires a hearing before City Council.
Tract Map	90 days	Requires a public hearing for the City Council and Planning Commission
Variance	60 days	Approved by Planning Commission
Conditional Use Permits	60 days	Requires a public hearing and approval by the Planning Commission.
Design Review	60 days	Requires Planning Commission approval.

Source: City of Indio

f. Environmental and Infrastructure Constraints

1) Environmental Constraints

Environmental hazards that affect housing within the City of Indio include soil erosion, geologic and seismic conditions, landforms and topography, and flooding, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

Seismic Hazards: Similar to most Southern California cities, the City of Indio is located within an area considered to be seismically active. Identified Alquist-Priolo Earthquake Faults (San Andreas Fault Zone) are located within the northeastern portion of the City. According to the General Plan, this fault zone is expected to have a 7.1 maximum probable earthquake, with high potential for ground rupture in the vicinity of the fault zone.



Liquefaction: Areas of potential liquefaction are identified in the City's General Plan. These areas are characterized as areas within the City where groundwater is generally shallower than 30 feet. A majority of this area is located east of Monroe Street and south of Avenue 42. Developments proposed within this area will be required to perform additional testing and potentially incorporate additional measures to mitigate impacts associated with this condition if necessary.

Flooding: The City of Indio is predominantly located on alluvial surfaces that have historically drained towards the Salton Sea. The General Plan identifies the area located between Avenue 52 and Interstate 10 as an area between the 100 year and 500 year flood plain designations. This area drains into the Coachella Valley Stormwater Channel, which ultimately drains into the Salton Sea. In addition, the northwestern portion of the City is located within a 100 year flood plain designation. Indio participates in the National Flood Insurance Program (NFIP). The City adopts and enforces certain floodplain management policies and regulations and, in return, residents can purchase federally backed flood insurance.

Toxic and Hazardous Wastes: The General Plan identifies the most common hazardous materials and waste problems and concerns within the City and surrounding environs are related to: transportation, illegal dumping, leaking underground storage tanks, leaking natural gas pipelines, commercial/ industrial sources, agricultural pesticides, and illegal drug laboratories. The Hazardous Materials Incident Emergency Response Plan provides guidance on the level of response necessary if an incident occurs and establishes whom the Incident Commander will be. Typically the Fire Department acts as the Incident Commander for most responses.

Noise: Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Indio include the transportation network, which are typically the primary source of transportation-generated noise. In addition, areas in close proximity to the airports and railroad lines may be subject to noise impacts associated with operation of these facilities. The City's Planning Department currently considers noise in the project review process and works with the applicant to use site planning and other design strategies to reduce noise impacts.

Airports: Two airports are located within the vicinity of the City of Indio. The Thermal Airport is a general aviation facility approximately 4.5 miles southeast of the City. Although the airports influence area does not encroach into the City of Indio's planning area, and it is not anticipated that current/ future expansion of the facility will detrimentally affect the City of Indio.



The Bermuda Dunes airport is a privately owned and operated utility and general aviation facility lying adjacent to the City's western boundary. Although not located within the City limits, several of the designated operating zones overlie land within the City and will affect land uses within these areas.

2) Infrastructure Constraints

Water: The increasing amount of development occurring within the City of Indio and Coachella Valley region has increased demands on groundwater supplies. In addition, the increase in development reduces the amount of pervious area within the groundwater basin, reducing the potential for groundwater recharge through natural percolation. In addition, the increase development will increase the potential for urban storm water runoff further increasing the chances for transport of runoff pollutants entering water bodies and groundwater aquifers.

The Indio Water Authority was formed as a Joint Powers Authority in 2000 to deliver water to the City of Indio. The Indio Water Authority's service area includes approximately 38 square miles and supplied 7,223 million gallons of water to approximately 77,000 residents in 2011. To ensure adequate conditions and system capacity to meet the growing needs of the City, the Indio Water Authority has prioritized an aggressive planning process which includes initiation of an Integrated Water Resources Development Plan. This Plan aims to address the City's current and future needs paying specific attention to overdraft issues, water supply management, environmental and economic impacts, compliance with state and federal guidelines and most importantly, long-term sustainability.

The northwesterly portion of the City is served by the Coachella Valley Water District (CVWD). CVWD's 2010 Urban Water Management Plan identifies necessary improvements to accommodate future growth. In addition, the most significant change since the 2005 Urban Water Management Plan is the introduction of SB x7-7. SB 7-7 is a statewide municipal water conservation program, which established a statewide goal of 20 percent reduction in per capita municipal use of potable water by the year 2020.

Sewer: As identified in the Sewer Master Plan (March 2003), the Valley Sanitary District covers a majority of the City of Indio. The Coachella Valley Water District serves the remaining portions outside of the VSD boundary. Approximately 77 percent of the Valley Sanitation District's customer base is residential based on land use information, totaling approximately 52,400 people.

Future Water and Sewer: Much of the new residential development in Indio is expected to occur in areas that are currently undeveloped. Many of these areas lack the existing on-site sewer and water facilities.



According to the General Plan the City anticipates a maximum of 67,121 dwelling units within the City's planning area at build-out. The Department of Finance (DOF) reports 29,404 dwelling units have been developed as of January 2011. The City's infrastructure planning efforts, including the Capital Improvements Program, are focused on working towards this ultimate build-out number. The City's RHNA obligation during the Planning Period can be met on sites with existing or planned sewer and water capacity. To ensure adequate water and sewer facilities are in place prior to new development, the City has adopted Domestic Water Implementation Measures and Wastewater Collection and Treatment Implementation Measures in its General Plan.

While the Indio Water Authority, Coachella Valley Water District and Valley Sanitary District, in conjunction with the City, are responsible for planning of new infrastructure to accommodate residential growth, construction of necessary infrastructure is primarily the responsibility of the developer on a project-by-project basis. Developer funding/reimbursement agreements are commonly used for new developments. Development/impact fees are also used to fund new improvements.

g. Former Redevelopment Agency Housing Set-Aside

Until the dissolution of Community Redevelopment Agencies under AB X1 26, Housing Set-Aside funds were one of the primary sources of financing used for preserving, improving and developing affordable housing. Housing Set-Aside funds are no longer available for use, as all tax increment revenues that previously went to the RDA is diverted to the underlying taxing entities under AB X1 26. A portion of this tax increment is deposited in the City's general fund.

h. Community Development Block Grant and HOME Program

At present, the City participates in the Riverside County Urban County Community Development Block Grant (CDBG) Program. This program is administered by the Riverside County Economic Development Agency, which also administers HOME Program funds for the City as well. CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies



Table C-8 outlines the CDBG funds received by Indio and the projects utilizing the funds.

Table C-8 Construction Cost Estimates		
Fiscal Year	Funded Activity	CDBG Funds Utilized
2005/2006	Property Acquisition- purchase of vacant medical building for future Senior Center	\$1,022,157 (Includes accumulated funds from Fiscal Years 2003/2004 and 2005/2006
2006/2007	Indio Senior Center Improvement Project	\$336,161
2007/2008	Indio Senior Center Improvement Project	\$428,202
2008/2009	Indio Senior Center Improvement Project	\$430,000
2011/2012	Fair Housing Services, Homeless Services for Children, Food Distribution, Better Neighborhoods Program, General Programs	\$447,229

Source: City of Indio

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

The City of Indio received \$1,400,000 (\$1,000,000 in 2005 and \$400,000 in 2007) in HOME funds from the County of Riverside for the construction of the Horizons at Indio Senior Housing Project.

i. On and Off Site Improvements

The City requires both on and off site improvements for new residential construction. These improvements are required as a condition of the subdivision map, or if there is no required map, as part of the building permit. The improvements include streets, sidewalks, street trees, street lights, landscaping, curb/gutter and drainage facilities, and water and sewer service. These on and off site improvements are required to promote the health, safety and general welfare of the public.



Developers are responsible for providing streets associated with the residential project. The street widths in the City are as follows:

- Widened Arterial- 102 ft. pavement width, 124 ft. right of way
- Arterial- 84 ft. pavement width, 106 ft. right of way
- Secondary Street- 64 ft. pavement width, 86 ft. right of way
- Collector Street- 42 ft. pavement width, 64 ft. right of way.
- Local Residential Street- 41 ft. right of way from curb to curb (includes parallel parking on both sides).

Landscaping is required for both single family and multifamily residential developments. In non-single family residential districts a minimum of 40 percent of the setback or yard area must be planted with live plant material. The remainder may be rock, gravel, bark or other natural non-living material. Required driveways and walkways within the setback must be paved, but are not considered in the calculation of landscaped area. In single family residential districts a minimum of 20% of the front setback or yard area must be planted with live plant material. The remainder may be rock, gravel, bark or other natural non-living material. Required driveways and walkways within the setback must be paved, but are not considered in the calculation of landscaped area.

For multifamily surface parking lots, a minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, ground cover, other plant material and hardscape material. A minimum of 1/3 of the required landscaping shall be distributed within the interior of the parking facility and the remaining 2/3 of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area. All landscape areas shall be well maintained in perpetuity. A minimum of one 24 inch box tree shall be required for each four parking spaces. Said trees are intended to provide shade to parked vehicles and shall be of a type adapted for the climate of the Coachella Valley. Street side planters may contain palm trees at a rate of not more than 25 percent.

The on and off site improvement requirements for residential development are necessary to ensure adequate facilities, services and amenities are provided to support the development. Based on the numerous residential projects approved and constructed in compliance with these requirements, the City has found that the improvement requirements do not constrain the supply of housing or unduly impact the cost of housing.



2. Non-Governmental Resources and Constraints

a. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Indio is provided in Appendix B.

b. Land Prices

Land costs directly influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, and the demand for housing increases, land prices increase. In response to higher land costs, developers have begun developing higher-priced homes, further driving up housing costs within the region. Currently, based on assessor parcel data and building permit data (2006 and 2007) compiled by the City, residential land values within the City vary from \$1.06 to \$24.06 per square foot, depending on the size, location, and zoning of the property, with an average land value of \$9.61 per square foot.

c. Construction Costs

The single highest cost component associated with residential construction is the cost of building materials, which comprises about 60 percent of the unit's sales price. Construction costs for wood framed, single-family dwellings of average-to-good quality range from \$100 to \$120 per square foot, while costs for custom homes with added amenities being understandably higher. Costs for a wood framed, multi-family structure of average-to-good quality range from \$140 to \$150 per square foot, exclusive of parking, which can add up to \$100 per square foot if an underground garage is required.

Table C-9 summarizes the major components of residential development which includes the costs of land, construction and labor, as well as ancillary expenses such as financing, marketing, fees, and commissions.

Table C-9
Housing Cost Estimates
Example of Detached Single-Family Dwelling 2011

Development Components	Cost	Percent of Total
Finished Lot	\$77,035	21.7%
Construction	\$210,515	59.3%
Financing	\$7,455	2.1%
Overhead and General Expenses	\$18,460	5.2%
Marketing	\$ 5,325	1.5%
Sales Commission	\$11,715	3.3%
Profit	\$24,140	6.8%
Total	\$354,645	100.0%

Source: National Association of Home Builders, "New Construction Cost Breakdown" 2011 (percentages used in cost breakdown); DataQuick Southern California Home Resale Activity report 2011 (total price).



d. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

According to the Federal Home Loan Mortgage Corporation's (Freddie Mac) monthly interest rate survey from 2008 to 2012, as shown in Table C-10, annual average mortgage interest rates have declined significantly, from 6.03 percent in 2008 to 3.66 percent in 2012. The recent and ongoing turmoil in the national housing and financial markets, however, could cause rates to fluctuate significantly from recent lows, depending on how the situation develops and how economic policy makers respond.

Rates are initially lower for graduated payment mortgages, adjustable mortgages and buy-down mortgages. However, the risks to which both buyers and lenders are exposed when taking on adjustable-rate loans are well documented, and the number of properties in the U.S. on which foreclosure filings were reported rose to record levels in 2009. As a result, some of the more affordable mortgage options will be less accessible to prospective Indio homebuyers as financial institutions exercise greater caution in their lending practices.

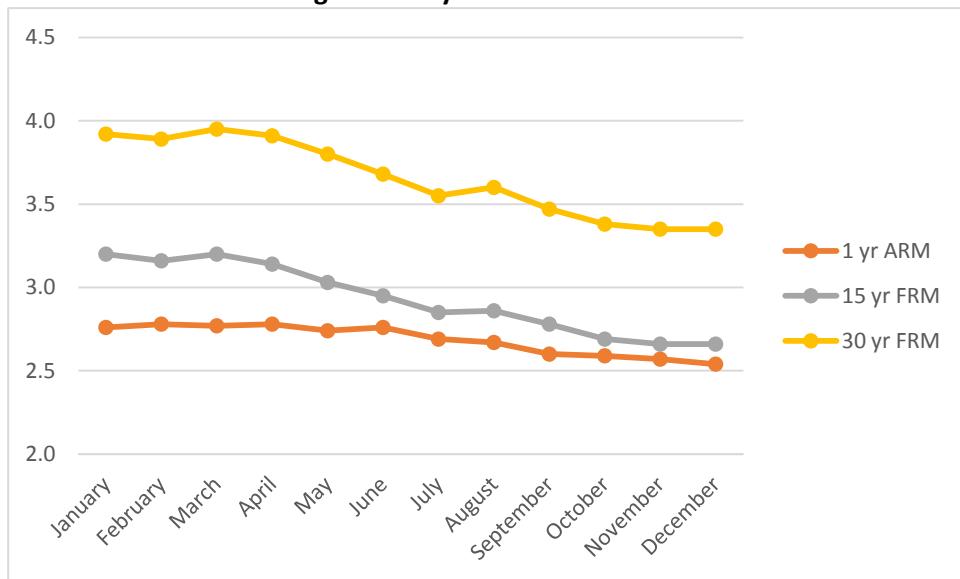
Table C-10
National Annual Average Mortgage Interest Rates

Year	Average Interest Rates
2008	6.03%
2009	5.04%
2010	4.69%
2011	4.45%
2012	3.66%

Source: Federal Home Loan Mortgage Corporation, Primary Mortgage Market Survey.



Figure C-1
Average Monthly Interest Rate 2012



Source: Freddie Mac Primary Mortgage Market Survey
(<http://www.freddiemac.com/dlink/html/PMMS/display/PMMSOutputYr.jsp>)

Figure C-1 shows the average interest rates from January 2012 to December 2012. As illustrated in the figure, 30-year fixed rate mortgages (FRM) on average were approximately one percentage point higher than 15-year FRM and 1-year adjustable rate mortgage (ARM) rates. At the beginning of 2012, 30-year FRM rates averaged just under 4.0 percent. By the end of 2012, the 30-year FRM rates declined to about 3.4 percent. The 1-year ARM rates started the year at approximately 2.8 percent and declined to approximately 2.5 percent, a drop in rates not as large as the 30-year FRM over the same period.

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nation-wide there has been a large increase in the number of delinquencies and foreclosures in the residential market. As a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.



e. Energy Conservation

As residential energy costs continue to increase and energy markets continue to suffer from inadequate capacity, increasing utility costs will continue to affect housing affordability. The Coachella Valley's hot summer climate makes energy conservation particularly important.

Energy conservation strategies that the City focuses on include:

- Requiring compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation.
- Promoting higher density and compact development
- Encouraging efficient energy design in new construction and retrofitting of existing development.
- Encouraging the use of shade trees and structures to reduce heating and cooling requirements on structures.

In addition, the State of California has updated to the California Energy Code (Title 24), which will further increase the requirements for energy conservation in new residential construction.

Imperial Irrigation District. The Imperial Irrigation District (IID) supplies electricity to over 140,000 customers within the Coachella Valley region, including the City of Indio. IID is a consumer-owned utility, which means the electric rates that Indio residents pay are less than in jurisdictions supplied by private energy wholesalers. To ensure a reliable supply of energy for its customers, IID offers a variety of public programs aimed at energy efficiency benefiting their residential customers. Some of these programs include rebates on ENERGY STAR® qualified appliances, refrigerator recycling incentives, educational programs, rebates and low-interest financing on energy efficient air conditioners/replacement windows, and discounted air conditioner diagnostic checks and duct testing/sealing. Funding for these programs is achieved through the Public Benefits Charge, which is included on all customer electric bills.

Green Building. One of the more recent strategies in building energy-efficient homes is the use and adoption of green building guidelines and programs by cities and developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's LEED green building programs;
- Build it Green's Green Point Rated program;
- National Association of Home Builders Model Green Home Building program;
- U.S. Environmental Protection Agency's Energy Star® for Homes program; and
- Building Industry Institute's California Green Builder program.



Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. These programs and other programs similar to these have been applied to numerous single and multi-family residential projects throughout California and nationwide.

3. Adequate Sites Inventory

This Housing Element determines that the City of Indio has adequate sites and zoning to accommodate its fair share of the 2014-2021 regional housing need. For a full discussion and inventory of Indio's residential land resources, refer to Appendix B: Residential Land Resources.



D. HOUSING POLICY PROGRAM

This section describes the Policy Program for the 2014-2021 Planning Period. The Policy Program details the City of Indio's goals, policies and actions in regards to the maintenance, improvement, preservation and development of housing for all segments of the community. In developing the Policy Program, the City assessed its current and projected housing needs, evaluated performance in implementing existing policies and programs, analyzed current constraints and resources and considered input from residents and stakeholders.

Through the development of the Policy Program, the City has identified six broad housing priorities:

1. To assist in the development of housing opportunities and accessibility for all economic levels in the City.
2. To remove constraints that hinder the production and conservation of affordable housing units.
3. To provide and maintain an adequate supply of sites for the development of new affordable housing.
4. To preserve, rehabilitate and enhance existing housing and neighborhoods.
5. To ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.
6. To encourage and enhance intergovernmental, public and private coordination and cooperation to achieve an adequate supply of housing for all residents of the community.

1. Goals and Policy Actions

Goal 1: To increase the availability of permanent housing for all community residents.

Policy Action 1.1: Adopt Reasonable Accommodation Procedures

In order to ensure compliance with the federal Fair Housing Act, the City will continue to adhere to the following policy regarding requests for reasonable accommodation. All visitors to the public counter at City Hall will be informed via posted signs and/or notices of their right to request relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. Requests must specify the regulation, policy, or procedure from which the applicant is seeking relief and the reason. Requests will be approved, approved with modifications, or declined once staff has made determinations as to:



- the qualifying status of the individual;
- the necessity of the accommodation; and
- the financial or administrative burden on the City.

Objective:	Adopt reasonable accommodation procedures
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 1.2: Farmworker Housing

The City recognizes the need for housing suitable for farmworkers in Indio. Section B.9.f of the Housing Element describes the farmworker housing needs in the City. To help ensure adequate farmworker housing is available, the City shall annually assess the need for farm worker housing and, as deemed necessary, produce a report or memorandum assessing the housing needs of the farmworker population and identifying further opportunities to partner with developers to provide additional units. The City may also develop partnerships with outside organizations conducting similar assessments of farmworker housing needs. Based on the City's findings, an action plan to address any identified need for farmworker housing will be developed. This action plan will include outreach to nonprofit housing developers and agricultural stakeholders, identifying suitable and available sites for housing for farmworkers, in-kind technical assistance for housing developers pursuing funding resources and entitlements and priority processing for farmworker housing projects. Recently, the Coachella Valley Housing coalition started construction of 85 new farmworker units at the Fred Young Farmworker Apartment Complex.

Objective:	Encourage and facilitate development of 115 farmworker housing units.
Responsible Agency/Department:	DSD
Financing Source:	HOME/General Fund
Time Frame:	Outreach to nonprofit housing developers and agricultural stakeholders annually.

**Policy Action 1.3: Mixed Income Housing**

The City shall encourage a balanced residential community through integration of low- and moderate-income housing throughout the City, and the adequate dispersal of such housing to avoid over concentration in any particular neighborhood.

Objective:	Encourage mixed income housing
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 1.4: Partnerships with Housing Developers

The City supports cooperation in the development of affordable housing through financial and/or technical assistance. The City will cooperate with developers to provide housing opportunities for extremely-low, very-low, low and moderate income households.

The City shall also evaluate the effectiveness of its partnerships with non-profit housing developers on an annual basis. Based on its findings, the City will seek ways to expand and foster its partnerships as appropriate.

The City will assist and encourage housing development for extremely-low, very-low, low and moderate income households through a variety of activities such as providing in-kind technical assistance, funding support, land write-downs, expedited processing, fee deferrals, and incentives and concessions that meet or exceed State density bonus law as appropriate.

Objective:	Partnerships with non-profit housing developers.
Responsible Agency/Department:	DSD
Financing Source:	General Fund/CDBG/HOME
Time Frame:	Ongoing, annual evaluation

**Policy Action 1.5: Infill Opportunity Partnerships**

The City has an adjusted RHNA need of 1,201 units for very-low and low income households. The City has a number of opportunities for infill residential development to meet this need. The City shall work with housing developers to acquire and develop new housing units in these areas. City assistance may include in-kind technical assistance, land acquisition and consolidation and providing infrastructure improvements.

Objective:	Support and facilitate the development of 1,201 infill housing units for very low and low-income households.
Responsible Agency/Department:	DSD
Financing Source:	General Fund/CDBG/HOME
Time Frame:	Ongoing

Goal 2: To remove constraints that hinder the construction of affordable housing.**Policy Action 2.1: Expedited Development Processing**

Lengthy development application processing times can hinder the feasibility of developing affordable housing. In September 2013, the Planning Commission adopted Resolution No. 1655 modifying various section of the Municipal Code to streamline and reduce development and business related impediments. This zone text amendment adds an administrative design review process to reduce processing time for certain land use entitlements. However, to ensure development review and approval timelines are not a constraint to housing development, the City shall continue to monitor average processing times for discretionary development permits on an annual basis. Should the City find that processing times are a constraint to affordable housing development; the City shall revise discretionary processing and approval procedures, as needed. The City shall also investigate discretionary processes that may be appropriately handled through administrative processing.

Objective:	Continue to monitor processing times.
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Annually

**Policy Action 2.2: Standard Application Package**

To assist applicants in understanding the requirements and procedures for development approvals prior to application submittal, the City will offer the Standard Application package. The package contains an explanation of the planning application permit process and the application form where all requested actions for the project in regards to the Development Services Department can be checked along with contact numbers and a copy of the fee schedule. The City shall update the Standard Application package as needed to provide current information.

Objective:	Continue to provide Standard Application package
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing, update as necessary

Policy Action 2.3: Encourage Housing for Extremely-low Income Households

The City shall encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Riverside County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-resident occupancies, transitional facilities and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreach to nonprofit and for-profit housing developers, providing in-kind technical assistance for housing developers, financing and funding assistance and expedited processing as appropriate. The City's objective shall be to encourage and facilitate construction of 357 extremely-low income housing units during the 2014-2021 Planning Period.



Objective:	Encourage and facilitate construction of 357 extremely low-income housing units.
Responsible Agency/Department:	DSD
Financing Source:	General Fund/CDBG/HOME/other State and Federal funding sources, as appropriate
Time Frame:	Outreach to housing developers annually. Ongoing encouragement and facilitation of housing for Extremely Low Income households through 2021.

Policy Action 2.4: Inventory of Units Built Based on Income Level

To track the income levels of residential units built and provide a more effective way to track performance during the Planning Period, the City will develop procedures to obtain information on the estimated sales/rental value of each unit constructed. The information will be obtained during the entitlement process and the value will be included as part of the building permit record to reflect the assumed market value of the home constructed.

Objective:	Create income-based inventory of units built.
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 2.5: Consistency with the General Plan

State law requires that all Elements of the General Plan be internally consistent. The City will annually review the Housing Element for consistency with the General Plan as part of the General Plan progress report.

Objective:	General Plan Progress Report
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Annually

**Policy Action 2.6: Minimum Unit Size Requirements**

To ensure appropriately sized housing units are constructed in the City, the Indio Municipal Code requires a minimum floor area for residential dwellings. This minimum floor area is governed by the zoning district in which the dwelling is located and the number of bedrooms in the dwelling. The City understands that the minimum floor area requirement may be a constraint to the development of affordable multifamily units and has approved smaller unit sizes through discretionary development review.

To evaluate appropriate actions to reduce or eliminate this potential constraint, the City is in the process of examining the existing unit size requirements to determine if the City's existing standards potentially constrain the provision of affordable housing units. Based on the findings of this examination, the City will amend the unit size requirements, if appropriate, to ensure maximum unit size thresholds do not constrain the provision of affordable housing.

Objective:	Reduced minimum unit size requirements
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption.

Policy Action 2.7: Compliance with Employee Housing Act

The City shall, in processing and reviewing applications for development, comply with the State Employee Housing Act, specifically Health and Safety Code Sections 17021.5 and 17021.6. Staff shall treat employee housing serving six or fewer persons as a single family structure and will review proposed development projects of this nature in the same manner as other single family structures of the same type in the same zone (Section 17021.5). In addition, staff shall treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use, to be permitted in the same manner as other agricultural uses in the same zone (Section 17021.6).

Objective:	Comply with the State Employee Housing Act
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing



Goal 3: To provide adequate, suitable sites for residential use, development and maintenance of a range of housing that varies sufficiently in terms of cost, design, site, location and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

Policy Action 3.1: Vacant Land Inventory

The City shall monitor and update its inventory of vacant land and update the inventory on an annual basis. The inventory will be integrated into the City's GIS system and will assist staff in providing information to for-profit and non-profit housing developers.

Objective:	Update vacant land inventory annually
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Annually

Policy Action 3.2: Residential-Supporting Services and Amenities

Conveniently located and accessible services and amenities including child care, shopping, transit and jobs support residential development and enhance livability. The City shall encourage development of supportive services and amenities adjacent to and in conjunction with new residential development.

Objective:	Supportive services and amenities
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing

**Policy Action 3.3: Encourage Mixed Use and High Density Residential Development in the Downtown area**

In 2013, the City initiated the preparation of the new Old Town Specific Plan. The City shall continue to encourage mixed use and high density residential development in the downtown area and consider incentives for developers that construct higher density residential/commercial projects in the downtown area.

Objective:	Higher density downtown mixed-use and residential development. Adoption of Old Town Indio Specific Plan.
Responsible Agency/Department:	DSD (Economic Development Section)
Financing Source:	General Fund/State/Federal
Time Frame:	Develop incentives within one year of Housing Element adoption.

Policy Action 3.4: Jobs/Housing Balance Evaluation

The City shall continue to evaluate the potential for creating a jobs/housing balance in the community. Biannually the City shall analyze the status of jobs and housing within the community and provide information to large employers of new commercial and industrial projects on housing developments within the community.

Objective:	Evaluate jobs/housing balance
Responsible Agency/Department:	DSD (Economic Development Section)
Financing Source:	General Fund
Time Frame:	Annually

Goal 4: To initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

Policy Action 4.1: Preserve Existing Residential Neighborhoods

To protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities, the City will continue to require that new developments comply with City design standards,



The City will also review and appropriately modify City ordinances and policies if necessary to establish and/or maintain appropriate separations and buffers between residential and non-residential land uses.

Objective:	Protect existing residential neighborhoods from incompatible land uses
Responsible Agency/Department:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 4.2: Proactive Code Enforcement

The City's currently performs code enforcement on a complaint-basis. The Code Enforcement officers also perform proactive code enforcement by self-initiating calls for service as they see potential code violations. The Code Enforcement officers investigated more than 2,500 code enforcement cases in calendar year 2012.

The City will continue to conduct proactive code enforcement activities in identified target areas to address code violations, deferred maintenance, substandard housing conditions and encourage continued maintenance of existing neighborhoods. The City shall utilize the existing neighborhood/property condition surveys to aid in targeting additional areas. The Code Enforcement officers will work with Development Services Development Staff to coordinate efforts in rehabilitating existing housing. The Code Enforcement Unit's goal is to increase response to calls for service (both self-initiated and community/resident initiated) by 10 percent each year.

Objective:	Increase response to calls for service by 10 percent annually
Responsible Agency/Department:	Code Enforcement/DSD
Financing Source:	General Fund
Time Frame:	Annually

**Policy Action 4.3: Promote Energy Conservation.**

The City will work with the Imperial Irrigation District to obtain information on loans, grants, or other incentives that might be available for voluntary energy reduction; and to obtain other relevant information on energy efficiency. The City shall supply energy conservation awareness brochures in all public meeting places including City Hall and the City Library.

Objective:	Promote energy conservation by providing information from the Irrigation District and other organizations at public meeting places
Responsible Agency/Department:	DSD/ Imperial Irrigation District
Financing Source:	General Fund/Imperial Irrigation District
Time Frame:	Ongoing

Policy Action 4.4: Encourage Green Building Practices

The City understands the importance of sustainable use of limited resources and encourages the use of “green building” practices in new and existing housing. The City will develop a program to further facilitate and encourage the use of green building technologies. The City will continuously analyze best practices and current technologies and develop a program that would provide density incentives for developments that incorporate green building technologies.

Objective:	Develop a green building program and a menu of development incentives offered to projects that meet minimum performance criteria
Responsible Agency/Department:	DSD
Financing Source:	General Fund/ State/Federal
Time Frame:	Within one year of Housing Element adoption

**Policy Action 4.5: Housing Rehabilitation Program**

Although the Housing Rehabilitation Program has been canceled due to the elimination of RDA and depletion of available Low/Mod Housing Funds, the City will continue to seek alternative funding to support a housing rehabilitation program. The program will provide technical and financial assistance to eligible low and moderate-income homeowners to rehabilitate existing single family, owner-occupied dwelling units through grants or low interest loans.

Objective:	Restart the Housing Rehabilitation Program
Responsible Agency/Department:	DSD
Financing Source:	CDBG, HOME, other undetermined State and Federal sources
Time Frame:	Annually, as funds are available

Policy Action 4.6: Rental Housing Rehabilitation

To address deferred maintenance and substandard housing conditions in rental housing units, the City will study the possibility of developing a housing rehabilitation loan program to assist renter-occupied housing units.

Objective:	Study the potential for a Rental Housing Rehabilitation Program
Responsible Agency/Department:	DSD
Financing Source:	CDBG, HOME, other undetermined State and Federal sources
Time Frame:	Within one year of Housing Element adoption

**Policy Action 4.7: Neighborhood Clean Up Program**

Although the dissolution of RDA and its funding, the City has successfully implemented the Neighborhood Clean Up Program utilizing City funds and volunteer efforts. The City will identify targeted neighborhoods on an annual basis and organize the events.

Objective:	Two (2) Neighborhood Clean Ups (approx. 250 units per neighborhoods)
Responsible Agency/Department:	DSD
Financing Source:	General Fund, CDBG
Time Frame:	Annually, as funds are available.

Policy Action 4.8: Multi-Family Acquisition and Rehabilitation Program

The City will partner with non-profit and for-profit housing developers to acquire and rehabilitate multi-family complexes and maintain these units as affordable.

Objective:	Rehabilitate 50 units during the planning period
Responsible Agency/Department:	DSD
Financing Source:	Undetermined State/Federal
Time Frame:	2014-2021, as funds are available.

Policy Action 4.9: Senior Emergency Assistance Grant Program

The City's Senior Emergency Assistance Grant Program is currently on hold following the loss of most of its funding due to RDA dissolution; nonetheless, senior emergency assistance remains a pressing need. The City shall identify alternative funding sources to support grants to senior citizens to improve accessibility and correct health and safety violations.

Objective:	Two (2) grants annually
Responsible Agency/Department:	DSD
Financing Source:	Undetermined State/Federal
Time Frame:	Annually, as funds are available.

**Policy Action 4.10: Monitor and Preserve At-Risk Units**

The City will continue to track and monitor all owner and renter occupied units with affordability covenants in Indio, and identify any units at-risk of converting to market rate housing.

The City has identified 588 units at-risk of converting to market-rate housing during the Planning Period: 320 units considered to be at “very high” risk, and 268 considered to be at “low” risk. The City will continue to encourage potential purchasers, including non-profit organizations and developers, to preserve the at-risk properties. To increase the likelihood that these units are preserved, the City shall develop a preservation strategy. The strategy will include contacting potential purchasers, pursuing available funds, ensuring compliance with noticing requirements and conducting tenant education.

Objective:	Monitor and preserve at-risk units
Responsible Agency/Department:	DSD
Financing Source:	City/State/Federal
Time Frame:	Annual monitoring; preservation strategies prepared and updated on an ongoing, as-needed basis.

Goal 5: To ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Policy Action 5.1: Fair Housing Commitment

The City shall require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.

Objective:	Fair Housing Commitment by fund recipients
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing, project based.

**Policy Action 5.2: Fair Housing Information**

The City of Indio will acquire and maintain fair housing materials, including pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues.

The City shall provide appropriate information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Where possible, the City shall obtain existing materials produced by other organizations and distribute them to the community. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City sponsored events.

Objective:	Assemble and distribute Fair Housing information material.
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption.

Policy Action 5.3: Fair Housing Referrals

The City will refer all housing discrimination inquiries to appropriate State and County regulatory agencies, including the County of Riverside Fair Housing Council and the State Fair Employment and Housing Commission.

Objective:	Fair Housing Referrals
Responsible Agency/Department:	DSD/County of Riverside Fair Housing Council/State Fair Employment and Housing Commission
Financing Source:	General Fund
Time Frame:	Ongoing

**Policy Action 5.4: Outreach for Persons with Developmental Disabilities**

Work with the Inland Regional Center to develop and implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. The program could include the development of a brochure, information on the City's website, and workshops incorporating training for both individuals and families.

Objective:	Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Within one year of Housing Element adoption

Goal 6: To coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Policy Action 6.1: Section 8 Housing Choice Vouchers

The City will continue participation with the Riverside County Housing Authority to qualify Indio residents for Section 8 Housing Choice Vouchers. The City will provide information on the availability of Section 8 programs to qualified residents.

Objective:	Referrals to Section 8 Program
Responsible Agency/Department:	County of Riverside Housing Authority
Financing Source:	HUD
Time Frame:	Ongoing

**Policy Action 6.2: Participation in SCAG RHNA Process**

The City will provide strong and active representation to SCAG by both staff and elected officials to ensure the SCAG's determination of a jurisdiction's housing production requirements constitutes a locality's fair share portion for fulfilling its regional housing needs.

Objective:	SCAG participation
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 6.3: Maximize External Funding Resources

The City of Indio recognizes the opportunity to apply for available external funds for housing construction, preservation and improvement. External funding sources from State and Federal programs provide increased opportunities to develop and maintain housing affordable to Indio residents.

To maximize the City's ability to secure outside funding, the City shall regularly monitor available funding/financing sources that may be used for housing.

Objective:	Secure State and Federal housing funds
Responsible Agency/Department:	DSD
Financing Source:	HUD/State
Time Frame:	Ongoing

Policy Action 6.4: Housing Programs Information

To maximize participation in housing programs, the City shall develop and disseminate informational materials to inform residents of program availability and requirements. Informational materials may be disseminated via the City's website, through print media at publicly accessible locations and/or through public workshops and meetings.



Objective:	Housing programs informational materials
Responsible Agency/Department:	DSD
Financing Source:	General Fund
Time Frame:	Develop materials with one year of Housing Element adoption Disseminate on an ongoing basis.

2. Quantified Objectives Summary

Table D-1 summarizes the quantified objectives by income category for the 2014-2021 Planning Period.

**Table D-1
Quantified Objectives
2014-2021**

Program/ Income Level	Quantified Objective
New Construction	
Extremely Low Income	357
Very Low Income	357
Low Income	487
Moderate Income	553
Above Moderate Income	1,271
Total	3,025
Rehabilitation	--*
Units at Risk of Conversion to Market-Rate	588**

**The housing rehabilitation program has been canceled due to redevelopment agency dissolution and loss of Low/Moderate Income Housing Funds. The City is seeking funding to restart the program; however, the number of units projected to be rehabilitated will depend on the availability of future resources.*

***Of the at-risk units identified in the Housing Element's analysis, 320 were considered to be at "very high" risk of conversion, while another 268 were considered to be at "low" risk.*

APPENDICES

Appendix A: Community Outreach

Appendix B: Residential Land Resources

Appendix C: Review of Past Performance

Appendix D: Glossary

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Appendix A

Community Outreach

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APPENDIX A: COMMUNITY OUTREACH

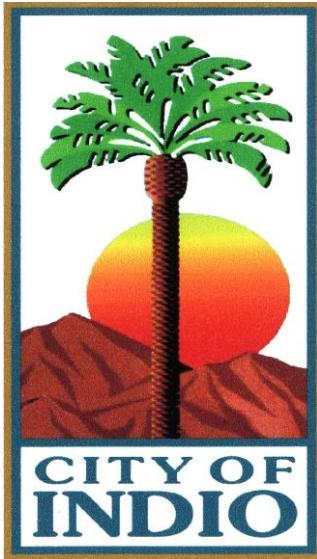
1. Introduction

During 2013, the City of Indio sought resident and stakeholder input through two community meetings to ensure the Housing Element update reflects the challenges and opportunities currently facing the community. The outreach activities were advertised through flyers, articles in the local newspaper, on the City's website and through announcements at public meetings.

The City staff and consultant team conducted a community meeting on May 23, 2013 at the City Hall Council Chambers. Residents and stakeholders were also invited to a community meeting on June 20, 2013 at the Senior Center located at 45700 Aladdin Street, Indio.

2. Community Meeting Notices and Presentation

Notices and PowerPoint presentation for the May 23, 2013 and June 20, 2013 community meetings are presented on the following pages.



The City of Indio invites you to a community meeting on the City's 2014-2021 Housing Element

When: *Thursday, May 23, 2013*

Time: *6:00 pm to 8:00 pm*

Where: *Council Chambers, 150 Civic Center Mall*

The need for decent, affordable housing is an issue of concern in Indio, as well as in communities throughout California. State law requires the City to develop local housing programs to ensure Indio meets its "fair share" of the Southern California region's housing needs. To meet its housing requirement, the City of Indio is updating the Housing Element of its General Plan for the 2014-2021 planning period.

Indio, as it begins this update process, encourages its residents and community organizations to participate in this community meeting to learn more about the Housing Element and its process, and to discuss their concerns and housing needs.

During this meeting, participants will learn about the City's current housing programs, receive an update on the City's accomplishments since the previous Housing Element was adopted, and be encouraged to help shape the new 2014-2021 Housing Element. Participants will be asked to provide ideas for providing adequate affordable housing, as well as for preserving and improving Indio's existing high-quality housing for all residents.

Reasonable Accommodation Requests

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (760) 391-4006 or by sending an e-mail at chernand@indio.org. A notification of 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

For More Information

If you have questions about the community meeting or the Housing Element update, please contact Joseph Lim, Development Services Director at (760) 391-4120 or email jlim@indio.org



The 2nd Community Meeting on the Indio Housing Element

When: *Thursday, June 20, 2013*

Time: *6:00 pm to 7:00 pm*

Where: *Senior Center, 45700 Aladdin Street,
Indio*

The City of Indio is inviting residents and community organizations to participate in learning more about the upcoming Indio Housing Element and why it's needed. This community meeting will be held on Thursday, June 20 at 6:00 pm at the Senior Center located at 45700 Aladdin Street, Indio. At this meeting, discussion will focus on:

- The City's current housing programs available to residents.
- Recent accomplishments by the City in promoting and providing decent housing.
- Possible new housing programs for the City's future.

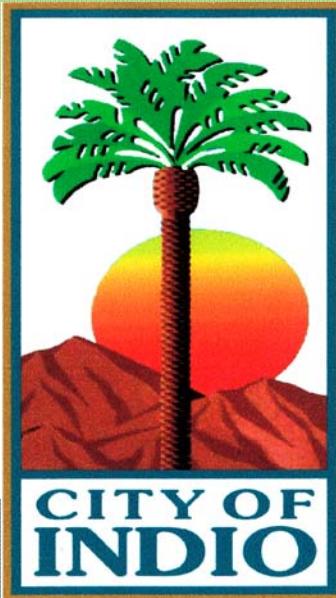
Participants are encouraged to provide ideas on how the City can accommodate the affordable housing needs of the community, and ideas for preserving and improving Indio's existing high-quality housing for all residents.

Reasonable Accommodation Requests

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (760) 391-4006 or by sending an e-mail at cherhnd@indio.org. A notification of 36 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

For More Information

If you have questions about the community meeting or the Housing Element update, please contact Joseph Lim, Development Services Director at (760) 391-4120 or email jlim@indio.org



City of Indio
**HOUSING ELEMENT
UPDATE**

1st Community Meeting
May 23, 2013

Outline of Tonight's Meeting

- Why update the Housing Element?
- Housing needs
- Housing resources
- Housing achievements
- Project timeline
- Questions and comments

Why Indio should update the Housing Element

- State Law requires cities to update Housing Element by October 15, 2013
- Advantages to adopting an updated Housing Element and having State certification:
 - ✓ Access to grants and other funding sources
 - ✓ Protection from legal challenges on development issues
 - ✓ Helps avoid having to update again in 4 years

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Purpose of the Housing Element

- One of the 7 mandated elements of the General Plan
- Identifies the City's housing needs and priorities
- Identifies the City's resources and constraints
- Reviews past objectives and accomplishments
- Identifies new objectives, policies, programs and projects

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Indio's Existing Housing Needs

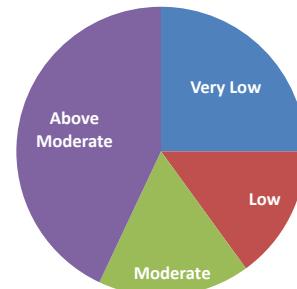
- 38% of households are renters and 62% owners
- 11% of households living in overcrowded conditions (more than 1.0 persons per room)
- 52% households overpay for housing (spending 30% or more of household income) & 23% (severely overpaying more than 50%)
- 12% elderly population (65+ years)

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Future Housing Needs

- Regional Housing Needs Assessment (RHNA) allocates Indio's "fair share" of the regional needs
- Indio's RHNA allocation for 2014-2021 = 3,025 units
- RHNA Allocation by Household Income:

Households Income	Units	%
Very Low	714	24%
Low	487	16%
Moderate	553	18%
Above Moderate	1,271	42%
Total	3,025	100%



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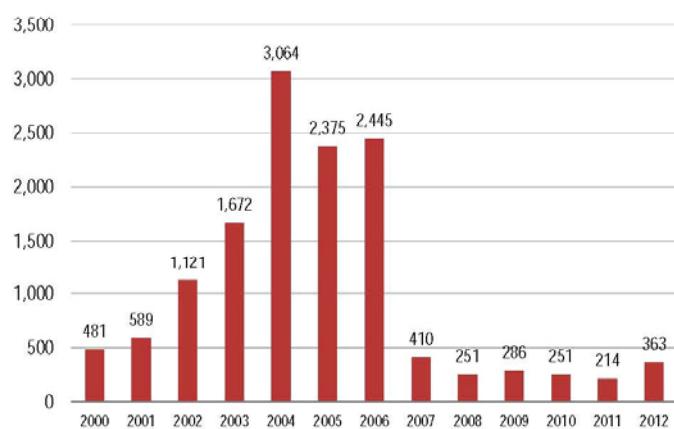
Housing Trends

- RHNA allocation: averages 378 units per year 2014-2021
- Permits issued for residential units: averaged 800 units per year 2000-2012
- Why so high since 2000?
 - ✓ Good housing market until 2007
 - ✓ Vacant land

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Housing Trends 2000 to 2012

Permits Issued for all Residential Units



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Housing Resources: Adequate Site for Affordable Housing

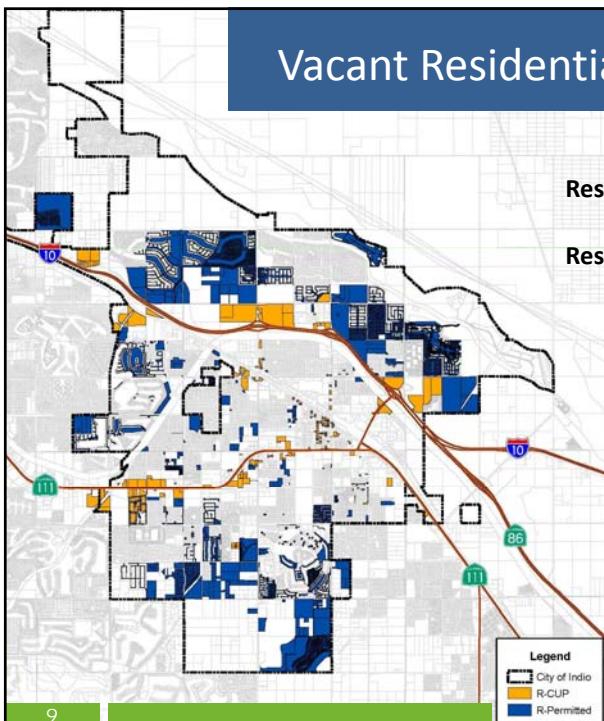
- Entitled residential development 2008: 11,900 units
- Permits issued for residential use since 2008: 1,100 units
- Vacant residential-zoned land (2,900 acres): 6,800 units
- Vacant land for residential use w/ CUP (600 acres): 7,400 units
- Shortfall of vacant to accommodate Lower-Income units

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Vacant Residential Land (2008)

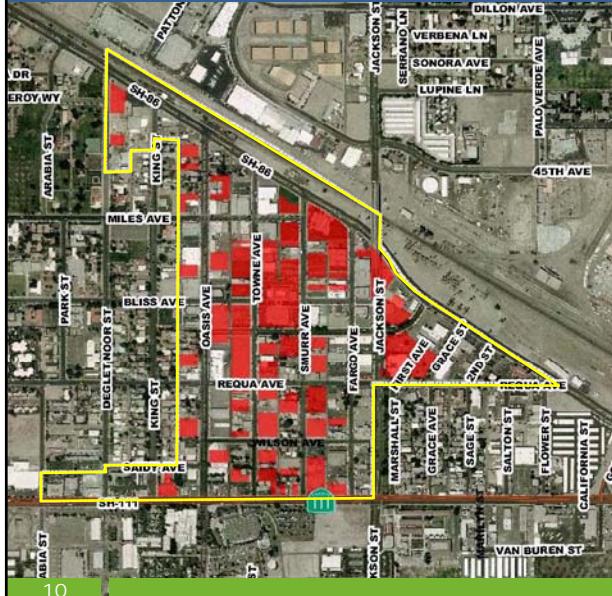
Residential Permitted: 2,900 ac.

Residential CUP: 600 ac.



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Vacant Land Opportunities in Old Town Indio



Old Town Indio Specific Plan

Potential for 284 units

Fred Young Specific Plan



Size: approx. 60 acres

GP Land Use: Residential High

Potential Units: 950 affordable units

Recent Examples of Successes in Achieving Housing Program Objectives

- Housing Rehabilitation Program -- 120 households assisted (program cancelled due to elimination of RDA)
- Multi-family Rehabilitation Program -- 100 units rehab.
- Neighborhood Cleanup Program -- 4 neighborhoods
- Fred Young Farmworker Apartment Complex – 85 new units constructed
- Residential unit permits issued – 223 permits
- General Plan Amendment/Zone Change (*Planning Commission, May 22, 2013*):
 - ✓ Designated overlay emergency shelter land use and zone change
 - ✓ Revised zoning definitions to reduce housing development impediments – i.e., supportive and transitional housing, SRO, “family”

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Adequate Sites to Accommodate Housing Needs

- Previous RHNA allocation in the current 2006-2014 Housing Element of 4,143 units
- City has adequate sites available to accommodate the new RHNA allocation in the upcoming 2014-2021 Housing Element of 3,025 units

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Project Timeline

- 1st Community Meeting: May 23, 2013
- 2nd Community Meeting: June 2013
- Draft Housing Element: July 2013
- State's review and comments and City's response: July-September 2013
- Environmental document: July 2013
- PC approval: September 2013
- CC adoption of Housing Element: October 2013
- State certification of Housing Element: October 2013

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Questions and Comments

*If you have additional questions or comments after this meeting, please contact the **Community Development Department** at (760) 391-4120.*

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Appendix B

Residential Land Resources

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APPENDIX B: RESIDENTIAL LAND RESOURCES

1. Availability of Sites for Housing

State Housing Element Law requires that cities demonstrate they have adequate sites to meet their projected housing need. An analysis of land resources taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes must be completed. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing. The City of Indio's share of the region's housing needs for 2014-2021, as determined by Southern California Association of Governments (SCAG), the regional metropolitan planning organization, is the projected need for housing used in this evaluation.

The Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the State's regions. This demand represents the number of additional units needed to accommodate anticipated growth in number of households, replace expected demolitions and conversions of housing units to non-housing uses, and achieve a vacancy rate that allows for healthy functioning of the housing market.

SCAG, in cooperation with the Coachella Valley Association of Governments (CVAG), the local Council of Governments (COG) representing the region, and the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very-Low Income – 0% to 50% of the median income;
- Low-Income – 51% to 80% of the median income;
- Moderate-Income – 81% to 120% of the median income; and,
- Above Moderate Income – more than 120% of the median income.

In addition to the allocations in the four income categories, cities must also address the growth needs for extremely low-income households (households earning 30 percent or less of the median income). The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and other considerations. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.



Starting with the 2014-2021 cycle, one of the factors used in determining the RHNA allocation is the State's greenhouse gas (GHG) reduction strategy laid out in AB 32 and SB 375. Using regional GHG reduction targets set by the State, SCAG prepares, as part of the Regional Transportation Plan, a Sustainable Communities Strategy (SCS) that coordinates land use policy with planned transportation investments. This coordination is intended to produce land use patterns that produce fewer vehicle miles traveled than traditional suburban development, theoretically leading to lower GHG emissions that achieve the regional targets. The RHNA allocation is prepared in a manner consistent with the SCS, meaning that the distribution of housing growth across the region is meant to assist the State in achieving its GHG reduction goals.

The current RHNA prepared by SCAG allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an eight-year cycle). The RHNA identifies the City of Indio's share of the region's housing needs as 3,025 new housing units.

Table B-1 2014-2021 RHNA Allocation		
Income category	Dwelling Units 2014-2021 RHNA Need	% of Total
Extremely Low	357	11.8%
Very Low*	357	11.8%
Low	487	16.1%
Moderate	553	18.3%
Above Moderate	1,271	42.0%
Total	3,025	100.0%

Source: SCAG 2014-2021 RHNA

a. Entitled Development to Date (June 2013)

Indio currently has a number of entitled residential developments that are under construction or awaiting construction. Table B-2 summarizes the entitled residential projects in the City. Since 2000, a total of 16,660 units have been approved for development; of this total, 2,962 units have been constructed. This leaves 13,698 entitled housing units in these projects that have yet to be completed as of June 2013. Eighty-five (85) of these units, which are currently under construction, are part of the Fred Young Specific Plan and will be affordable to very low-income households. Another 1,782 are part of the Las Montañas Marketplace project, which will have an effective residential density of approximately 60 units per acre and is considered suitable to accommodate lower-income housing development.

For the other 11,831 units, it is assumed that these will be market-rate units and affordable to moderate and above moderate-income households. The locations of



these entitled residential projects are shown in Exhibit B-1-1 (Remaining Entitlements) and listed in Table B-1-1 (Projects with Remaining Residential Entitlements) at the end of Appendix B.

Table B-2 Entitled Projects: 2000-June 2013	
Income Category	Dwelling Units Entitled
Lower-income	1,867
Moderate/Above Moderate-income	11,831
Total	13,698

Source: City of Indio Development Services Department, 2013 Project Status List

b. Vacant Land Resources

The remainder of Indio's housing need will be accommodated through development of vacant land or redevelopment. Table B-3 provides a summary of vacant land zoned for residential use throughout the City, and Table B-4 provides a summary of available land whose zoning designation allows for residential uses with approval of a Conditional Use Permit. Exhibit B-2-1 (Vacant Land) is a map illustrating the location of vacant parcels in the City and Table B-2-1 (Vacant Land Resources) is a complete list of vacant parcels zoned for residential use.

As depicted in Tables B-3 and B-4, Indio has the capacity to provide 6,773 units on vacant land within existing residential zones, and as well as an additional 7,427 units with approval of Conditional Use Permits. The capacity for units with approval of Conditional Use Permits is not assumed to meet the City's lower-income growth need and is not reflected in Table B-6: Sites Summary. The realistic capacity for the vacant residential land in summarized in Table B-3 utilizes the lower end of the permitted density range. The lower end is the "threshold density" identified in the City's zoning code and is what the City has determined is the expected density of development. Based on the permitted densities, which range from 1 to 12 du/ac, the vacant land would allow for construction of moderate and above moderate-income units. Indio has enough vacant land to accommodate its moderate and above-moderate income RHNA allocations; however, the permitted densities are lower than what is generally needed to construct housing units affordable to lower-income households.

Based on current market conditions, Indio has begun to experience an increase in housing prices, similar to other cities in the region and the State. Comparing the median sales price to affordability levels discussed in Section B: Housing Needs Analysis, many moderate income households would be able to afford a home selling at the median sales price in Indio. Additionally, rental prices for multi-family units are affordable for moderate income households. Based on the current rental and sales prices, dwelling



units constructed within the 12-15 du/ac density range permitted in the Residential High (RH) zone would be affordable to moderate income households. The capacity of the vacant parcels within the RH zone (824 dwelling units) is assumed to be used towards meeting the City's moderate income need, as shown in Table B-6. In addition the capacity of vacant land in the RH zone, residential development in the CC and RC zones would be permitted, subject to a CUP, at minimum densities of 12 du/ac. These units are also expected to be rented or sold at prices affordable to moderate income households.

Table B-3 Vacant Land Summary Residential Permitted				
Zone		Acres	Permitted Density	Units
CE-1	Country Estate and Visitor Serving	215.17	1 du/ac	139
CE-1/2		7.93	2 du/ac	12
CE-2		57.50	1du/2ac	21
CE-PD		431.84	3 du/ac - 3.5 du/ac	758
EE	Equestrian Estates	847.30	1du/ac	599
RH	Residential High	71.0	12-15 du/ac	824
RL	Residential Low	999.2	3.5-4 du/ac	2,987
RM	Residential Medium	224.28	6-8 du/ac	1,115
RM-MH	Residential Medium Mobile Home Park Development	34.32	10 du/ac	318
Total Estimated Units				6,773

Table B-4 Vacant Land Summary Residential Conditionally Permitted				
Zone	General Plan	Acres	Permitted Density	Units
CC/RC	Community Commercial	555.79	12 du/ac	6,568
CC/RC	Regional Commercial	48.67	12 du/ac	221
CC/RC	Downtown Commerce	19.37	12 du/ac	581
CC/RC	Residential-High	4.8	12 du/ac	57
Total Estimated Units				7,427



c. Fred Young Specific Plan

On January 25, 2011 the Indio City Council adopted Ordinance No. 1585 approving the Fred Young Specific Plan, which proposes construction of 950 units on a 58.9-acres site located at the southwest corner of Dr. Carreon Boulevard and Van Buren Street. Implementation of the Specific Plan started with the initial construction of 85 affordable units. Currently there are 253 existing farmworker housing units as part of the Fred Young Apartment complex. These units will be replaced with improved housing conditions to serve the existing residents. Project buildout is anticipated to occur in three phases over a 15-year period. The overall maximum density of the specific plan area is 20.25 units per acre. Since all of the proposed units are to be affordable, density bonus (California Government Code Section 65915-65918 and Indio Municipal Code Section 154.04) applies, and the Specific Plan allows for the transfer of density within the planning area to much higher densities. The adoption of Ordinance No. 1585 approving the Fred Young Specific Plan included the condition that: “[t]he applicant shall enter into an Affordable Housing Agreement with the City of Indio.” This Agreement requires that all the developed units to be available to lower-income households.



Fred Young Farmworker Apartments: 85 units under construction

The development of the site is anticipated to occur across four planning areas, three of which are permitted for exclusively residential development. The first planning area is permitted for 300 units, of which 85 are currently approved and under construction (215 remaining). The remaining planning areas are permitted for up to 650 units, meaning a total of 865 units remain permitted. In total, the project will result in a net gain of 657 lower-income units — 85 units from the initial phase of construction, and 612 from the development of the remaining vacant areas within the site and the replacement of the existing 253 units. The 85 under-construction units are counted as a project with remaining entitlements, while the 612 remaining net potential units are considered separately as a non-vacant site.

Table B-5 shows the remaining capacity of the site after subtracting the 85 units currently under construction. The number of potential units for each individual parcel has been estimated according to the parcel's percentage of the site as a whole. This is because the Specific Plan's planning areas, which form the basis for dividing the site for the purpose of development phasing, are drawn without respect to parcel boundaries and do not correspond with them. Thus, the number of units ultimately built on each



parcel will likely differ from the number given in the table below, though the overall number of units permitted is correct.

Table B-5
Fred Young Specific Plan

Parcel	Gen Plan	Zone	Acres	Density (du/ac)	Existing Units**	Potential Units	Net Units
612-170-005	SP	SP	0.79	16.8	0	13	13
612-170-006	SP	SP	25.75	16.8	114	434	320
612-210-006	SP	SP	5.30	16.8	25	89	64
612-210-005	SP	SP	19.54	16.8	114	329	215
All	SP	SP	51.38	16.8	253	865	612

**Remaining after the initial 85-unit first phase, covering 7.52 acres and straddling Parcels 612-170-005 and 612-170-006, is subtracted from the site. Remaining acreage is estimated due to the lack of precise survey measurements in the Specific Plan.*

***Estimated; precise number of units by parcel not available.*

d. Las Montañas Marketplace

Las Montañas Marketplace, included in Table B-1-1 as a project with remaining entitlements, is a planned mixed-use development consisting of housing, office and retail uses on approximately 91 acres located along Varner Road and Avenue 42 just north of Interstate 10. Development of the Las Montañas Marketplace project is governed by the following three land use documents:

- Gateway Conceptual Specific Plan (CSP), which provides an overall vision for the area of the City north of Interstate 10 and specifies the general distribution of land uses for the area;
- 1995 Development Agreement with DiMare Properties, which identifies the precise number of units permitted on the properties covered by the agreement and establishes the process by which specific projects are to be approved; and
- Las Montañas Marketplace Project Master Plan, which is required by the CSP and Development Agreement as part of the development approval process and establishes a land use mix and design/development standards specifically for the Las Montañas Marketplace site.

The Las Montañas Marketplace site sits within the boundaries of the Gateway Conceptual Specific Plan, which establishes a general distribution of land uses for a 2,700-acre area north of Interstate 10. The site straddles two areas designated as part of the Mixed Use Area. According to the CSP's description of the Mixed Use Area, the designation is intended "to allow the intermixing of land uses and buildings that are not



traditionally allowed by conventional zoning. The Mixed Use development includes High Density Residential, Retail, Office, Business Parks and Resort Facilities.” The CSP goes on to describe the High Density Residential development permitted within the Mixed Use Area as consisting of “[p]lanned developments of townhomes, garden apartments, and/or condominium/apartment units” and states that “[t]he density of development shall vary based on the housing type, but shall a be maximum of 20 dwelling units/acre.”

The 1995 Development Agreement applies specifically to those properties owned by DiMare Properties at the time the Development Agreement was approved, including the Las Montañas Marketplace site. The Development Agreement specifies that the uses and maximum densities permitted on the DiMare properties will be in accordance with the Gateway CSP. The Development Agreement further requires that a Project Master Plan (PMP), design review permit, and tentative map be submitted before any development entitlements are approved.

The Las Montañas Marketplace Project Master Plan serves as the PMP for the project, as required by the Development Agreement. It states that “[w]ithin the PMP area, a maximum density of 20.0 dwelling units per acre could be developed (calculated over the entire project site). Multi-family residential buildings could be developed to a height of four stories.” The Las Montañas Marketplace PMP contains a land use plan, which envisions 1,782 units spread across the 91-acre site -- an average density of 19.6 units/acre.

However, the residential component of the Las Montañas Marketplace PMP is shown in the land use plan as occupying only a portion of the overall PMP site. The City estimates that when streets and other right-of-way are subtracted, the residential component, plus its required parking and open space, occupy approximately one-third of the overall site, bringing the effective density of the resulting residential areas closer to 60 units/acre. Thus, the Las Montañas Marketplace PMP effectively permits residential development well in excess of the 30 units/acre default density, making the site appropriate to accommodate the development of housing for lower-income households.

**e. Sites Summary**

Table B-6 summarizes the entitled projects in comparison to the 2014-2021 RHNA need. When taking into account the City's entitled projects, the Fred Young Specific Plan area, and the densities permitted on these sites, the City has adequate zoning to accommodate many more units than its fair share of the 2014-2021 regional need. There is a surplus of 1,278 lower-income units; 10,007 moderate-income and above moderate-income units; and 11,285 total units. The City's stock of vacant land provides additional excess capacity to meet the moderate-income and above moderate-income need. No adequate sites program is required.

**Table B-6
Sites Summary**

Income category	2014-2021 RHNA Need	Entitled	Fred Young SP (Remaining net total)	Difference betw. RHNA and Total (Entitled and Fred Young)	Capacity of Vacant Land Permitting Residential
Lower	1,201	1,867	612	1,278	0
Mod/Above	1,824	11,831	0	10,007	6,773*
Total	3,025	13,698	612	11,285	6,773*

Source: City of Indio Planning Department, August 2013

**Of the total potential units on vacant land, some units may have been developed.*

f. Alternate Sites: Old Town Indio Specific Plan

The City's current Old Town Indio Specific Plan was adopted in July 1997. The vision for Old Town Indio was to reestablish the downtown area as a special place within the City and the Coachella Valley. The 1997 Specific Plan has a projected capacity of 914 housing units on approximately 32 acres of vacant land. Of the total housing capacity, 284 units are on parcels large enough to allow at least 16 units per site. These units were applied toward meeting the City's lower-income growth needs of the 2008-2014 Housing Element. Exhibit B-3-1 and Table B-3-1 present the Old Town Indio Specific Plan Vacant land.

In July 2013, the Successor Agency to the Indio Redevelopment Agency signed an agreement with a consultant to update the 1997 Old Town Indio Specific Plan. The objective of the updated Specific Plan is to promote mixed use development in the downtown area that will not exceed six stories in height, consisting of commercial and residential uses that create destinations and a walkable community. The updated Specific Plan will provide opportunities for higher density residential development of over 30 units per acre.



Recently, the City issued a Request for Proposals for the acquisition and development of property owned by the Housing Authority in the Old Town Indio Specific Plan area. The proposed project includes the development of a 1.3-acre site with a mixed-use project consisting of retail/restaurant and high-density residential components. The residential component will consist of apartments or condominiums with a minimum density of 30 units per acre.

With the anticipated completion of the update Specific Plan in the summer of 2014, the City anticipates higher density residential development with more affordable units relative to the residential capacity in the 1997 Specific Plan.

The possibility exists that a lower-than-anticipated number of lower-income units could be developed on sites identified as either entitled projects or part of the Fred Young Specific Plan. In this event, sites within the Old Town Indio Specific Plan area could be used as alternate sites to meet Indio's fair share of the regional need for lower-income units. As mentioned previously, up to 284 units could be developed on sites capable of accommodating at least 16 units each -- a key statutory requirement for programs to provide adequate sites.

2. Preservation of Assisted Units At Risk of Conversion

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from low-income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section will address:

- An inventory of assisted housing units that are at-risk of converting to market rate housing,
- An analysis of the costs of preserving and/or replacing these units, and
- Resources that could be used to preserve at-risk units.

a. Inventory of At-Risk Units

A number of assisted housing units in Indio are at-risk of converting to market-rate during the planning period and in the five years immediately following the planning period. Of the total assisted housing units, 588 were "at-risk" of losing their affordability during the period from January 1, 2014 through December 31, 2023. A further 67 units in the Indio Desert Palms complex will lose their affordability in 2026 at the earliest, putting them outside the 10-year window. The remaining units continue to remain affordable through the Section 8 Renewal Program on an annual basis. Because the obligation is renewed annually, these units are at risk of conversion during the planning period as well as the two years beyond the planning period. Table B-7, prepared using data from the California Housing Partnership Corporation, summarizes the units "at-



risk" from 2014 through 2023. A total of 320 units are considered to be at "very high risk" of losing their affordability restrictions, while 268 units are classified as low-risk, according to CHPC.

Table B-7
Units at Risk of Conversion
1/1/2014 to 12/31/2023

Project	Address	Type	Program	Expiration Date	Total Units	Assisted Units	Risk Level	At-Risk Units
Indio Desert Palms Apts	45-560 Clinton St	Low/Mod Income	542(b)	10/1/2026	67	67	None	0
Indio Gardens	82490 Requa Ave	Low/Mod Income	HFDA/8 NC	Annual Renewal	150	150	Very High	150
Jackson Terrace Apts	46211 Jackson St	Low/Mod Income	PD/8 Existing	Annual Renewal	90	90	Very High	90
Palo Verde Apts	44720 Palo Verde St	Low/Mod Income	Preservation	Annual Renewal	80	80	Very High	80
Summer Field	83499 Capricorn Ave	Low/Mod Income	LMSA	Annual Renewal	268	268	Low	268
TOTAL					655	655		588

Source: California Housing Partnership Corporation

b. Cost of Preservation Versus Replacement

Four projects with a total of 588 units are at risk of converting to market rate housing during the planning period. Generally, the cost of preserving existing units is more cost effective than replacing units through new construction. Replacement of these units with rehabilitated units may be cost effective in some instances.

1) Preservation Strategies

There are many options to preserving units including providing financial incentives to project owners to extend lower-income use restrictions, purchasing affordable housing through a non-profit or public agency or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at-risk.

2) Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability



by using local, state or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30% of household income).

Assuming an average size of 2 bedrooms and 4 people for the 588 at-risk units, the total cost of subsidizing the rent for the units is \$217,560 per month, as shown in Table B-8. This translates into approximately \$2.6 million annually or \$52.2 million over a 20-year period.

Table B-8
Required Rent Subsidies

Unit Size	Total Units	Fair Market Rents	HH Size	Riverside Co. Very Low-Inc.	Afford. Cost (30% of HH Inc.)	Utility Allowance	Per Unit Monthly Subsidy	Total Monthly Subsidy
2 Bdrm (avg)	588	\$1,116	4	\$31,850	\$796	\$50.00	\$370	\$217,560

Source: 2013 HUD Fair Market Rent Documentation System, Income Limits Documentation System, GRC Associates

3) Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction. The average cost for developing a two-bedroom unit in a multi-family structure is approximately \$140,000 assuming an average development cost of \$140 per square foot, and a unit size of 1,000 square feet.

4) Purchase of Affordability Covenants

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to induce them to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance, or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up.



5) Cost Comparisons

Rental assistance provides the most feasible alternative for preserving Indio's assisted-housing projects, given the willingness of the non-profit owners to accept alternate subsidies if Section 8 contracts are not renewed, compared to the high cost of constructing new affordable units. The purchase of affordability covenants would also be a viable option, and could be used in conjunction with rent subsidies, lump sum financial assistance or mortgage interest rate subsidies.

c. Resources for Preservation

A variety of programs exist to help cities acquire, replace or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Indio.

1) Federal Programs

- Community Development Block Grant (CDBG) – The Federal Department of Housing and Urban Development (HUD) administers the CDGB program, which awards funds to cities on a formula basis for a wide range of housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Funds can be used for housing acquisition, rehabilitation, economic development and public services. The City of Indio receives its allocation of CDBG funds through the Economic Development Agency of the County of Riverside. The City receives approximately \$330,000 each year in CDBG funding.
- HOME Investment Partnership- Established by the Federal government in 1990, the HOME program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities that promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance. There are fairly strict requirements governing the use of these funds. Two major requirements are that HOME funds must be used for activities that target certain income groups (lower income families in particular), and matched 25 percent by non-Federal sources. The Coachella Valley Housing Coalition (CVHC), which is one of the active non-profit housing developers in the Coachella Valley, used \$1,012,493 in HOME funds to build a 36-unit multi-family housing project for very low-income families in Indio, called La Hacienda apartments. The CVHC also used \$100,000 of HOME funds to provide technical assistance for construction of 23 single-family dwelling units on Vecino Way, and \$500,000 of HOME funds to build the Indio Desert Palms Apartments (144 units). Horizons at Indio received \$1.4 million in HOME funds starting in 2005.



- Section 8 Program (Housing Choice Voucher) – The Section 8 rental assistance program extends Federal rental subsidies to low-income families and elderly who spend more than 30 percent of their incomes on rent. The Riverside County Housing Authority administers the Section 8 program on behalf of the unincorporated areas and 16 cities including Indio.
- Section 8 Project Based Vouchers- Housing Authorities can set aside up to 20 percent of its vouchers to specific housing units if the owner agrees to construct or rehabilitate these units. Unlike the Housing Choice Vouchers, this rental assistance program is tied to the specific project.
- Section 811/202 Program- Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with the Section 811 program, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.
- Federal Home Loan Bank (FHLB) – The affordable housing programs mandated by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 and the Community Reinvestment Act are being implemented through the 12 Federal Home Loan Banks. By law, affordable housing provisions call for, among other things, a requirement for interest-subsidized loans to be extended to low-income homebuyers. The FHLB of San Francisco (the Eleventh District consists of California, Arizona and Nevada) initiated its Affordable Housing Program in early 1990. Through the Affordable Housing Program, the FHLB provides interest rate subsidies on advances to member banks that engage in lending for long-term, lower-income owner-occupied or rental housing. Loans that qualify for the program include those to finance homeownership by low-income families and loans which finance the purchase, construction or rehabilitation of rental housing, of which at least 20 percent must be occupied by very low-income households. Non-profit organizations, for-profit developers and public agencies may work with local FHLB members to package projects that meet program standards. The Coachella Valley Housing Coalition received \$115,000 from the FHLB of San Francisco through its Affordable Housing Program, for construction of 23 single-family dwelling units on Vecino Way in Indio.

2) State Programs

- California Housing Finance Agency (CalHFA) Multifamily Programs- CalHFA administers a number of ownership and rental housing programs funded with the proceeds of tax-exempt bonds. The single-family programs provide low- and moderate-income first-time homebuyers with below-market interest rate mortgages and/or second mortgages to assist with the down payment. The rental program provides financing for the construction of apartment units, including second mortgages from CalHFA's Housing Trust Fund. The Indio Gardens apartment complex, with 150 units, was built using CalHFA funds.



- Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program which is designed to facilitate the acquisition of at-risk affordable housing developments provide low-cost funding to preserve affordability.
- Low-Income Housing Tax Credit (LIHTC)- This program provides tax credits to individuals and corporations that invest in low-income rental housing. The LIHTC program creates affordable housing opportunities when the developer of a project “sells” the tax credits to an investor or investors who contribute equity to the development in exchange for an ownership position in the project. Since 2000, the Redevelopment Agency has worked with various developers on 17 tax credit projects, resulting in the development and rehabilitation of 1,570 affordable units.
- California Community Reinvestment Corporation (CCRC)- The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.
- Propositions 46 and 1C Housing Bonds- There are number of funds made available by the State as a result of Propositions 46 and 1C. These include Multifamily Housing Programs, CalHFA Homeowner Programs, Workforce Housing Rewards, and funds for infrastructure related to housing.

3) Local Programs

The City is limited in its economic ability to provide funding for the acquisition, preservation and/or rehabilitation of at-risk projects. With the dissolution of the Indio Redevelopment Agency under AB X1 26, Low/Moderate Income Housing Funds are no longer available to use for site assembly and other forms of assistance for affordable development. The City's current General Fund is balanced to the extent that it provides for mandated and necessary services to the community. However, there are County CDBG funds to help provide for affordable housing and provide alternative rental subsidies for at-risk units if Section 8 contracts are not renewed in the future.



3. Appendix Exhibits and Tables

The following exhibits and tables present details of the entitled residential projects and vacant land zoned to permit residential uses.

Exhibit B-1-1: Remaining Entitlements

Table B-1-1: Projects with Remaining Residential Entitlements

Exhibit B-2-1: Vacant Land

Table B-2-1: Vacant Land Resources

Exhibit B-3-1: Old Town Indio Specific Plan Vacant Land

Table B-3-1: Old Town Indio Specific Plan Vacant Parcels

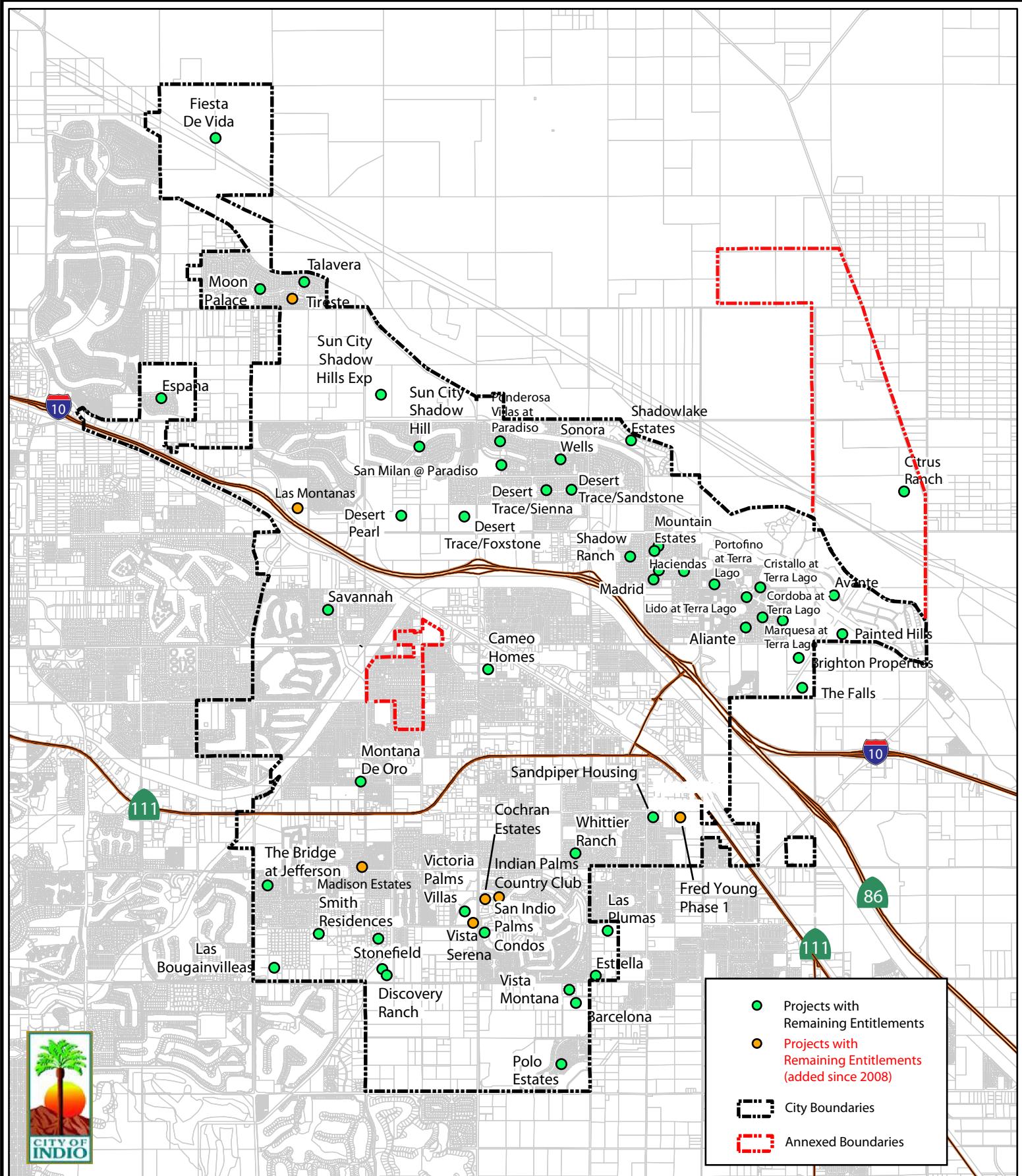


Table B-1-1
Projects with Remaining Residential Entitlements

Year	Development	Developer	Tract #	Units Approved	Units Built	Remaining Entitlement	Income Level	Location
2000	Shadowlake Estates	Shadowlake Estates, LLC	29559	48	17	31	Mod/above	East side of Jackson Street
2002	Desert Trace/Foxstone	KB	30643-3&4	247	218	29	Mod/above	East side of Monroe, between Ave 41 and 42
2002	Desert Trace/Sandstone	Ashbrook	30643-2	111	30	81	Mod/above	West side of Jackson, south of Ave 41
2002	Desert Trace/Sienna	Ryland	30643-1	132	110	22	Mod/above	West side of Jackson, south of Ave 41
2002	Smith Residences	Private	31029	8	0	8	Mod/above	SE of Ave 49 and Shields
2003	Mountain Estates	J.D. Development	30778	132	40	92	Mod/above	South of Ave 42, East of Calhoun St
2003	Talavera	DR Horton	31649	755	656	99	Mod/above	North of Avenue 38
2003	Portofino @ Terra Lago	Woodside	31601	179	125	54	Mod/above	North east of Golf Center Pkwy and Ave 44
2003	Cordoba @ Terra Lago	Lennar	31601	128	128	0	Mod/above	North east of Golf Center Pkwy and Ave 44
2003	Marquesa @ Terra Lago	Lennar	31601	86	65	21	Mod/above	North east of Golf Center Pkwy and Ave 44
2003	Lido @ Terra Lago	Ashbrook	31601	133	6	127	Mod/above	Northeast of Golf Center Pkwy and Ave 44
2003	Cristallo @ Terra Lago	Ryland	31601	110	30	80	Mod/above	Northeast of Golf Center Pkwy and Ave 44
2003	Vista Montana	Watson & Watson	30606	11	1	10	Mod/above	
2004	Espana	Regency Homes	31689	450	24	426	Mod/above	Northeast of Ave 40 and Adams St
2004	Hacienda	Beazer Homes	31686	147	95	52	Mod/above	Northwest of Golf Center Pkwy and Ave 43
2004	Hacienda	Beazer Homes	31975	137	0	137	Mod/above	Northwest of Golf Center Pkwy and Ave 43
2004	Madrid	Beazer Homes	31974	101	0	101	Mod/above	Northwest of Golf Center Pkwy and Ave 43
2004	Shadow Ranch	Family Development	32149	263	144	119	Mod/above	South of Ave 42, West of Calhoun
2004	San Milan @ Paradiso	Lennar	31815	223	110	113	Mod/above	Northeast of ave 41 and Monroe Street
2004	PonderosaVillas @ Paradiso	Ponderosa Homes	31815	180	70	110	Mod/above	North of Ave 41, east of Monroe Street
2004	Sun City Shadow Hill	Pulte Homes	32390	1,319	680	639	Mod/above	Southwest of Ave 40 and Monroe St
2004	Alfresco	Rilington Communities	32401	278	0	278	Mod/above	North of I 10, between Monroe St and Jackson St
2004	Sonora Wells	DR Horton	32402	363	189	174	Mod/above	West of Jackson, north of Ave 41

Table B-1-1
Projects with Remaining Residential Entitlements

Year	Development	Developer	Tract #	Units Approved	Units Built	Remaining Entitlement	Income Level	Location
2004	Mountain Estates	J.D. Development	32304	132	20	112	Mod/above	South of Ave 42, Between Jackson and Calhoun St
2004	The Bridge at Jefferson	Lennar	32135	124	111	13	Mod/above	SE Ave 48 and Jefferson
2004	Stonefield	Stonefield LLC	32339	96	26	70	Mod/above	SW Ave 49 and Hjorth
2004	Stonefield	Stonefield LLC	32340	18	0	18	Mod/above	NW Ave 50 and Hjorth
2004	Cameo Homes (Town Homes)	Indio 130 LLC	33089	100	0	100	Mod/above	Southeast corner Fred Waring Hoover
2004	Las Bougainvilleas	Las Bougainvilleas LLC	33012	25	0	25	Mod/above	NE of Ave 50 and Jefferson
2005	Fiesta De Vida	Lakemont Communities	33276	1,200	0	1,200	Mod/above	North east of Ave 38 and Washington
2005	Aliante	Family Development	33293	130	4	126	Mod/above	North east of Ave 44 Golf Center Pkwy
2005	Avante	Rilington Homes	33239	149	0	149	Mod/above	North west of Varner and Burr Street
2005	Brighton Properties	Brighton Properties LLC	34191	126	0	126	Mod/above	Southwest of Ave 44 and Harrison St
2005	Desert Pearl	Trendamerica Dev. LLC	34192	132	0	132	Mod/above	North west of Ave 42 and future Clinton Street
2005	Citrus Ranch		35057/34485	3,075		3,075	Mod/above	
2005	Barcelona	Beazer Homes	32411	138	0	138	Mod/above	1/2 m e Monroe St and Ave 50
2005	Whittier Ranch	Whittier Ranch	31473	138	20	118	Mod/above	West side of Jackson, North of Ave48
2005	Montano De Oro	Madison St. LLC	33435	60	4	56	Mod/above	West side of Madison, South of Dorothy Lane
2005	Polo Estates	Hoffman Land Dev	33004	1,250	9	1,241	Mod/above	NW corner ave 52 and Jackson St
2005	Victoria Palms Villas	Victoria Palms LLC	31170-1	460	0	460	Mod/above	NW corner ave 49 and Monroe
2005	Savannah	William Tribble	32629	28	0	28	Mod/above	Ave 43, east of Kenya
2005	Las Plumas	Las Plumas Inc.	33875	171	0	171	Mod/above	East of Jackson, south of future Ave 49
2005	San Indio Palms Condo's	Desert Equipment	14690	32	5	27	Mod/above	
2005	Discovery Ranch	Family Development	33292	20	0	20	Mod/above	North of Ave 50,West of Hjorth
2006	Tireste @ Talavera	Sheffield	31649-1	65	25	40	Mod/above	North of Avenue 38
2006	Painted Hills	Transwest Housing	34351	67	0	67	Mod/above	North of Ave 44, east of Wasteway No. 3, west of the All American Canal

Table B-1-1
Projects with Remaining Residential Entitlements

Year	Development	Developer	Tract #	Units Approved	Units Built	Remaining Entitlement	Income Level	Location
2006	Sun City Shadow Hills Exp.	Pulte	34920	945	0	945	Mod/above	Northeast of madison and Ave 40
2006	The Falls	Cabazon band of Mission Indians	33557	93	0	93	Mod/above	South of Ave 44, east of Wastway #3
2006	Sandpiper housing	TransAct, Inc.	34888	29	0	29	Mod/above	SE Dr Carreon and Calhoun
2007	Moon Palace	Vincent Clark	TM 33201	8	0	8	Mod/above	Northwest Ave 38 and Madison
2008	Estrella	Sam Yuan	35257	43	0	43	Mod/above	North of Ave 50, east of Jackson
2009-2013	Fred Young SP	CVHC		85	0	85	Lower	Southwest corner of Van Buren and Dr. Carreon Blvd.
2009-2013	Madison Estates	Jeff Petrus		80	0	80	Mod/above	Southeast corner of Avenue 48 and Madison St.
2009-2013	Vista Serena	Alliance Development Services		30	0	30	Mod/above	Northeast corner of Monroe St. and Avenue 50
2009-2013	IPCC Various Tracts	Gallery Homes		106	0	106	Mod/above	Various unfinished properties within Indian Palms Country Club
2009-2013	Trieste	Sheffield		100	0	100	Mod/above	Northeast corner of Avenue 38 and Dunes Palms
2009-2013	Cochran Estates	David Lother	31389	82	0	82	Mod/above	IPCC - Tract 31389
2012	Las Montanas Marketplace			1,782	0	1,782	Lower	
Total Entitlements (Units Approved Through 2013)							16,660	
Total Units Built							2,962	
Total Remaining Entitlements							13,698	

*Note: As of November 2013, the 85 units within the Fred Young Specific Plan project area are under construction.

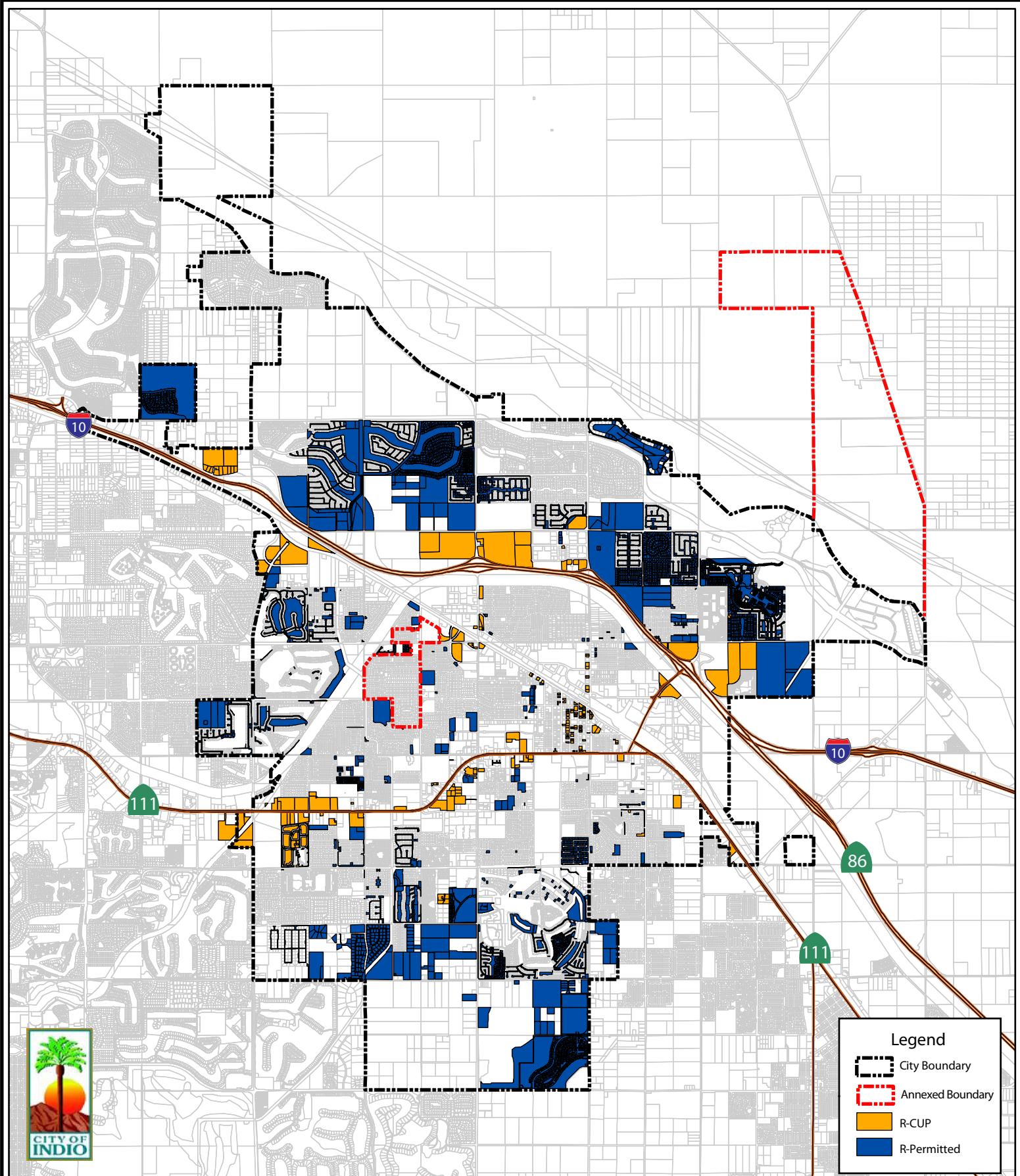


Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
PERMITTED RESIDENTIAL									
602070011	CE-1	Country Estates	1.27	55,518	1	1	1	1	1
602090014	CE-1	Country Estates	0.56	24,326	1	1	1	1	0
602510044	CE-1	Country Estates	0.26	11,193	1	1	1	1	0
616470010	CE-1	Country Estates	0.25	10,857	1	1	1	1	0
602070007	CE-1	Country Estates	1.13	49,218	1	1	1	1	1
602070009	CE-1	Country Estates	5.81	253,463	1	1	1	1	5
602070024	CE-1	Country Estates	1.05	45,750	1	1	1	1	1
602070025	CE-1	Country Estates	1.25	54,594	1	1	1	1	1
602080001	CE-1	Country Estates	17.74	774,274	1	1	1	1	17
602080007	CE-1	Country Estates	4.25	185,493	1	1	1	1	4
602080009	CE-1	Country Estates	0.21	9,226	1	1	1	1	0
602480001	CE-1	Country Estates	1.61	70,107	1	1	1	1	1
602480002	CE-1	Country Estates	1.51	66,082	1	1	1	1	1
602480003	CE-1	Country Estates	1.46	63,823	1	1	1	1	1
602480004	CE-1	Country Estates	1.48	64,458	1	1	1	1	1
602480005	CE-1	Country Estates	1.18	51,627	1	1	1	1	1
602480006	CE-1	Country Estates	1.51	65,749	1	1	1	1	1
602480007	CE-1	Country Estates	1.64	71,592	1	1	1	1	1
602480008	CE-1	Country Estates	1.43	62,339	1	1	1	1	1
616470005	CE-1	Country Estates	0.59	25,763	1	1	1	1	0
616470006	CE-1	Country Estates	0.50	21,872	1	1	1	1	0
616470007	CE-1	Country Estates	0.57	24,765	1	1	1	1	0
616470008	CE-1	Country Estates	0.64	27,969	1	1	1	1	0
616470009	CE-1	Country Estates	0.77	33,430	1	1	1	1	0
616471001	CE-1	Country Estates	0.58	25,118	1	1	1	1	0
616471002	CE-1	Country Estates	0.58	25,344	1	1	1	1	0
616471003	CE-1	Country Estates	0.74	32,351	1	1	1	1	0
616471004	CE-1	Country Estates	0.50	21,998	1	1	1	1	0
616471005	CE-1	Country Estates	0.56	24,467	1	1	1	1	0
616471006	CE-1	Country Estates	0.52	22,511	1	1	1	1	0
616471007	CE-1	Country Estates	0.57	24,965	1	1	1	1	0
616471008	CE-1	Country Estates	0.78	34,156	1	1	1	1	0
616471009	CE-1	Country Estates	0.53	22,966	1	1	1	1	0
616471010	CE-1	Country Estates	0.72	31,612	1	1	1	1	0
616471011	CE-1	Country Estates	0.50	21,804	1	1	1	1	0
616471012	CE-1	Country Estates	1.28	55,903	1	1	1	1	1
616471013	CE-1	Country Estates	0.22	9,709	1	1	1	1	0
616471014	CE-1	Country Estates	0.28	12,393	1	1	1	1	0
616471015	CE-1	Country Estates	0.55	24,002	1	1	1	1	0
616471016	CE-1	Country Estates	0.21	8,971	1	1	1	1	0
616480001	CE-1	Country Estates	0.74	32,123	1	1	1	1	0
616480002	CE-1	Country Estates	0.48	20,864	1	1	1	1	0
616480003	CE-1	Country Estates	0.66	28,884	1	1	1	1	0
616480004	CE-1	Country Estates	0.51	22,412	1	1	1	1	0
616480005	CE-1	Country Estates	0.52	22,554	1	1	1	1	0
616480006	CE-1	Country Estates	0.56	24,230	1	1	1	1	0
616480007	CE-1	Country Estates	0.59	25,638	1	1	1	1	0
616480008	CE-1	Country Estates	0.69	30,014	1	1	1	1	0
616480009	CE-1	Country Estates	0.61	26,687	1	1	1	1	0
616480010	CE-1	Country Estates	0.51	22,413	1	1	1	1	0
616480011	CE-1	Country Estates	0.52	22,870	1	1	1	1	0
616480012	CE-1	Country Estates	0.58	25,459	1	1	1	1	0
616480016	CE-1	Country Estates	0.50	21,903	1	1	1	1	0
616480017	CE-1	Country Estates	0.50	21,898	1	1	1	1	0
616480018	CE-1	Country Estates	0.50	21,900	1	1	1	1	0
616480019	CE-1	Country Estates	0.50	21,915	1	1	1	1	0
616480020	CE-1	Country Estates	0.52	22,787	1	1	1	1	0
616480021	CE-1	Country Estates	0.55	23,873	1	1	1	1	0
616480022	CE-1	Country Estates	0.75	32,577	1	1	1	1	0
616480023	CE-1	Country Estates	0.72	31,427	1	1	1	1	0
616480024	CE-1	Country Estates	0.51	22,315	1	1	1	1	0

Appendix B3-2

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
616480025	CE-1	Country Estates	0.55	24,060	1	1	1	1	0
616480026	CE-1	Country Estates	0.76	33,189	1	1	1	1	0
616480027	CE-1	Country Estates	0.73	31,785	1	1	1	1	0
616480028	CE-1	Country Estates	0.60	26,247	1	1	1	1	0
616480029	CE-1	Country Estates	0.53	22,956	1	1	1	1	0
616480030	CE-1	Country Estates	0.68	29,866	1	1	1	1	0
616480031	CE-1	Country Estates	0.17	7,361	1	1	1	1	0
616480032	CE-1	Country Estates	0.12	5,151	1	1	1	1	0
616480033	CE-1	Country Estates	3.28	143,297	1	1	1	1	3
616480035	CE-1	Country Estates	0.50	21,905	1	1	1	1	0
616480037	CE-1	Country Estates	0.50	21,887	1	1	1	1	0
616480039	CE-1	Country Estates	0.50	21,828	1	1	1	1	0
616481001	CE-1	Country Estates	0.50	21,978	1	1	1	1	0
616481002	CE-1	Country Estates	0.50	21,933	1	1	1	1	0
616481003	CE-1	Country Estates	0.50	21,904	1	1	1	1	0
616481004	CE-1	Country Estates	0.50	21,974	1	1	1	1	0
616481005	CE-1	Country Estates	0.50	21,963	1	1	1	1	0
616481006	CE-1	Country Estates	0.55	24,186	1	1	1	1	0
616481007	CE-1	Country Estates	0.51	22,240	1	1	1	1	0
616481008	CE-1	Country Estates	0.50	21,928	1	1	1	1	0
616481009	CE-1	Country Estates	0.50	21,953	1	1	1	1	0
616481010	CE-1	Country Estates	0.50	21,951	1	1	1	1	0
616481011	CE-1	Country Estates	0.50	21,881	1	1	1	1	0
616481012	CE-1	Country Estates	0.50	21,858	1	1	1	1	0
616481013	CE-1	Country Estates	0.50	21,889	1	1	1	1	0
616481014	CE-1	Country Estates	0.50	21,890	1	1	1	1	0
616481019	CE-1	Country Estates	0.50	21,939	1	1	1	1	0
616481020	CE-1	Country Estates	0.50	21,939	1	1	1	1	0
616481021	CE-1	Country Estates	0.50	21,939	1	1	1	1	0
616481022	CE-1	Country Estates	0.50	21,939	1	1	1	1	0
616481023	CE-1	Country Estates	0.56	24,252	1	1	1	1	0
616481024	CE-1	Country Estates	0.60	26,073	1	1	1	1	0
616481025	CE-1	Country Estates	0.51	22,071	1	1	1	1	0
616481026	CE-1	Country Estates	0.62	27,075	1	1	1	1	0
616481027	CE-1	Country Estates	0.58	25,353	1	1	1	1	0
616481028	CE-1	Country Estates	0.50	21,978	1	1	1	1	0
616481029	CE-1	Country Estates	0.50	21,895	1	1	1	1	0
616481030	CE-1	Country Estates	0.55	24,145	1	1	1	1	0
616481031	CE-1	Country Estates	0.55	24,070	1	1	1	1	0
616481032	CE-1	Country Estates	0.50	21,855	1	1	1	1	0
616481033	CE-1	Country Estates	0.50	21,945	1	1	1	1	0
616481034	CE-1	Country Estates	0.51	22,258	1	1	1	1	0
616481035	CE-1	Country Estates	0.51	22,389	1	1	1	1	0
616481036	CE-1	Country Estates	0.50	21,941	1	1	1	1	0
616481037	CE-1	Country Estates	0.50	21,920	1	1	1	1	0
616481038	CE-1	Country Estates	0.51	22,060	1	1	1	1	0
616481039	CE-1	Country Estates	0.50	21,922	1	1	1	1	0
616481040	CE-1	Country Estates	0.54	23,526	1	1	1	1	0
616481041	CE-1	Country Estates	0.60	26,227	1	1	1	1	0
616481042	CE-1	Country Estates	0.71	30,887	1	1	1	1	0
616481043	CE-1	Country Estates	0.58	25,221	1	1	1	1	0
616481044	CE-1	Country Estates	0.66	28,692	1	1	1	1	0
616481045	CE-1	Country Estates	0.54	23,475	1	1	1	1	0
616481046	CE-1	Country Estates	0.51	22,414	1	1	1	1	0
616481047	CE-1	Country Estates	0.52	22,547	1	1	1	1	0
616481048	CE-1	Country Estates	0.51	22,285	1	1	1	1	0
616481049	CE-1	Country Estates	0.54	23,491	1	1	1	1	0
616481050	CE-1	Country Estates	0.54	23,491	1	1	1	1	0
616481051	CE-1	Country Estates	0.57	24,920	1	1	1	1	0
616481052	CE-1	Country Estates	0.26	11,462	1	1	1	1	0
616481053	CE-1	Country Estates	0.58	25,310	1	1	1	1	0
616481054	CE-1	Country Estates	0.11	4,623	1	1	1	1	0

Appendix B3-3

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
616481055	CE-1	Country Estates	0.62	27,007	1	1	1	1	0
616481056	CE-1	Country Estates	5.15	224,789	1	1	1	1	0
616290003	CE-1	Country Estates	20.31	886,511	1	1	1	1	20
616300020	CE-1	Country Estates	2.56	111,857	1	1	1	1	2
616300031	CE-1	Country Estates	2.40	104,907	1	1	1	1	2
616270006	CE-1	Country Estates	25.42	1,109,388	1	1	1	1	25
616270009	CE-1	Country Estates	1.24	54,136	1	1	1	1	1
616280006	CE-1	Country Estates	9.81	428,211	1	1	1	1	9
616280007	CE-1	Country Estates	15.39	671,693	1	1	1	1	15
616300002	CE-1	Country Estates	4.45	194,415	1	1	1	1	4
616300005	CE-1	Country Estates	5.24	228,719	1	1	1	1	5
616300012	CE-1	Country Estates	1.17	51,068	1	1	1	1	1
616300013	CE-1	Country Estates	1.73	75,522	1	1	1	1	1
602070020	CE-1	Country Estates	0.23	9,979	1	1	1	1	0
616280017	CE-1	Country Estates	11.44	499,339	1	1	1	1	11
616280018	CE-1	Country Estates	0.18	7,953	1	1	1	1	0
616470003	CE-1	Country Estates	1.24	54,181	1	1	1	1	1
616481015	CE-1	Country Estates	0.50	21,884	1	1	1	1	0
616481016	CE-1	Country Estates	0.50	21,837	1	1	1	1	0
616481017	CE-1	Country Estates	0.50	21,903	1	1	1	1	0
616481018	CE-1	Country Estates	0.50	21,887	1	1	1	1	0
TOTAL VACANT	CE-1	Country Estates	215.17					139	
602470034	CE-1/2	Country Estates	1.77	77,188	2	0.5	2	0.5	3
602490030	CE-1/2	Country Estates	2.35	102,768	2	0.5	2	0.5	4
602510022	CE-1/2	Country Estates	0.94	40,950	2	0.5	2	0.5	1
602510045	CE-1/2	Country Estates	0.94	40,955	2	0.5	2	0.5	1
602500030	CE-1/2	Country Estates	0.34	14,995	2	0.5	2	0.5	0
602500031	CE-1/2	Country Estates	1.59	69,357	2	0.5	2	0.5	3
TOTAL VACANT	CE-1/2	Country Estates	7.93					12	
602080013	CE-2	Country Estates	2.01	87,576	0.5	2	0.5	2	1
767070014	CE-2	Country Estates	0.86	37,450	0.5	2	0.5	2	0
767090007	CE-2	Country Estates	17.41	760,065	0.5	2	0.5	2	8
767090009	CE-2	Country Estates	0.11	4,626	0.5	2	0.5	2	0
767090010	CE-2	Country Estates	0.27	11,716	0.5	2	0.5	2	0
767090011	CE-2	Country Estates	0.04	1,715	0.5	2	0.5	2	0
767100012	CE-2	Country Estates	4.11	179,437	0.5	2	0.5	2	2
767100014	CE-2	Country Estates	3.87	168,817	0.5	2	0.5	2	1
767650001	CE-2	Country Estates	0.83	36,429	0.5	2	0.5	2	0
767650002	CE-2	Country Estates	0.83	36,389	0.5	2	0.5	2	0
767650003	CE-2	Country Estates	0.81	35,392	0.5	2	0.5	2	0
767650004	CE-2	Country Estates	0.86	37,650	0.5	2	0.5	2	0
767650006	CE-2	Country Estates	0.43	18,636	0.5	2	0.5	2	0
767650008	CE-2	Country Estates	0.80	35,017	0.5	2	0.5	2	0
767650010	CE-2	Country Estates	0.79	34,323	0.5	2	0.5	2	0
767650011	CE-2	Country Estates	0.81	35,189	0.5	2	0.5	2	0
767650012	CE-2	Country Estates	0.19	8,264	0.5	2	0.5	2	0
767650013	CE-2	Country Estates	0.22	9,770	0.5	2	0.5	2	0
767650014	CE-2	Country Estates	0.50	22,018	0.5	2	0.5	2	0
767040006	CE-2	Country Estates	4.81	210,094	0.5	2	0.5	2	2
767100002	CE-2	Country Estates	4.82	210,225	0.5	2	0.5	2	2
767090005	CE-2	Country Estates	4.87	212,774	0.5	2	0.5	2	2
767100010	CE-2	Country Estates	2.36	102,983	0.5	2	0.5	2	1
767100004	CE-2	Country Estates	4.89	213,365	0.5	2	0.5	2	2
TOTAL VACANT	CE-2	Country Estates	57.50					21	
691070019	CE-PD	Country Estates	100.47	4,385,505	3	20 contiguous	3.5	20	301
691070021	CE-PD	Country Estates	14.75	643,868	3	20 contiguous	3.5	20	
691070022	CE-PD	Country Estates	10.37	452,743	3	20 contiguous	3.5	20	
691600001	CE-PD	Country Estates	0.19	8,193	3	20 contiguous	3.5	20	
691600002	CE-PD	Country Estates	0.18	7,998	3	20 contiguous	3.5	20	
691600003	CE-PD	Country Estates	0.15	Appendix B-645	3	20 contiguous	3.5	20	

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
691600004	CE-PD	Country Estates	0.21	9,308	3	20 contiguous	3.5	20	
691600005	CE-PD	Country Estates	0.19	8,425	3	20 contiguous	3.5	20	
691600006	CE-PD	Country Estates	0.17	7,284	3	20 contiguous	3.5	20	
691600007	CE-PD	Country Estates	0.19	8,121	3	20 contiguous	3.5	20	
691600008	CE-PD	Country Estates	0.19	8,115	3	20 contiguous	3.5	20	
691600009	CE-PD	Country Estates	0.26	11,427	3	20 contiguous	3.5	20	
691600010	CE-PD	Country Estates	0.27	11,991	3	20 contiguous	3.5	20	
691600011	CE-PD	Country Estates	0.15	6,734	3	20 contiguous	3.5	20	
691600012	CE-PD	Country Estates	0.18	7,883	3	20 contiguous	3.5	20	
691600013	CE-PD	Country Estates	0.23	9,978	3	20 contiguous	3.5	20	
691600014	CE-PD	Country Estates	0.20	8,616	3	20 contiguous	3.5	20	
691600015	CE-PD	Country Estates	0.22	9,804	3	20 contiguous	3.5	20	
691600016	CE-PD	Country Estates	0.19	8,326	3	20 contiguous	3.5	20	
691600017	CE-PD	Country Estates	0.18	7,873	3	20 contiguous	3.5	20	
691600018	CE-PD	Country Estates	0.18	7,706	3	20 contiguous	3.5	20	
691600019	CE-PD	Country Estates	0.17	7,618	3	20 contiguous	3.5	20	
691600020	CE-PD	Country Estates	0.15	6,669	3	20 contiguous	3.5	20	
691600021	CE-PD	Country Estates	0.19	8,222	3	20 contiguous	3.5	20	
691600022	CE-PD	Country Estates	0.18	7,906	3	20 contiguous	3.5	20	
691600023	CE-PD	Country Estates	0.19	8,087	3	20 contiguous	3.5	20	
691600024	CE-PD	Country Estates	0.19	8,135	3	20 contiguous	3.5	20	
691600025	CE-PD	Country Estates	0.21	9,332	3	20 contiguous	3.5	20	
691600026	CE-PD	Country Estates	0.22	9,721	3	20 contiguous	3.5	20	
691600027	CE-PD	Country Estates	0.19	8,491	3	20 contiguous	3.5	20	
691600028	CE-PD	Country Estates	0.18	7,688	3	20 contiguous	3.5	20	
691600029	CE-PD	Country Estates	0.19	8,279	3	20 contiguous	3.5	20	
691600030	CE-PD	Country Estates	0.19	8,264	3	20 contiguous	3.5	20	
691600031	CE-PD	Country Estates	0.20	8,631	3	20 contiguous	3.5	20	
691600032	CE-PD	Country Estates	0.20	8,656	3	20 contiguous	3.5	20	
691600033	CE-PD	Country Estates	0.20	8,535	3	20 contiguous	3.5	20	
691600034	CE-PD	Country Estates	0.20	8,535	3	20 contiguous	3.5	20	
691600035	CE-PD	Country Estates	0.21	9,217	3	20 contiguous	3.5	20	
691600036	CE-PD	Country Estates	0.18	7,793	3	20 contiguous	3.5	20	
691600037	CE-PD	Country Estates	0.20	8,653	3	20 contiguous	3.5	20	
691600038	CE-PD	Country Estates	0.16	6,931	3	20 contiguous	3.5	20	
691600039	CE-PD	Country Estates	0.17	7,417	3	20 contiguous	3.5	20	
691600040	CE-PD	Country Estates	0.18	7,727	3	20 contiguous	3.5	20	
691600041	CE-PD	Country Estates	0.19	8,468	3	20 contiguous	3.5	20	
691600042	CE-PD	Country Estates	0.17	7,581	3	20 contiguous	3.5	20	
691600043	CE-PD	Country Estates	0.21	9,031	3	20 contiguous	3.5	20	
691600044	CE-PD	Country Estates	0.22	9,522	3	20 contiguous	3.5	20	
691600045	CE-PD	Country Estates	0.19	8,117	3	20 contiguous	3.5	20	
691600046	CE-PD	Country Estates	0.20	8,699	3	20 contiguous	3.5	20	
691600047	CE-PD	Country Estates	0.20	8,925	3	20 contiguous	3.5	20	
691600048	CE-PD	Country Estates	0.17	7,281	3	20 contiguous	3.5	20	
691600049	CE-PD	Country Estates	0.17	7,531	3	20 contiguous	3.5	20	
691600050	CE-PD	Country Estates	0.19	8,080	3	20 contiguous	3.5	20	
691600051	CE-PD	Country Estates	0.18	7,713	3	20 contiguous	3.5	20	
691600052	CE-PD	Country Estates	0.16	7,055	3	20 contiguous	3.5	20	
691600053	CE-PD	Country Estates	0.19	8,304	3	20 contiguous	3.5	20	
691600054	CE-PD	Country Estates	0.25	10,946	3	20 contiguous	3.5	20	
691600055	CE-PD	Country Estates	0.19	8,450	3	20 contiguous	3.5	20	
691600056	CE-PD	Country Estates	0.17	7,219	3	20 contiguous	3.5	20	
691600057	CE-PD	Country Estates	0.15	6,471	3	20 contiguous	3.5	20	
691600058	CE-PD	Country Estates	0.24	10,340	3	20 contiguous	3.5	20	
691600059	CE-PD	Country Estates	0.20	8,520	3	20 contiguous	3.5	20	
691600060	CE-PD	Country Estates	0.25	10,988	3	20 contiguous	3.5	20	
691600061	CE-PD	Country Estates	0.19	8,291	3	20 contiguous	3.5	20	
691600062	CE-PD	Country Estates	0.19	8,240	3	20 contiguous	3.5	20	
691600063	CE-PD	Country Estates	0.21	9,380	3	20 contiguous	3.5	20	
691600064	CE-PD	Country Estates	0.21	8,985	3	20 contiguous	3.5	20	
691600065	CE-PD	Country Estates	0.22	9,555	3	20 contiguous	3.5	20	
691600066	CE-PD	Country Estates	0.21	9,272	3				

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
691600071	CE-PD	Country Estates	0.16	7,094	3	20 contiguous	3.5	20	
691600072	CE-PD	Country Estates	0.15	6,439	3	20 contiguous	3.5	20	
691600073	CE-PD	Country Estates	0.19	8,278	3	20 contiguous	3.5	20	
691600074	CE-PD	Country Estates	0.18	8,002	3	20 contiguous	3.5	20	
691600075	CE-PD	Country Estates	0.20	8,849	3	20 contiguous	3.5	20	
691600076	CE-PD	Country Estates	0.26	11,243	3	20 contiguous	3.5	20	
691600077	CE-PD	Country Estates	0.06	2,825	3	20 contiguous	3.5	20	
691610001	CE-PD	Country Estates	0.20	8,669	3	20 contiguous	3.5	20	
691610002	CE-PD	Country Estates	0.20	8,640	3	20 contiguous	3.5	20	
691610003	CE-PD	Country Estates	0.19	8,203	3	20 contiguous	3.5	20	
691610004	CE-PD	Country Estates	0.20	8,790	3	20 contiguous	3.5	20	
691610005	CE-PD	Country Estates	0.19	8,142	3	20 contiguous	3.5	20	
691610006	CE-PD	Country Estates	0.20	8,936	3	20 contiguous	3.5	20	
691610007	CE-PD	Country Estates	0.21	9,102	3	20 contiguous	3.5	20	
691610008	CE-PD	Country Estates	0.20	8,512	3	20 contiguous	3.5	20	
691610009	CE-PD	Country Estates	0.20	8,628	3	20 contiguous	3.5	20	
691610010	CE-PD	Country Estates	0.17	7,454	3	20 contiguous	3.5	20	
691610011	CE-PD	Country Estates	0.22	9,587	3	20 contiguous	3.5	20	
691610012	CE-PD	Country Estates	0.17	7,293	3	20 contiguous	3.5	20	
691610013	CE-PD	Country Estates	0.21	9,325	3	20 contiguous	3.5	20	
691610014	CE-PD	Country Estates	0.22	9,440	3	20 contiguous	3.5	20	
691610015	CE-PD	Country Estates	0.14	6,237	3	20 contiguous	3.5	20	
691610016	CE-PD	Country Estates	0.23	10,156	3	20 contiguous	3.5	20	
691610017	CE-PD	Country Estates	0.21	9,016	3	20 contiguous	3.5	20	
691610018	CE-PD	Country Estates	0.21	9,209	3	20 contiguous	3.5	20	
691610019	CE-PD	Country Estates	0.17	7,341	3	20 contiguous	3.5	20	
691610020	CE-PD	Country Estates	0.19	8,502	3	20 contiguous	3.5	20	
691610021	CE-PD	Country Estates	0.18	7,868	3	20 contiguous	3.5	20	
691610022	CE-PD	Country Estates	0.20	8,742	3	20 contiguous	3.5	20	
691610023	CE-PD	Country Estates	0.18	7,775	3	20 contiguous	3.5	20	
691610024	CE-PD	Country Estates	0.19	8,207	3	20 contiguous	3.5	20	
691610025	CE-PD	Country Estates	0.19	8,081	3	20 contiguous	3.5	20	
691610026	CE-PD	Country Estates	0.17	7,253	3	20 contiguous	3.5	20	
691610027	CE-PD	Country Estates	0.16	7,035	3	20 contiguous	3.5	20	
691610028	CE-PD	Country Estates	0.20	8,545	3	20 contiguous	3.5	20	
691610029	CE-PD	Country Estates	0.17	7,395	3	20 contiguous	3.5	20	
691610030	CE-PD	Country Estates	0.24	10,628	3	20 contiguous	3.5	20	
691610031	CE-PD	Country Estates	0.19	8,119	3	20 contiguous	3.5	20	
691610032	CE-PD	Country Estates	0.20	8,845	3	20 contiguous	3.5	20	
691610033	CE-PD	Country Estates	0.17	7,567	3	20 contiguous	3.5	20	
691610034	CE-PD	Country Estates	0.16	6,973	3	20 contiguous	3.5	20	
691610035	CE-PD	Country Estates	0.18	7,713	3	20 contiguous	3.5	20	
691610036	CE-PD	Country Estates	0.15	6,552	3	20 contiguous	3.5	20	
691610037	CE-PD	Country Estates	0.23	9,980	3	20 contiguous	3.5	20	
691610038	CE-PD	Country Estates	0.23	10,232	3	20 contiguous	3.5	20	
691610039	CE-PD	Country Estates	0.17	7,531	3	20 contiguous	3.5	20	
691610040	CE-PD	Country Estates	0.17	7,588	3	20 contiguous	3.5	20	
691610041	CE-PD	Country Estates	0.17	7,239	3	20 contiguous	3.5	20	
691610042	CE-PD	Country Estates	0.19	8,449	3	20 contiguous	3.5	20	
691610043	CE-PD	Country Estates	0.19	8,099	3	20 contiguous	3.5	20	
691610044	CE-PD	Country Estates	0.18	7,839	3	20 contiguous	3.5	20	
691610045	CE-PD	Country Estates	0.16	6,814	3	20 contiguous	3.5	20	
691610046	CE-PD	Country Estates	0.18	7,877	3	20 contiguous	3.5	20	
691610047	CE-PD	Country Estates	0.25	10,812	3	20 contiguous	3.5	20	
691610048	CE-PD	Country Estates	0.24	10,585	3	20 contiguous	3.5	20	
691610049	CE-PD	Country Estates	0.19	8,148	3	20 contiguous	3.5	20	
691610050	CE-PD	Country Estates	0.23	9,490	3	20 contiguous	3.5	20	
691610051	CE-PD	Country Estates	0.20	8,824	3	20 contiguous	3.5	20	
691610052	CE-PD	Country Estates	0.17	7,301	3	20 contiguous	3.5	20	
691610053	CE-PD	Country Estates	0.21	9,087	3	20 contiguous	3.5	20	
691610054	CE-PD	Country Estates	0.16	6,932	3	20 contiguous	3.5	20	
691610055	CE-PD	Country Estates	0.17	7,380	3	20 contiguous	3.5	20	
691610056	CE-PD	Country Estates	0.21	9,125	3	20 contiguous	3.5	20	
691610057	CE-PD	Country Estates	0.20	8,913	3	20 contiguous	3.5	20	
691610058	CE-PD	Country Estates	0.19	8,415	3	20 contiguous	3.5	20	
691610059	CE-PD	Country Estates	0.25	10,820	3	20 contiguous	3.5	20	
691610060	CE-PD	Country Estates	0.18	7,687	3	20 contiguous	3.5	20	

Appendix B-2-6

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
691610061	CE-PD	Country Estates	0.15	6,351	3	20 contiguous	3.5	20	
691610062	CE-PD	Country Estates	0.19	8,144	3	20 contiguous	3.5	20	
691610063	CE-PD	Country Estates	0.19	8,115	3	20 contiguous	3.5	20	
691610064	CE-PD	Country Estates	0.21	9,091	3	20 contiguous	3.5	20	
691610065	CE-PD	Country Estates	0.23	10,250	3	20 contiguous	3.5	20	
691610066	CE-PD	Country Estates	0.17	7,607	3	20 contiguous	3.5	20	
691610067	CE-PD	Country Estates	0.18	7,767	3	20 contiguous	3.5	20	
691610068	CE-PD	Country Estates	0.14	6,106	3	20 contiguous	3.5	20	
691610069	CE-PD	Country Estates	0.18	7,920	3	20 contiguous	3.5	20	
691610070	CE-PD	Country Estates	0.21	9,230	3	20 contiguous	3.5	20	
691610071	CE-PD	Country Estates	0.18	7,784	3	20 contiguous	3.5	20	
691610072	CE-PD	Country Estates	0.16	7,182	3	20 contiguous	3.5	20	
691610073	CE-PD	Country Estates	0.16	6,960	3	20 contiguous	3.5	20	
691610074	CE-PD	Country Estates	0.21	9,087	3	20 contiguous	3.5	20	
691610075	CE-PD	Country Estates	0.18	8,039	3	20 contiguous	3.5	20	
691610076	CE-PD	Country Estates	0.18	7,965	3	20 contiguous	3.5	20	
691610077	CE-PD	Country Estates	0.18	7,992	3	20 contiguous	3.5	20	
691610078	CE-PD	Country Estates	0.16	7,059	3	20 contiguous	3.5	20	
691610079	CE-PD	Country Estates	0.15	6,545	3	20 contiguous	3.5	20	
691610080	CE-PD	Country Estates	0.09	3,761	3	20 contiguous	3.5	20	
767080007	CE-PD	Country Estates	10.50	458,469	3	20 contiguous	3.5	20	
767090001	CE-PD	Country Estates	39.46	1,722,345	3	20 contiguous	3.5	20	118
767090008	CE-PD	Country Estates	1.30	56,942	3	20 contiguous	3.5	20	
767100017	CE-PD	Country Estates	34.61	1,510,559	3	20 contiguous	3.5	20	103
767100018	CE-PD	Country Estates	0.92	40,007	3	20 contiguous	3.5	20	
767100019	CE-PD	Country Estates	1.52	66,142	3	20 contiguous	3.5	20	
767100020	CE-PD	Country Estates	0.64	28,077	3	20 contiguous	3.5	20	
767100021	CE-PD	Country Estates	1.11	48,256	3	20 contiguous	3.5	20	
767100109	CE-PD	Country Estates	0.01	547	3	20 contiguous	3.5	20	
76710023	CE-PD	Country Estates	36.46	1,591,502	3	20 contiguous	3.5	20	109
767110024	CE-PD	Country Estates	0.04	1,791	3	20 contiguous	3.5	20	
767110026	CE-PD	Country Estates	0.23	10,021	3	20 contiguous	3.5	20	
767110027	CE-PD	Country Estates	20.63	900,295	3	20 contiguous	3.5	20	
767110029	CE-PD	Country Estates	42.50	1,855,300	3	20 contiguous	3.5	20	127
767110030	CE-PD	Country Estates	3.13	136,538	3	20 contiguous	3.5	20	
767110031	CE-PD	Country Estates	0.21	9,051	3	20 contiguous	3.5	20	
767110032	CE-PD	Country Estates	0.60	26,323	3	20 contiguous	3.5	20	
767110033	CE-PD	Country Estates	0.51	22,056	3	20 contiguous	3.5	20	
767810001	CE-PD	Country Estates	0.22	9,397	3	20 contiguous	3.5	20	
767810002	CE-PD	Country Estates	0.18	7,696	3	20 contiguous	3.5	20	
767810003	CE-PD	Country Estates	0.18	7,748	3	20 contiguous	3.5	20	
767810004	CE-PD	Country Estates	0.19	8,443	3	20 contiguous	3.5	20	
767810005	CE-PD	Country Estates	0.17	7,579	3	20 contiguous	3.5	20	
767810006	CE-PD	Country Estates	0.19	8,153	3	20 contiguous	3.5	20	
767810007	CE-PD	Country Estates	0.17	7,211	3	20 contiguous	3.5	20	
767810008	CE-PD	Country Estates	0.16	7,113	3	20 contiguous	3.5	20	
767810009	CE-PD	Country Estates	0.19	8,322	3	20 contiguous	3.5	20	
767810010	CE-PD	Country Estates	0.15	6,477	3	20 contiguous	3.5	20	
767810011	CE-PD	Country Estates	0.14	6,283	3	20 contiguous	3.5	20	
767810012	CE-PD	Country Estates	0.15	6,513	3	20 contiguous	3.5	20	
767810013	CE-PD	Country Estates	0.18	7,720	3	20 contiguous	3.5	20	
767810014	CE-PD	Country Estates	0.14	6,325	3	20 contiguous	3.5	20	
767810015	CE-PD	Country Estates	0.15	6,403	3	20 contiguous	3.5	20	
767810016	CE-PD	Country Estates	0.17	7,405	3	20 contiguous	3.5	20	
767810017	CE-PD	Country Estates	0.15	6,480	3	20 contiguous	3.5	20	
767810018	CE-PD	Country Estates	0.17	7					

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
767810030	CE-PD	Country Estates	0.15	6,632	3	20 contiguous	3.5	20	
767810031	CE-PD	Country Estates	0.21	9,304	3	20 contiguous	3.5	20	
767810032	CE-PD	Country Estates	0.17	7,372	3	20 contiguous	3.5	20	
767810033	CE-PD	Country Estates	0.16	6,831	3	20 contiguous	3.5	20	
767810034	CE-PD	Country Estates	0.21	9,235	3	20 contiguous	3.5	20	
767810035	CE-PD	Country Estates	0.21	9,010	3	20 contiguous	3.5	20	
767810036	CE-PD	Country Estates	0.14	6,306	3	20 contiguous	3.5	20	
767810037	CE-PD	Country Estates	0.15	6,632	3	20 contiguous	3.5	20	
767810038	CE-PD	Country Estates	0.17	7,592	3	20 contiguous	3.5	20	
767810039	CE-PD	Country Estates	0.15	6,390	3	20 contiguous	3.5	20	
767810040	CE-PD	Country Estates	0.17	7,564	3	20 contiguous	3.5	20	
767810041	CE-PD	Country Estates	0.17	7,387	3	20 contiguous	3.5	20	
767810042	CE-PD	Country Estates	0.16	6,930	3	20 contiguous	3.5	20	
767810043	CE-PD	Country Estates	0.18	7,996	3	20 contiguous	3.5	20	
767810044	CE-PD	Country Estates	0.20	8,735	3	20 contiguous	3.5	20	
767810045	CE-PD	Country Estates	0.14	6,210	3	20 contiguous	3.5	20	
767810046	CE-PD	Country Estates	0.14	5,939	3	20 contiguous	3.5	20	
767810047	CE-PD	Country Estates	0.14	5,941	3	20 contiguous	3.5	20	
767810048	CE-PD	Country Estates	0.15	6,372	3	20 contiguous	3.5	20	
767810049	CE-PD	Country Estates	0.20	8,845	3	20 contiguous	3.5	20	
767810050	CE-PD	Country Estates	0.18	7,893	3	20 contiguous	3.5	20	
767810051	CE-PD	Country Estates	0.17	7,365	3	20 contiguous	3.5	20	
767810052	CE-PD	Country Estates	0.20	8,589	3	20 contiguous	3.5	20	
767810053	CE-PD	Country Estates	0.19	8,355	3	20 contiguous	3.5	20	
767810054	CE-PD	Country Estates	0.17	7,343	3	20 contiguous	3.5	20	
767810055	CE-PD	Country Estates	0.19	8,289	3	20 contiguous	3.5	20	
767810056	CE-PD	Country Estates	0.19	8,365	3	20 contiguous	3.5	20	
767810057	CE-PD	Country Estates	0.17	7,340	3	20 contiguous	3.5	20	
767810058	CE-PD	Country Estates	0.19	8,335	3	20 contiguous	3.5	20	
767810059	CE-PD	Country Estates	0.20	8,567	3	20 contiguous	3.5	20	
767810060	CE-PD	Country Estates	0.17	7,432	3	20 contiguous	3.5	20	
767810061	CE-PD	Country Estates	0.19	8,310	3	20 contiguous	3.5	20	
767810062	CE-PD	Country Estates	0.22	9,524	3	20 contiguous	3.5	20	
767810063	CE-PD	Country Estates	0.18	7,911	3	20 contiguous	3.5	20	
767810064	CE-PD	Country Estates	0.22	9,443	3	20 contiguous	3.5	20	
767810065	CE-PD	Country Estates	0.18	7,979	3	20 contiguous	3.5	20	
767810066	CE-PD	Country Estates	0.18	7,837	3	20 contiguous	3.5	20	
767810067	CE-PD	Country Estates	0.26	11,565	3	20 contiguous	3.5	20	
767810068	CE-PD	Country Estates	1.81	78,873	3	20 contiguous	3.5	20	
767810069	CE-PD	Country Estates	1.01	44,150	3	20 contiguous	3.5	20	
767810070	CE-PD	Country Estates	0.43	18,681	3	20 contiguous	3.5	20	
767810071	CE-PD	Country Estates	3.81	166,434	3	20 contiguous	3.5	20	
767820001	CE-PD	Country Estates	0.26	11,225	3	20 contiguous	3.5	20	
767820002	CE-PD	Country Estates	0.17	7,222	3	20 contiguous	3.5	20	
767820003	CE-PD	Country Estates	0.16	7,054	3	20 contiguous	3.5	20	
767820004	CE-PD	Country Estates	0.19	8,424	3	20 contiguous	3.5	20	
767820005	CE-PD	Country Estates	0.16	7,048	3	20 contiguous	3.5	20	
767820006	CE-PD	Country Estates	0.16	6,865	3	20 contiguous	3.5	20	
767820007	CE-PD	Country Estates	0.14	6,228	3	20 contiguous	3.5	20	
767820008	CE-PD	Country Estates	0.15	6,422	3	20 contiguous	3.5	20	
767820009	CE-PD	Country Estates	0.18	7,698	3	20 contiguous	3.5	20	
767820010	CE-PD	Country Estates	0.14	6,131	3	20 contiguous	3.5	20	
767820011	CE-PD	Country Estates	0.14	6,269	3	20 contiguous	3.5	20	
767820012	CE-PD	Country Estates	0.17	7,509	3	20 contiguous	3.5	20	
767820013	CE-PD	Country Estates	0.19	8,302	3	20 contiguous	3.5	20	
767820014	CE-PD	Country Estates	0.16	7,140	3	20 contiguous	3.5	20	
767820015	CE-PD	Country Estates	0.17	7,401	3	20 contiguous	3.5	20	
767820016	CE-PD	Country Estates	0.19	8,168	3	20 contiguous	3.5	20	
767820017	CE-PD	Country Estates	0.19	8,217	3	20 contiguous	3.5	20	
767820018	CE-PD	Country Estates	0.21	9,152	3	20 contiguous	3.5	20	
767820019	CE-PD	Country Estates	0.16	7,013	3	20 contiguous	3.5	20	
767820020	CE-PD	Country Estates	0.18	7,772	3	20 contiguous	3.5	20	
767820021	CE-PD	Country Estates	0.23	10,048	3	20 contiguous	3.5	20	
767820022	CE-PD	Country Estates	0.19	8,078	3	20 contiguous	3.5	20	
767820023	CE-PD	Country Estates	0.16	7,155	3	20 contiguous	3.5	20	
767820024	CE-PD	Country Estates	0.16	6,844	3	20 contiguous	3.5	20	
767820025	CE-PD	Country Estates	0.20	8,818	3	20 contiguous	3.5	20	

Appendix B-2-8

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
767820026	CE-PD	Country Estates	0.18	7,693	3	20 contiguous	3.5	20	
767820027	CE-PD	Country Estates	0.17	7,410	3	20 contiguous	3.5	20	
767820028	CE-PD	Country Estates	0.18	7,671	3	20 contiguous	3.5	20	
767820029	CE-PD	Country Estates	0.17	7,232	3	20 contiguous	3.5	20	
767820030	CE-PD	Country Estates	0.19	8,139	3	20 contiguous	3.5	20	
767820031	CE-PD	Country Estates	0.18	7,772	3	20 contiguous	3.5	20	
767820032	CE-PD	Country Estates	0.15	6,563	3	20 contiguous	3.5	20	
767820033	CE-PD	Country Estates	0.15	6,528	3	20 contiguous	3.5	20	
767820034	CE-PD	Country Estates	0.18	7,743	3	20 contiguous	3.5	20	
767820035	CE-PD	Country Estates	0.15	6,543	3	20 contiguous	3.5	20	
767820036	CE-PD	Country Estates	0.23	10,243	3	20 contiguous	3.5	20	
767820037	CE-PD	Country Estates	0.17	7,415	3	20 contiguous	3.5	20	
767820038	CE-PD	Country Estates	0.28	12,184	3	20 contiguous	3.5	20	
767820039	CE-PD	Country Estates	0.22	9,700	3	20 contiguous	3.5	20	
767820040	CE-PD	Country Estates	0.15	6,484	3	20 contiguous	3.5	20	
767820041	CE-PD	Country Estates	0.16	7,037	3	20 contiguous	3.5	20	
767820042	CE-PD	Country Estates	0.17	7,546	3	20 contiguous	3.5	20	
767820043	CE-PD	Country Estates	0.14	6,245	3	20 contiguous	3.5	20	
767820044	CE-PD	Country Estates	0.17	7,274	3	20 contiguous	3.5	20	
767820045	CE-PD	Country Estates	0.14	6,087	3	20 contiguous	3.5	20	
767820046	CE-PD	Country Estates	0.14	6,253	3	20 contiguous	3.5	20	
767820047	CE-PD	Country Estates	0.21	8,996	3	20 contiguous	3.5	20	
767820048	CE-PD	Country Estates	0.28	12,246	3	20 contiguous	3.5	20	
767820049	CE-PD	Country Estates	0.32	13,824	3	20 contiguous	3.5	20	
767820050	CE-PD	Country Estates	2.70	117,677	3	20 contiguous	3.5	20	
767820051	CE-PD	Country Estates	0.23	9,916	3	20 contiguous	3.5	20	
767820052	CE-PD	Country Estates	0.17	7,558	3	20 contiguous	3.5	20	
767820053	CE-PD	Country Estates	0.15	6,733	3	20 contiguous	3.5	20	
767820054	CE-PD	Country Estates	0.14	6,081	3	20 contiguous	3.5	20	
767820055	CE-PD	Country Estates	0.13	5,572	3	20 contiguous	3.5	20	
767820056	CE-PD	Country Estates	0.20	8,528	3	20 contiguous	3.5	20	
767820063	CE-PD	Country Estates	0.13	5,662	3	20 contiguous	3.5	20	
767820064	CE-PD	Country Estates	0.13	5,786	3	20 contiguous	3.5	20	
767820065	CE-PD	Country Estates	1.05	45,671	3	20 contiguous	3.5	20	
767820066	CE-PD	Country Estates	0.60	26,066	3	20 contiguous	3.5	20	
767830001	CE-PD	Country Estates	0.19	8,150	3	20 contiguous	3.5	20	
767830002	CE-PD	Country Estates	0.16	6,936	3	20 contiguous	3.5	20	
767830003	CE-PD	Country Estates	0.15	6,699	3	20 contiguous	3.5	20	
767830004	CE-PD	Country Estates	0.18	7,940	3	20 contiguous	3.5	20	
767830005	CE-PD	Country Estates	0.16	6,955	3	20 contiguous	3.5	20	
767830006	CE-PD	Country Estates	0.15	6,750	3	20 contiguous	3.5	20	
767830007	CE-PD	Country Estates	0.14	5,959	3	20 contiguous	3.5	20	
767830008	CE-PD	Country Estates	0.14	6,297	3	20 contiguous	3.5	20	
767830009	CE-PD	Country Estates	0.18	7,790	3	20 contiguous	3.5	20	
767830010	CE-PD	Country Estates	0.18	7,701	3	20 contiguous	3.5	20	
767830011	CE-PD	Country Estates	0.14	6,286	3	20 contiguous	3.5	20	
767830012	CE-PD	Country Estates	0.14	5,937	3	20 contiguous	3.5	20	
767830013	CE-PD	Country Estates	0.18	7,902	3	20 contiguous	3.5	20	
767830014	CE-PD	Country Estates	0.15	6,751	3	20 contiguous	3.5	20	
767830015	CE-PD	Country Estates	0.16	6,976	3	20 contiguous	3.5	20	
767830016	CE-PD	Country Estates	0.70	30,685	3	20 contiguous	3.5	20	
767830017	CE-PD	Country Estates	0.12	5,191	3	20 contiguous	3.5	20	
767830018	CE-PD	Country Estates	0.12	5,190	3	20 contiguous	3.5	20	
767830019	CE-PD	Country Estates	0.12	5,203	3	20 contiguous	3.5	20	
767830020	CE-PD	Country Estates	0.12	5,240	3	20 contiguous	3.5	20	
767830021	CE-PD	Country Estates	0.12	5,154	3	20 contiguous	3.5	20	

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
767830027	CE-PD	Country Estates	0.13	5,508	3	20 contiguous	3.5	20	
767830028	CE-PD	Country Estates	0.13	5,567	3	20 contiguous	3.5	20	
767830029	CE-PD	Country Estates	0.13	5,535	3	20 contiguous	3.5	20	
767830030	CE-PD	Country Estates	0.13	5,708	3	20 contiguous	3.5	20	
767830031	CE-PD	Country Estates	0.12	5,406	3	20 contiguous	3.5	20	
767830032	CE-PD	Country Estates	0.13	5,609	3	20 contiguous	3.5	20	
767830033	CE-PD	Country Estates	0.13	5,706	3	20 contiguous	3.5	20	
767830034	CE-PD	Country Estates	0.12	5,279	3	20 contiguous	3.5	20	
767830035	CE-PD	Country Estates	0.13	5,470	3	20 contiguous	3.5	20	
767830036	CE-PD	Country Estates	0.12	5,406	3	20 contiguous	3.5	20	
767830037	CE-PD	Country Estates	0.13	5,503	3	20 contiguous	3.5	20	
767830038	CE-PD	Country Estates	0.13	5,560	3	20 contiguous	3.5	20	
767830039	CE-PD	Country Estates	0.13	5,469	3	20 contiguous	3.5	20	
767830040	CE-PD	Country Estates	0.13	5,706	3	20 contiguous	3.5	20	
767830041	CE-PD	Country Estates	0.13	5,517	3	20 contiguous	3.5	20	
767830042	CE-PD	Country Estates	0.12	5,306	3	20 contiguous	3.5	20	
767830043	CE-PD	Country Estates	0.12	5,341	3	20 contiguous	3.5	20	
767830044	CE-PD	Country Estates	0.12	5,309	3	20 contiguous	3.5	20	
767830045	CE-PD	Country Estates	0.12	5,311	3	20 contiguous	3.5	20	
767830046	CE-PD	Country Estates	0.12	5,425	3	20 contiguous	3.5	20	
767830047	CE-PD	Country Estates	0.12	5,390	3	20 contiguous	3.5	20	
767830048	CE-PD	Country Estates	0.13	5,467	3	20 contiguous	3.5	20	
767830049	CE-PD	Country Estates	0.12	5,202	3	20 contiguous	3.5	20	
767830050	CE-PD	Country Estates	0.12	5,164	3	20 contiguous	3.5	20	
767830051	CE-PD	Country Estates	0.12	5,261	3	20 contiguous	3.5	20	
767830052	CE-PD	Country Estates	0.12	5,318	3	20 contiguous	3.5	20	
767830053	CE-PD	Country Estates	0.12	5,234	3	20 contiguous	3.5	20	
767830054	CE-PD	Country Estates	0.12	5,290	3	20 contiguous	3.5	20	
767830055	CE-PD	Country Estates	0.14	6,119	3	20 contiguous	3.5	20	
767830056	CE-PD	Country Estates	0.16	6,887	3	20 contiguous	3.5	20	
767830057	CE-PD	Country Estates	0.16	6,857	3	20 contiguous	3.5	20	
767830058	CE-PD	Country Estates	0.12	5,293	3	20 contiguous	3.5	20	
767830059	CE-PD	Country Estates	0.12	5,261	3	20 contiguous	3.5	20	
767830060	CE-PD	Country Estates	0.12	5,226	3	20 contiguous	3.5	20	
767830061	CE-PD	Country Estates	0.12	5,312	3	20 contiguous	3.5	20	
767830062	CE-PD	Country Estates	0.12	5,442	3	20 contiguous	3.5	20	
767830063	CE-PD	Country Estates	0.12	5,399	3	20 contiguous	3.5	20	
767830064	CE-PD	Country Estates	0.13	5,634	3	20 contiguous	3.5	20	
767830065	CE-PD	Country Estates	0.19	8,236	3	20 contiguous	3.5	20	
767830066	CE-PD	Country Estates	0.23	9,981	3	20 contiguous	3.5	20	
767830067	CE-PD	Country Estates	0.25	10,936	3	20 contiguous	3.5	20	
767830068	CE-PD	Country Estates	0.28	12,163	3	20 contiguous	3.5	20	
767830069	CE-PD	Country Estates	0.20	8,730	3	20 contiguous	3.5	20	
767830070	CE-PD	Country Estates	0.19	8,373	3	20 contiguous	3.5	20	
767830071	CE-PD	Country Estates	0.14	6,238	3	20 contiguous	3.5	20	
767830072	CE-PD	Country Estates	0.15	6,629	3	20 contiguous	3.5	20	
767830073	CE-PD	Country Estates	0.16	6,966	3	20 contiguous	3.5	20	
767830074	CE-PD	Country Estates	0.15	6,599	3	20 contiguous	3.5	20	
767830075	CE-PD	Country Estates	0.15	6,429	3	20 contiguous	3.5	20	
767830076	CE-PD	Country Estates	0.12	5,129	3	20 contiguous	3.5	20	
767830077	CE-PD	Country Estates	0.13	5,589	3	20 contiguous	3.5	20	
767830078	CE-PD	Country Estates	0.17	7,505	3	20 contiguous	3.5	20	
767830079	CE-PD	Country Estates	0.40	17,540	3	20 contiguous	3.5	20	
767830080	CE-PD	Country Estates	1.52	66,329	3	20 contiguous	3.5	20	
767840001	CE-PD	Country Estates	0.18	7,649	3	20 contiguous	3.5	20	
767840002	CE-PD	Country Estates	0.16	7,155	3	20 contiguous	3.5	20	
767840003	CE-PD	Country Estates	0.18	7,957	3	20 contiguous	3.5	20	
767840004	CE-PD	Country Estates	0.17	7,230	3	20 contiguous	3.5	20	
767840005	CE-PD	Country Estates	0.17	7,229	3	20 contiguous	3.5	20	
767840006	CE-PD	Country Estates	0.19	8,500	3	20 contiguous	3.5	20	
767840007	CE-PD	Country Estates	0.20	8,521	3	20 contiguous	3.5	20	
767840008	CE-PD	Country Estates	0.17	7,536	3	20 contiguous	3.5	20	
767840009	CE-PD	Country Estates	0.18	8,035	3	20 contiguous	3.5	20	
767840010	CE-PD	Country Estates	0.28	12,145	3	20 contiguous	3.5	20	
767840011	CE-PD	Country Estates	0.18	7,705	3	20 contiguous	3.5	20	
767840012	CE-PD	Country Estates	0.20	8,564	3	20 contiguous	3.5	20	
767840013	CE-PD	Country Estates	0.21	9,336	3	20 contiguous	3.5	20	

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (du/ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
767840014	CE-PD	Country Estates	0.25	10,871	3	20 contiguous	3.5	20	
767840015	CE-PD	Country Estates	0.14	6,290	3	20 contiguous	3.5	20	
767840016	CE-PD	Country Estates	0.16	7,032	3	20 contiguous	3.5	20	
767840017	CE-PD	Country Estates	0.21	9,076	3	20 contiguous	3.5	20	
767840018	CE-PD	Country Estates	0.16	7,140	3	20 contiguous	3.5	20	
767840019	CE-PD	Country Estates	0.16	7,165	3	20 contiguous	3.5	20	
767840020	CE-PD	Country Estates	0.19	8,197	3	20 contiguous	3.5	20	
767840021	CE-PD	Country Estates	0.17	7,320	3	20 contiguous	3.5	20	
767840022	CE-PD	Country Estates	0.16	7,190	3	20 contiguous	3.5	20	
767840023	CE-PD	Country Estates	0.19	8,368	3	20 contiguous	3.5	20	
767840024	CE-PD	Country Estates	0.22	9,762	3	20 contiguous	3.5	20	
767840025	CE-PD	Country Estates	0.16	7,027	3	20 contiguous	3.5	20	
767840026	CE-PD	Country Estates	0.13	5,820	3	20 contiguous	3.5	20	
767840027	CE-PD	Country Estates	0.16	7,191	3	20 contiguous	3.5	20	
767840028	CE-PD	Country Estates	0.17	7,489	3	20 contiguous	3.5	20	
767840029	CE-PD	Country Estates	0.18	7,756	3	20 contiguous	3.5	20	
767840030	CE-PD	Country Estates	0.17	7,446	3	20 contiguous	3.5	20	
767840031	CE-PD	Country Estates	0.19	8,129	3	20 contiguous	3.5	20	
767840032	CE-PD	Country Estates	0.17	7,335	3	20 contiguous	3.5	20	
767840033	CE-PD	Country Estates	0.16	7,199	3	20 contiguous	3.5	20	
767840034	CE-PD	Country Estates	0.18	8,044	3	20 contiguous	3.5	20	
767840035	CE-PD	Country Estates	0.20	8,606	3	20 contiguous	3.5	20	
767840036	CE-PD	Country Estates	0.15	6,704	3	20 contiguous	3.5	20	
767840037	CE-PD	Country Estates	0.14	6,259	3	20 contiguous	3.5	20	
767840038	CE-PD	Country Estates	0.31	13,430	3	20 contiguous	3.5	20	
767840039	CE-PD	Country Estates	0.74	32,228	3	20 contiguous	3.5	20	
767840040	CE-PD	Country Estates	0.20	8,573	3	20 contiguous	3.5	20	
767840041	CE-PD	Country Estates	2.77	121,024	3	20 contiguous	3.5	20	
767840042	CE-PD	Country Estates	0.12	5,353	3	20 contiguous	3.5	20	
767840043	CE-PD	Country Estates	0.13	5,595	3	20 contiguous	3.5	20	
767840044	CE-PD	Country Estates	0.13	5,685	3	20 contiguous	3.5	20	
767840045	CE-PD	Country Estates	0.13	5,667	3	20 contiguous	3.5	20	
767840046	CE-PD	Country Estates	0.13	5,692	3	20 contiguous	3.5	20	
767840047	CE-PD	Country Estates	0.13	5,832	3	20 contiguous	3.5	20	
767840048	CE-PD	Country Estates	0.13	5,750	3	20 contiguous	3.5	20	
767840049	CE-PD	Country Estates	0.13	5,859	3	20 contiguous	3.5	20	
767840050	CE-PD	Country Estates	0.13	5,833	3	20 contiguous	3.5	20	
767840051	CE-PD	Country Estates	0.13	5,822	3	20 contiguous	3.5	20	
767840052	CE-PD	Country Estates	0.13	5,872	3	20 contiguous	3.5	20	
767840053	CE-PD	Country Estates	0.13	5,799	3	20 contiguous	3.5	20	
767840054	CE-PD	Country Estates	0.13	5,889	3	20 contiguous	3.5	20	
767840055	CE-PD	Country Estates	0.13	5,650	3	20 contiguous	3.5	20	
767840056	CE-PD	Country Estates	0.13	5,869	3	20 contiguous	3.5	20	
767840057	CE-PD	Country Estates	0.13	5,494	3	20 contiguous	3.5	20	
767840058	CE-PD	Country Estates	0.12	5,298	3	20 contiguous	3.5	20	
767840059	CE-PD	Country Estates	0.13	5,797	3	20 contiguous	3.5	20	
767840060	CE-PD	Country Estates	0.14	5,938	3	20 contiguous	3.5	20	
767840061	CE-PD	Country Estates	0.13	5,892	3	20 contiguous	3.5	20	
767840062	CE-PD	Country Estates	0.13	5,813	3	20 contiguous	3.5	20	
767840063	CE-PD	Country Estates	0.14	5,947	3	20 contiguous	3.5	20	
767840064	CE-PD	Country Estates	0.13	5,739	3	20 contiguous	3.5	20	
767840065	CE-PD	Country Estates	0.14	5,931	3	20 contiguous	3.5	20	
767840066	CE-PD	Country Estates	0.13	5,741	3	20 contiguous	3.5	20	
767840067	CE-PD	Country Estates	0.14	5,932	3	20 contiguous	3.5	20	
767840068	CE-PD	Country Estates	0.13	5,794	3	20 contiguous	3.5	20	
767840069	CE-PD	Country Estates	0.13	5,704	3	20 contiguous	3.5	20	

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
767840081	CE-PD	Country Estates	0.13	5,851	3	20 contiguous	3.5	20		
767840082	CE-PD	Country Estates	0.14	6,068	3	20 contiguous	3.5	20		
767840083	CE-PD	Country Estates	0.15	6,759	3	20 contiguous	3.5	20		
767840084	CE-PD	Country Estates	0.15	6,712	3	20 contiguous	3.5	20		
767840085	CE-PD	Country Estates	0.15	6,649	3	20 contiguous	3.5	20		
767840086	CE-PD	Country Estates	0.14	5,968	3	20 contiguous	3.5	20		
767840087	CE-PD	Country Estates	0.12	5,282	3	20 contiguous	3.5	20		
767840088	CE-PD	Country Estates	0.43	18,741	3	20 contiguous	3.5	20		
767840089	CE-PD	Country Estates	0.75	32,832	3	20 contiguous	3.5	20		
767850001	CE-PD	Country Estates	0.18	7,902	3	20 contiguous	3.5	20		
767850002	CE-PD	Country Estates	0.16	6,802	3	20 contiguous	3.5	20		
767850003	CE-PD	Country Estates	0.15	6,474	3	20 contiguous	3.5	20		
767850004	CE-PD	Country Estates	1.68	73,257	3	20 contiguous	3.5	20		
767850005	CE-PD	Country Estates	0.01	501	3	20 contiguous	3.5	20		
767850006	CE-PD	Country Estates	0.82	35,621	3	20 contiguous	3.5	20		
767850007	CE-PD	Country Estates	0.12	5,300	3	20 contiguous	3.5	20		
767850008	CE-PD	Country Estates	0.12	5,227	3	20 contiguous	3.5	20		
767850009	CE-PD	Country Estates	0.12	5,148	3	20 contiguous	3.5	20		
767850010	CE-PD	Country Estates	0.16	7,023	3	20 contiguous	3.5	20		
767850011	CE-PD	Country Estates	0.23	9,439	3	20 contiguous	3.5	20		
767850012	CE-PD	Country Estates	0.29	12,515	3	20 contiguous	3.5	20		
767850013	CE-PD	Country Estates	0.24	10,657	3	20 contiguous	3.5	20		
767850014	CE-PD	Country Estates	0.30	12,907	3	20 contiguous	3.5	20		
767850015	CE-PD	Country Estates	0.17	7,459	3	20 contiguous	3.5	20		
767850016	CE-PD	Country Estates	0.26	11,461	3	20 contiguous	3.5	20		
767850017	CE-PD	Country Estates	0.22	9,416	3	20 contiguous	3.5	20		
767850018	CE-PD	Country Estates	0.17	7,614	3	20 contiguous	3.5	20		
767850019	CE-PD	Country Estates	0.15	6,550	3	20 contiguous	3.5	20		
767850020	CE-PD	Country Estates	0.12	5,424	3	20 contiguous	3.5	20		
767850021	CE-PD	Country Estates	0.12	5,382	3	20 contiguous	3.5	20		
767850022	CE-PD	Country Estates	0.12	5,401	3	20 contiguous	3.5	20		
767850023	CE-PD	Country Estates	0.12	5,398	3	20 contiguous	3.5	20		
767850024	CE-PD	Country Estates	0.13	5,583	3	20 contiguous	3.5	20		
767850025	CE-PD	Country Estates	0.13	5,629	3	20 contiguous	3.5	20		
767850026	CE-PD	Country Estates	0.13	5,616	3	20 contiguous	3.5	20		
767850027	CE-PD	Country Estates	0.12	5,322	3	20 contiguous	3.5	20		
767850028	CE-PD	Country Estates	0.13	5,488	3	20 contiguous	3.5	20		
767850029	CE-PD	Country Estates	0.13	5,762	3	20 contiguous	3.5	20		
767850030	CE-PD	Country Estates	0.13	5,660	3	20 contiguous	3.5	20		
767850031	CE-PD	Country Estates	0.13	5,591	3	20 contiguous	3.5	20		
767850032	CE-PD	Country Estates	0.13	5,597	3	20 contiguous	3.5	20		
767850033	CE-PD	Country Estates	0.12	5,209	3	20 contiguous	3.5	20		
767850034	CE-PD	Country Estates	0.12	5,308	3	20 contiguous	3.5	20		
767850035	CE-PD	Country Estates	0.12	5,131	3	20 contiguous	3.5	20		
767850036	CE-PD	Country Estates	0.15	6,350	3	20 contiguous	3.5	20		
767850037	CE-PD	Country Estates	0.23	9,614	3	20 contiguous	3.5	20		
767850038	CE-PD	Country Estates	0.15	6,394	3	20 contiguous	3.5	20		
767850039	CE-PD	Country Estates	0.12	5,257	3	20 contiguous	3.5	20		
767850040	CE-PD	Country Estates	0.12	5,224	3	20 contiguous	3.5	20		
767850041	CE-PD	Country Estates	0.12	5,076	3	20 contiguous	3.5	20		
767850042	CE-PD	Country Estates	0.13	5,508	3	20 contiguous	3.5	20		
767850043	CE-PD	Country Estates	0.12	5,171	3	20 contiguous	3.5	20		
767850044	CE-PD	Country Estates	0.12	5,266	3	20 contiguous	3.5	20		
767850045	CE-PD	Country Estates	0.12	5,259	3	20 contiguous	3.5	20		
767850046	CE-PD	Country Estates	0.12	5,154	3	20 contiguous	3.5	20		
767850047	CE-PD	Country Estates	0.12	5,222	3	20 contiguous	3.5	20		
767850048	CE-PD	Country Estates	0.12	5,133	3	20 contiguous	3.5	20		
767850049	CE-PD	Country Estates	0.12	5,192	3	20 contiguous	3.5	20		
767850050	CE-PD	Country Estates	0.12	5,146	3	20 contiguous	3.5	20		
767850051	CE-PD	Country Estates	0.12	5,127	3	20 contiguous	3.5	20		
767850052	CE-PD	Country Estates	0.12	5,214	3	20 contiguous	3.5	20		
767850053	CE-PD	Country Estates	0.15	6,408	3	20 contiguous	3.5	20		
767850054	CE-PD	Country Estates	0.15	6,495	3	20 contiguous	3.5	20		
767850055	CE-PD	Country Estates	0.12	5,296	3	20 contiguous	3.5	20		
767850056	CE-PD	Country Estates	0.13	5,458	3	20 contiguous	3.5	20		
767850057	CE-PD	Country Estates	0.12	5,380	3	20 contiguous	3.5	20		
767850058	CE-PD	Country Estates	0.13	5,461	3	20 contiguous	3.5	20		

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
767850059	CE-PD	Country Estates	0.19	8,131	3	20 contiguous	3.5	20		
767850060	CE-PD	Country Estates	0.59	25,829	3	20 contiguous	3.5	20		
767850061	CE-PD	Country Estates	1.53	66,947	3	20 contiguous	3.5	20		
767850062	CE-PD	Country Estates	0.54	23,737	3	20 contiguous	3.5	20		
767850063	CE-PD	Country Estates	0.16	6,966	3	20 contiguous	3.5	20		
767850064	CE-PD	Country Estates	2.48	108,436	3	20 contiguous	3.5	20		
TOTAL		CE-PD	Country Estates	431.84						758
601270062	EE	Equestrian Estates	7.17	31,772	1	0.459	2	0.459	7	
691400021	EE	Equestrian Estates	8.75	381,729	1	0.459	2	0.459	8	
601670059	EE	Equestrian Estates	0.09	3,804	1	0.459	2	0.459	0	
601680017	EE	Equestrian Estates	0.17	7,418	1	0.459	2	0.459	0	
601690040	EE	Equestrian Estates	0.20	8,550	1	0.459	2	0.459	0	
601700022	EE	Equestrian Estates	0.17	7,218	1	0.459	2	0.459	0	
601700200	EE	Equestrian Estates	0.25	11,075	1	0.459	2	0.459	0	
601720007	EE	Equestrian Estates	0.22	9,620	1	0.459	2	0.459	0	
614600030	EE	Equestrian Estates	0.09	3,764	1	0.459	2	0.459	0	
614602020	EE	Equestrian Estates	0.20	8,792	1	0.459	2	0.459	0	
616350033	EE	Equestrian Estates	1.55	67,450	1	0.459	2	0.459	1	
616351029	EE	Equestrian Estates	1.31	57,124	1	0.459	2	0.459	1	
691190031	EE	Equestrian Estates	12.11	528,464	1	0.459	2	0.459	12	
691220058	EE	Equestrian Estates	1.55	67,727	1	0.459	2	0.459	1	
691280005	EE	Equestrian Estates	0.29	12,512	1	0.459	2	0.459	0	
691300045	EE	Equestrian Estates	1.96	85,387	1	0.459	2	0.459	1	
691340064	EE	Equestrian Estates	1.77	77,381	1	0.459	2	0.459	1	
691360075	EE	Equestrian Estates	3.30	143,909	1	0.459	2	0.459	3	
691390086	EE	Equestrian Estates	2.84	123,999	1	0.459	2	0.459	2	
691410054	EE	Equestrian Estates	0.24	10,291	1	0.459	2	0.459	0	
691440030	EE	Equestrian Estates	0.12	5,324	1	0.459	2	0.459	0	
691440042	EE	Equestrian Estates	0.12	5,257	1	0.459	2	0.459	0	
691440059	EE	Equestrian Estates	0.12	5,038	1	0.459	2	0.459	0	
691440080	EE	Equestrian Estates	0.16	6,931	1	0.459	2	0.459	0	
691450050	EE	Equestrian Estates	0.19	8,359	1	0.459	2	0.459	0	
691500050	EE	Equestrian Estates	0.16	6,975	1	0.459	2	0.459	0	
691500073	EE	Equestrian Estates	0.05	2,293	1	0.459	2	0.459	0	
691510006	EE	Equestrian Estates	4.95	216,243	1	0.459	2	0.459	4	
691520013	EE	Equestrian Estates	0.19	8,300	1	0.459	2	0.459	0	
691530049	EE	Equestrian Estates	0.17	7,226	1	0.459	2	0.459	0	
692370077	EE	Equestrian Estates	3.52	153,855	1	0.459	2	0.459	3	
601270031	EE	Equestrian Estates	1.20	52,545	1	0.459	2	0.459	1	
601270034	EE	Equestrian Estates	0.74	32,384	1	0.459	2	0.459	0	
601270035	EE	Equestrian Estates	0.74	32,433	1	0.459	2	0.459	0	
601270044	EE	Equestrian Estates	0.11	4,824	1	0.459	2	0.459	0	
601270045	EE	Equestrian Estates	0.57	24,860	1	0.459	2	0.459	0	
601270046	EE	Equestrian Estates	1.19	51,873	1	0.459	2	0.459	1	
601270047	EE	Equestrian Estates	0.04	1,710	1	0.459	2	0.459	0	
601270048	EE	Equestrian Estates	0.16	7,117	1	0.459	2	0.459	0	
601270049	EE	Equestrian Estates	0.03	1,494	1	0.459	2	0.459	0	
601270050	EE	Equestrian Estates	0.02	657	1	0.459	2	0.459		

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
601290032	EE	Equestrian Estates	0.18	7,982	1	0.459	2	0.459	0
601290033	EE	Equestrian Estates	0.38	16,566	1	0.459	2	0.459	0
601290034	EE	Equestrian Estates	0.56	24,640	1	0.459	2	0.459	0
601290035	EE	Equestrian Estates	0.76	33,196	1	0.459	2	0.459	0
601290036	EE	Equestrian Estates	0.09	4,098	1	0.459	2	0.459	0
601290042	EE	Equestrian Estates	6.57	286,693	1	0.459	2	0.459	6
601290043	EE	Equestrian Estates	4.21	183,613	1	0.459	2	0.459	4
601290044	EE	Equestrian Estates	0.67	29,085	1	0.459	2	0.459	0
601290045	EE	Equestrian Estates	14.25	622,091	1	0.459	2	0.459	14
601640001	EE	Equestrian Estates	0.17	7,218	1	0.459	2	0.459	0
601640002	EE	Equestrian Estates	0.12	5,065	1	0.459	2	0.459	0
601640003	EE	Equestrian Estates	0.12	5,064	1	0.459	2	0.459	0
601640004	EE	Equestrian Estates	0.13	5,885	1	0.459	2	0.459	0
601640005	EE	Equestrian Estates	0.19	8,340	1	0.459	2	0.459	0
601640006	EE	Equestrian Estates	0.18	7,677	1	0.459	2	0.459	0
601640007	EE	Equestrian Estates	0.12	5,226	1	0.459	2	0.459	0
601640008	EE	Equestrian Estates	0.11	5,003	1	0.459	2	0.459	0
601640009	EE	Equestrian Estates	0.12	5,043	1	0.459	2	0.459	0
601640010	EE	Equestrian Estates	0.11	4,986	1	0.459	2	0.459	0
601640011	EE	Equestrian Estates	0.12	5,063	1	0.459	2	0.459	0
601640012	EE	Equestrian Estates	0.11	4,983	1	0.459	2	0.459	0
601640013	EE	Equestrian Estates	0.12	5,054	1	0.459	2	0.459	0
601640014	EE	Equestrian Estates	0.11	5,006	1	0.459	2	0.459	0
601640015	EE	Equestrian Estates	0.12	5,096	1	0.459	2	0.459	0
601640016	EE	Equestrian Estates	0.11	5,008	1	0.459	2	0.459	0
601640017	EE	Equestrian Estates	0.12	5,020	1	0.459	2	0.459	0
601640018	EE	Equestrian Estates	0.13	5,715	1	0.459	2	0.459	0
601640019	EE	Equestrian Estates	0.12	5,443	1	0.459	2	0.459	0
601640020	EE	Equestrian Estates	0.13	5,715	1	0.459	2	0.459	0
601640021	EE	Equestrian Estates	0.13	5,626	1	0.459	2	0.459	0
601640022	EE	Equestrian Estates	0.12	5,426	1	0.459	2	0.459	0
601640042	EE	Equestrian Estates	0.11	5,015	1	0.459	2	0.459	0
601640043	EE	Equestrian Estates	0.12	5,060	1	0.459	2	0.459	0
601640044	EE	Equestrian Estates	0.11	5,004	1	0.459	2	0.459	0
601640045	EE	Equestrian Estates	0.11	5,002	1	0.459	2	0.459	0
601640046	EE	Equestrian Estates	0.11	4,914	1	0.459	2	0.459	0
601640047	EE	Equestrian Estates	0.11	5,000	1	0.459	2	0.459	0
601640048	EE	Equestrian Estates	0.11	5,011	1	0.459	2	0.459	0
601640049	EE	Equestrian Estates	0.12	5,082	1	0.459	2	0.459	0
601640050	EE	Equestrian Estates	0.11	4,996	1	0.459	2	0.459	0
601640051	EE	Equestrian Estates	0.13	5,580	1	0.459	2	0.459	0
601640052	EE	Equestrian Estates	0.15	6,603	1	0.459	2	0.459	0
601640053	EE	Equestrian Estates	0.11	4,926	1	0.459	2	0.459	0
601640054	EE	Equestrian Estates	0.11	4,979	1	0.459	2	0.459	0
601640055	EE	Equestrian Estates	0.11	4,934	1	0.459	2	0.459	0
601640056	EE	Equestrian Estates	0.11	4,918	1	0.459	2	0.459	0
601640057	EE	Equestrian Estates	0.11	4,981	1	0.459	2	0.459	0
601640058	EE	Equestrian Estates	0.12	5,052	1	0.459	2	0.459	0
601640059	EE	Equestrian Estates	0.11	4,910	1	0.459	2	0.459	0
601640063	EE	Equestrian Estates	0.11	5,013	1	0.459	2	0.459	0
601640064	EE	Equestrian Estates	0.12	5,184	1	0.459	2	0.459	0
601640065	EE	Equestrian Estates	0.12	5,328	1	0.459	2	0.459	0
601640066	EE	Equestrian Estates	0.12	5,047	1	0.459	2	0.459	0
601640067	EE	Equestrian Estates	0.12	5,117	1	0.459	2	0.459	0
601640068	EE	Equestrian Estates	0.12	5,087	1	0.459	2	0.459	0
601640069	EE	Equestrian Estates	0.11	5,018	1	0.459	2	0.459	0
601640070	EE	Equestrian Estates	0.11	5,000	1	0.459	2	0.459	0
601640071	EE	Equestrian Estates	0.12	5,077	1	0.459	2	0.459	0
601640072	EE	Equestrian Estates	0.11	4,725	1	0.459	2	0.459	0
601640074	EE	Equestrian Estates	0.32	14,012	1	0.459	2	0.459	0
601640075	EE	Equestrian Estates	0.18	7,755	1	0.459	2	0.459	0
601640076	EE	Equestrian Estates	0.13	5,481	1	0.459	2	0.459	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
601640077	EE	Equestrian Estates	0.16	6,850	1	0.459	2	0.459	0
601640078	EE	Equestrian Estates	0.10	4,330	1	0.459	2	0.459	0
601650001	EE	Equestrian Estates	0.11	4,991	1	0.459	2	0.459	0
601650002	EE	Equestrian Estates	0.11	4,973	1	0.459	2	0.459	0
601650003	EE	Equestrian Estates	0.11	4,954	1	0.459	2	0.459	0
601650004	EE	Equestrian Estates	0.12	5,163	1	0.459	2	0.459	0
601650005	EE	Equestrian Estates	0.13	5,530	1	0.459	2	0.459	0
601650006	EE	Equestrian Estates	0.13	5,620	1	0.459	2	0.459	0
601650007	EE	Equestrian Estates	0.13	5,811	1	0.459	2	0.459	0
601650008	EE	Equestrian Estates	0.13	5,543	1	0.459	2	0.459	0
601650009	EE	Equestrian Estates	0.13	5,658	1	0.459	2	0.459	0
601650010	EE	Equestrian Estates	0.13	5,704	1	0.459	2	0.459	0
601650011	EE	Equestrian Estates	0.14	6,179	1	0.459	2	0.459	0
601650012	EE	Equestrian Estates	0.13	5,497	1	0.459	2	0.459	0
601650013	EE	Equestrian Estates	0.12	5,405	1	0.459	2	0.459	0
601650014	EE	Equestrian Estates	0.12	5,327	1	0.459	2	0.459	0
601650015	EE	Equestrian Estates	0.12	5,327	1	0.459	2	0.459	0
601650016	EE	Equestrian Estates	0.12	5,307	1	0.459	2	0.459	0
601650017	EE	Equestrian Estates	0.12	5,338	1	0.459	2	0.459	0
601650018	EE	Equestrian Estates	0.12	5,401	1	0.459	2	0.459	0
601650019	EE	Equestrian Estates	0.12	5,358	1	0.459	2	0.459	0
601650020	EE	Equestrian Estates	0.12	5,377	1	0.459	2	0.459	0
601650021	EE	Equestrian Estates	0.13	5,470	1	0.459	2	0.459	0
601650022	EE	Equestrian Estates	0.12	5,396	1	0.459	2	0.459	0
601650023	EE	Equestrian Estates	0.12	5,405	1	0.459	2	0.459	0
601650024	EE	Equestrian Estates	0.12	5,343	1	0.459	2	0.459	0
601650025	EE	Equestrian Estates	0.12	5,439	1	0.459	2	0.459	0
601650026	EE	Equestrian Estates	0.12	5,367	1	0.459	2	0.459	0
601650027	EE	Equestrian Estates	0.12	5,325	1	0.459	2	0.459	0
60165028	EE	Equestrian Estates	0.27	11,653	1	0.459	2	0.459	0
60165029	EE	Equestrian Estates	0.18	7,721	1	0.459	2	0.459	0
60165030	EE	Equestrian Estates	0.16	6,799	1	0.459	2	0.459	0
60165031	EE	Equestrian Estates	0.14	6,051	1	0.459	2	0.459	0
60165032	EE	Equestrian Estates	0.13	5,704	1	0.459	2	0.459	0
60165033	EE	Equestrian Estates	0.11	4,762	1	0.459	2	0.459	0
60165034	EE	Equestrian Estates	0.26	11,459	1	0.459	2	0.459	0
60165035	EE	Equestrian Estates	0.13	5,814	1	0.459	2	0.459	0
60165036	EE	Equestrian Estates	0.13	5,794	1	0.459	2	0.459	0
60165037	EE	Equestrian Estates	0.13	5,861	1	0.459	2	0.459	0
60165038	EE	Equestrian Estates	0.13	5,854	1	0.459	2	0.459	0
60165039	EE	Equestrian Estates	0.13	5,808	1	0.459	2	0.459	0
60165040	EE	Equestrian Estates	0.13	5,798	1	0.459	2	0.459	0
60165041	EE	Equestrian Estates	0.13	5,776	1	0.459	2	0.459	0
60165042	EE	Equestrian Estates	0.13	5,754	1	0.459	2	0.459	0
60165043	EE	Equestrian Estates	0.13	5,699	1	0.459	2	0.459	0
60165044	EE	Equestrian Estates	0.13	5,748	1	0.459	2	0.459	0
60165045	EE	Equestrian Estates	0.13	5,789	1	0.459	2	0.459	0
60165046	EE	Equestrian Estates	0.13	5,769	1	0.459	2	0.459	0
60165047	EE	Equestrian Estates	0.14	5,952	1	0.459	2	0.459	0
60165048	EE	Equestrian Estates	0.14	5,928	1	0.459	2	0.459	0
60165049	EE	Equestrian Estates	0.13	5,744	1	0.459	2	0.459	0
60165050	EE	Equestrian Estates							

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Density (du/ac)	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
						Min. Lot Size (ac)	Max Density (du/ac)			
601650061	EE	Equestrian Estates	0.14	6,178	1	0.459	2	0.459	0	
601650062	EE	Equestrian Estates	0.18	7,692	1	0.459	2	0.459	0	
601650063	EE	Equestrian Estates	2.44	106,471	1	0.459	2	0.459	2	
601650064	EE	Equestrian Estates	1.98	86,365	1	0.459	2	0.459	2	
601650065	EE	Equestrian Estates	0.51	22,286	1	0.459	2	0.459	0	
601650066	EE	Equestrian Estates	0.04	1,830	1	0.459	2	0.459	0	
601650067	EE	Equestrian Estates	0.03	1,368	1	0.459	2	0.459	0	
601650068	EE	Equestrian Estates	0.39	17,038	1	0.459	2	0.459	0	
601650069	EE	Equestrian Estates	0.48	20,932	1	0.459	2	0.459	0	
601660001	EE	Equestrian Estates	0.14	5,917	1	0.459	2	0.459	0	
601660002	EE	Equestrian Estates	0.15	6,634	1	0.459	2	0.459	0	
601660003	EE	Equestrian Estates	0.14	6,012	1	0.459	2	0.459	0	
601660004	EE	Equestrian Estates	0.13	5,683	1	0.459	2	0.459	0	
601660005	EE	Equestrian Estates	0.16	6,914	1	0.459	2	0.459	0	
601660006	EE	Equestrian Estates	0.15	6,471	1	0.459	2	0.459	0	
601660007	EE	Equestrian Estates	0.16	6,792	1	0.459	2	0.459	0	
601660008	EE	Equestrian Estates	0.17	7,415	1	0.459	2	0.459	0	
601660009	EE	Equestrian Estates	0.14	6,080	1	0.459	2	0.459	0	
601660010	EE	Equestrian Estates	0.15	6,334	1	0.459	2	0.459	0	
601660011	EE	Equestrian Estates	0.34	14,663	1	0.459	2	0.459	0	
601660046	EE	Equestrian Estates	0.09	4,022	1	0.459	2	0.459	0	
601660047	EE	Equestrian Estates	0.08	3,595	1	0.459	2	0.459	0	
601660048	EE	Equestrian Estates	0.05	2,265	1	0.459	2	0.459	0	
601660049	EE	Equestrian Estates	0.09	4,032	1	0.459	2	0.459	0	
601660050	EE	Equestrian Estates	3.45	150,536	1	0.459	2	0.459	3	
601660051	EE	Equestrian Estates	0.16	7,187	1	0.459	2	0.459	0	
601660052	EE	Equestrian Estates	0.11	4,959	1	0.459	2	0.459	0	
601660053	EE	Equestrian Estates	0.09	3,717	1	0.459	2	0.459	0	
601660054	EE	Equestrian Estates	0.17	7,220	1	0.459	2	0.459	0	
601660055	EE	Equestrian Estates	0.49	21,277	1	0.459	2	0.459	0	
601660056	EE	Equestrian Estates	0.15	6,750	1	0.459	2	0.459	0	
601660057	EE	Equestrian Estates	0.72	31,434	1	0.459	2	0.459	0	
601660058	EE	Equestrian Estates	0.36	15,497	1	0.459	2	0.459	0	
601670001	EE	Equestrian Estates	0.21	9,184	1	0.459	2	0.459	0	
601670002	EE	Equestrian Estates	0.19	8,490	1	0.459	2	0.459	0	
601670003	EE	Equestrian Estates	0.19	8,489	1	0.459	2	0.459	0	
601670004	EE	Equestrian Estates	0.17	7,509	1	0.459	2	0.459	0	
601670005	EE	Equestrian Estates	0.17	7,432	1	0.459	2	0.459	0	
601670006	EE	Equestrian Estates	0.17	7,482	1	0.459	2	0.459	0	
601670007	EE	Equestrian Estates	0.17	7,531	1	0.459	2	0.459	0	
601670008	EE	Equestrian Estates	0.17	7,537	1	0.459	2	0.459	0	
601670009	EE	Equestrian Estates	0.17	7,588	1	0.459	2	0.459	0	
601670010	EE	Equestrian Estates	0.17	7,528	1	0.459	2	0.459	0	
601670011	EE	Equestrian Estates	0.19	8,253	1	0.459	2	0.459	0	
601670012	EE	Equestrian Estates	0.19	8,082	1	0.459	2	0.459	0	
601670013	EE	Equestrian Estates	0.18	7,858	1	0.459	2	0.459	0	
601670014	EE	Equestrian Estates	0.17	7,571	1	0.459	2	0.459	0	
601670015	EE	Equestrian Estates	0.16	6,911	1	0.459	2	0.459	0	
601670016	EE	Equestrian Estates	0.18	7,695	1	0.459	2	0.459	0	
601670017	EE	Equestrian Estates	0.23	10,017	1	0.459	2	0.459	0	
601670018	EE	Equestrian Estates	0.32	13,913	1	0.459	2	0.459	0	
601670021	EE	Equestrian Estates	0.19	8,363	1	0.459	2	0.459	0	
601670022	EE	Equestrian Estates	0.09	3,760	1	0.459	2	0.459	0	
601670023	EE	Equestrian Estates	0.09	3,796	1	0.459	2	0.459	0	
601670024	EE	Equestrian Estates	0.09	3,758	1	0.459	2	0.459	0	
601670025	EE	Equestrian Estates	0.09	3,871	1	0.459	2	0.459	0	
601670026	EE	Equestrian Estates	0.09	3,801	1	0.459	2	0.459	0	
601670027	EE	Equestrian Estates	0.09	3,790	1	0.459	2	0.459	0	
601670028	EE	Equestrian Estates	0.09	3,828	1	0.459	2	0.459	0	
601670029	EE	Equestrian Estates	0.09	3,836	1	0.459	2	0.459	0	
601670030	EE	Equestrian Estates	0.10	4,172	1	0.459	2	0.459	0	
601670031	EE	Equestrian Estates	0.10	4,241	1	0.459	2	0.459	0	

Appendix B3-16

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
					Min. Lot Size (ac)	Max Density (du/ac)			
601670032	EE	Equestrian Estates	0.10	4,215	1	0.459	2	0.459	0
601670033	EE	Equestrian Estates	0.10	4,277	1	0.459	2	0.459	0
601670034	EE	Equestrian Estates	0.12	5,379	1	0.459	2	0.459	0
601670035	EE	Equestrian Estates	0.15	6,730	1	0.459	2	0.459	0
601670036	EE	Equestrian Estates	0.12	5,071	1	0.459	2	0.459	0
601670037	EE	Equestrian Estates	0.12	5,138	1	0.459	2	0.459	0
601670038	EE	Equestrian Estates	0.12	5,184	1	0.459	2	0.459	0
601670039	EE	Equestrian Estates	0.12	5,239	1	0.459	2	0.459	0
601670040	EE	Equestrian Estates	0.12	5,219	1	0.459	2	0.459	0
601670041	EE	Equestrian Estates	0.13	5,688	1	0.459	2	0.459	0
601670060	EE	Equestrian Estates	0.08	3,396	1	0.459	2	0.459	0
601670061	EE	Equestrian Estates	0.20	8,854	1	0.459	2	0.459	0
601670062	EE	Equestrian Estates	0.09	4,022	1	0.459	2	0.459	0
601670063	EE	Equestrian Estates	0.09	4,122	1	0.459	2	0.459	0
601670064	EE	Equestrian Estates	0.10	4,204	1	0.459	2	0.459	0
601670065	EE	Equestrian Estates	0.10	4,254	1	0.459	2	0.459	0
601670066	EE	Equestrian Estates	0.10	4,280	1	0.459	2	0.459	0
601670067	EE	Equestrian Estates	0.14	6,249	1	0.459	2	0.459	0
601670068	EE	Equestrian Estates	0.12	5,087	1	0.459	2	0.459	0
601670069	EE	Equestrian Estates	0.19	8,124	1	0.459	2	0.459	0
601670070	EE	Equestrian Estates	0.28	12,282	1	0.459	2	0.459	0
601670071	EE	Equestrian Estates	0.20	8,914	1	0.459	2	0.459	0
601670072	EE	Equestrian Estates	0.12	5,300	1	0.459	2	0.459	0
601670073	EE	Equestrian Estates	0.44	19,164	1	0.459	2	0.459	0
601670074	EE	Equestrian Estates	2.00	87,266	1	0.459	2	0.459	0
601680001	EE	Equestrian Estates	0.17	7,518	1	0.459	2	0.459	0
601680002	EE	Equestrian Estates	0.17	7,513	1	0.459	2	0.459	0
601680003	EE	Equestrian Estates	0.17	7,554	1	0.459	2	0.459	0
601680004	EE	Equestrian Estates	0.19	8,151	1	0.459	2	0.459	0
601680005	EE	Equestrian Estates	0.24	10,519	1	0.459	2	0.459	0
601680006	EE	Equestrian Estates	0.25	10,997	1	0.459	2	0.459	0
601680007	EE	Equestrian Estates	0.18	8,056	1	0.459	2	0.459	0
601680008	EE	Equestrian Estates	0.18	8,020	1	0.459	2	0.459	0
601680040	EE	Equestrian Estates	0.20	8,828	1	0.459	2	0.459	0
601680041	EE	Equestrian Estates	0.20	8,850	1	0.459	2	0.459	0
601680042	EE	Equestrian Estates	0.20	8,661	1	0.459	2	0.459	0
601680043	EE	Equestrian Estates	0.20	8,586	1	0.459	2	0.459	0
601680044	EE	Equestrian Estates	0.19	8,457	1	0.459	2	0.459	0
601680045	EE	Equestrian Estates	0.15	6,710	1	0.459	2	0.459	0
601680046	EE	Equestrian Estates	0.16	6,948	1	0.459	2	0.459	0
601680047	EE	Equestrian Estates	0.20	8,942	1	0.459	2	0.459	0
601680054	EE	Equestrian Estates	0.10	4,321	1	0.459	2	0.459	0
601680055	EE	Equestrian Estates	0.13	5,660	1	0.459	2	0.459	0
601680056	EE	Equestrian Estates	0.23	10,242	1	0.459	2	0.459	0
601680057	EE	Equestrian Estates	0.09	3,814	1	0.459	2	0.459	0
601680058	EE	Equestrian Estates	0.11	4,923	1	0.459	2	0.459	0
601680059	EE	Equestrian Estates	0.15	6,338	1	0.459	2	0.459	0
601680060	EE	Equestrian Estates	0.0						

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
601680069	EE	Equestrian Estates	0.09	3,763	1	0.459	2	0.459	0
601680070	EE	Equestrian Estates	0.09	3,768	1	0.459	2	0.459	0
601680071	EE	Equestrian Estates	0.08	3,708	1	0.459	2	0.459	0
601680072	EE	Equestrian Estates	0.09	3,817	1	0.459	2	0.459	0
601680073	EE	Equestrian Estates	0.08	3,709	1	0.459	2	0.459	0
601680074	EE	Equestrian Estates	0.08	3,661	1	0.459	2	0.459	0
601680075	EE	Equestrian Estates	0.09	3,812	1	0.459	2	0.459	0
601680076	EE	Equestrian Estates	0.16	6,976	1	0.459	2	0.459	0
601690017	EE	Equestrian Estates	0.16	7,072	1	0.459	2	0.459	0
601690018	EE	Equestrian Estates	0.16	7,087	1	0.459	2	0.459	0
601690019	EE	Equestrian Estates	0.27	11,597	1	0.459	2	0.459	0
601690036	EE	Equestrian Estates	0.18	7,760	1	0.459	2	0.459	0
601690037	EE	Equestrian Estates	0.18	7,791	1	0.459	2	0.459	0
601690039	EE	Equestrian Estates	0.20	8,581	1	0.459	2	0.459	0
601690050	EE	Equestrian Estates	1.78	77,818	1	0.459	2	0.459	0
601690051	EE	Equestrian Estates	0.02	669	1	0.459	2	0.459	0
601690052	EE	Equestrian Estates	0.10	4,378	1	0.459	2	0.459	0
601690053	EE	Equestrian Estates	0.07	3,160	1	0.459	2	0.459	0
601690054	EE	Equestrian Estates	0.07	3,141	1	0.459	2	0.459	0
601690055	EE	Equestrian Estates	0.18	7,900	1	0.459	2	0.459	0
601690056	EE	Equestrian Estates	0.20	8,742	1	0.459	2	0.459	0
601690057	EE	Equestrian Estates	0.16	6,840	1	0.459	2	0.459	0
601690065	EE	Equestrian Estates	0.37	16,257	1	0.459	2	0.459	0
601690067	EE	Equestrian Estates	0.19	8,161	1	0.459	2	0.459	0
601690068	EE	Equestrian Estates	0.19	8,353	1	0.459	2	0.459	0
601690069	EE	Equestrian Estates	0.19	8,417	1	0.459	2	0.459	0
601690092	EE	Equestrian Estates	0.10	4,525	1	0.459	2	0.459	0
601690093	EE	Equestrian Estates	0.02	777	1	0.459	2	0.459	0
601690094	EE	Equestrian Estates	0.02	949	1	0.459	2	0.459	0
601690095	EE	Equestrian Estates	0.04	1,787	1	0.459	2	0.459	0
601690099	EE	Equestrian Estates	1.21	53,020	1	0.459	2	0.459	1
601700013	EE	Equestrian Estates	0.06	2,821	1	0.459	2	0.459	0
601700014	EE	Equestrian Estates	0.08	3,389	1	0.459	2	0.459	0
601700015	EE	Equestrian Estates	0.75	32,837	1	0.459	2	0.459	0
601700016	EE	Equestrian Estates	0.12	5,391	1	0.459	2	0.459	0
601700032	EE	Equestrian Estates	0.20	8,853	1	0.459	2	0.459	0
601700034	EE	Equestrian Estates	0.20	8,518	1	0.459	2	0.459	0
601700035	EE	Equestrian Estates	0.19	8,500	1	0.459	2	0.459	0
601700036	EE	Equestrian Estates	0.20	8,553	1	0.459	2	0.459	0
601700039	EE	Equestrian Estates	0.19	8,376	1	0.459	2	0.459	0
601700040	EE	Equestrian Estates	0.19	8,433	1	0.459	2	0.459	0
601700041	EE	Equestrian Estates	0.19	8,322	1	0.459	2	0.459	0
601700044	EE	Equestrian Estates	0.23	10,043	1	0.459	2	0.459	0
601700049	EE	Equestrian Estates	0.26	11,235	1	0.459	2	0.459	0
601700050	EE	Equestrian Estates	0.11	4,987	1	0.459	2	0.459	0
601700051	EE	Equestrian Estates	0.25	10,751	1	0.459	2	0.459	0
601700052	EE	Equestrian Estates	0.16	7,124	1	0.459	2	0.459	0
601700053	EE	Equestrian Estates	0.14	6,114	1	0.459	2	0.459	0
601700054	EE	Equestrian Estates	0.14	6,125	1	0.459	2	0.459	0
601700055	EE	Equestrian Estates	0.14	6,206	1	0.459	2	0.459	0
601700056	EE	Equestrian Estates	0.14	6,129	1	0.459	2	0.459	0
601700057	EE	Equestrian Estates	0.14	6,067	1	0.459	2	0.459	0
601700058	EE	Equestrian Estates	0.17	7,475	1	0.459	2	0.459	0
601700059	EE	Equestrian Estates	0.17	7,413	1	0.459	2	0.459	0
601700060	EE	Equestrian Estates	0.15	6,609	1	0.459	2	0.459	0
601700061	EE	Equestrian Estates	0.10	4,169	1	0.459	2	0.459	0
601700062	EE	Equestrian Estates	0.10	4,171	1	0.459	2	0.459	0
601700063	EE	Equestrian Estates	0.08	3,615	1	0.459	2	0.459	0
601700064	EE	Equestrian Estates	0.09	3,938	1	0.459	2	0.459	0
601700065	EE	Equestrian Estates	0.08	3,601	1	0.459	2	0.459	0
601700066	EE	Equestrian Estates	0.08	3,586	1	0.459	2	0.459	0
601700067	EE	Equestrian Estates	0.09	3,966	1	0.459	2	0.459	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
601700068	EE	Equestrian Estates	0.08	3,492	1	0.459	2	0.459	0
601700069	EE	Equestrian Estates	0.17	7,602	1	0.459	2	0.459	0
601700070	EE	Equestrian Estates	0.09	3,863	1	0.459	2	0.459	0
601700071	EE	Equestrian Estates	0.09	3,798	1	0.459	2	0.459	0
601700072	EE	Equestrian Estates	0.09	3,728	1	0.459	2	0.459	0
601700073	EE	Equestrian Estates	0.09	3,738	1	0.459	2	0.459	0
601700074	EE	Equestrian Estates	0.09	3,921	1	0.459	2	0.459	0
601700075	EE	Equestrian Estates	0.19	8,216	1	0.459	2	0.459	0
601700076	EE	Equestrian Estates	0.07	3,191	1	0.459	2	0.459	0
601700077	EE	Equestrian Estates	0.10	4,167	1	0.459	2	0.459	0
601700078	EE	Equestrian Estates	0.08	3,670	1	0.459	2	0.459	0
601700079	EE	Equestrian Estates	0.09	3,991	1	0.459	2	0.459	0
601700080	EE	Equestrian Estates	0.09	4,028	1	0.459	2	0.459	0
601700081	EE	Equestrian Estates	0.08	3,547	1	0.459	2	0.459	0
601700082	EE	Equestrian Estates	0.02	1,025	1	0.459	2	0.459	0
601700083	EE	Equestrian Estates	0.16	6,901	1	0.459	2	0.459	0
601700084	EE	Equestrian Estates	1.63	71,048	1	0.459	2	0.459	1
601700085	EE	Equestrian Estates	0.43	18,739	1	0.459	2	0.459	0
601700086	EE	Equestrian Estates	0.19	8,482	1	0.459	2	0.459	0
601700087	EE	Equestrian Estates	0.19	8,482	1	0.459	2	0.459	0
601700088	EE	Equestrian Estates	0.19	8,481	1	0.459	2	0.459	0
601700089	EE	Equestrian Estates	0.20	8,551	1	0.459	2	0.459	0
601700090	EE	Equestrian Estates	0.20	8,534	1	0.459	2	0.459	0
601700100	EE	Equestrian Estates	0.25	10,734	1	0.459	2	0.459	0
601700101	EE	Equestrian Estates	0.40	17,283	1	0.459	2	0.459	0
601700102	EE	Equestrian Estates	0.19	8,421	1	0.459	2	0.459	0
601700103	EE	Equestrian Estates	0.20	8,612	1	0.459	2	0.459	0
601700104	EE	Equestrian Estates	0.20	8,597	1	0.459	2	0.459	0
601700105	EE	Equestrian Estates	0.26	11,132	1	0.459	2	0.459	0
601700106	EE	Equestrian Estates	0.20	8,693	1	0.459	2	0.459	0
601700107	EE	Equestrian Estates	0.19	8,456	1	0.459	2	0.459	0
601700108	EE	Equestrian Estates	0.19	8,363	1	0.459	2	0.459	0
601700109	EE	Equestrian Estates	0.03	1,383	1	0.459	2	0.459	0
601700110	EE	Equestrian Estates	0.07	2,942	1	0.459	2	0.459	0
601700123	EE	Equestrian Estates	0.14	6,001	1	0.459	2	0.459	0
601700124	EE	Equestrian Estates	0.15	6,761	1	0.459	2	0.459	0
601700127	EE	Equestrian Estates	0.29	12,727	1	0.459	2	0.459	0
601700130	EE	Equestrian Estates	0.17	7,471	1	0.459	2	0.459	0
601700131	EE	Equestrian Estates	0.17	7,472	1	0.459	2	0.459	0
601700132	EE	Equestrian Estates	0.16	6,850	1	0.459	2	0.459	0
601700133	EE	Equestrian Estates	0.15	6,681	1	0.459	2	0.459	0
601700135	EE	Equestrian Estates	0.27	11,900	1	0.459	2	0.459	0
601700137	EE	Equestrian Estates	0.25	11,050	1	0.459	2	0.459	0
601700138	EE	Equestrian Estates	0.17	7,289	1	0.459	2	0.459	0
601700139	EE	Equestrian Estates	0.17	7,425	1	0.459	2	0.459	0
601700140	EE	Equestrian Estates	0.17	7,239	1	0.459	2	0.459	0
601700141	EE	Equestrian Estates	0.16	7,175	1	0.459	2	0.459	0
601700142	EE	Equestrian Estates	0.17	7,309	1	0.459	2	0.459	0
601700143	EE	Equestrian Estates	0.17	7,293	1	0.459	2	0.459	0
601700144	EE	Equestrian Estates	0.17	7,206	1	0.459	2	0.459	0
601700145	EE	Equestrian Estates	0.16	7,131	1	0.459	2	0.459	0
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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
601710057	EE	Equestrian Estates	0.14	5,979	1	0.459	2	0.459	0
601710058	EE	Equestrian Estates	0.14	6,079	1	0.459	2	0.459	0
601710059	EE	Equestrian Estates	0.15	6,735	1	0.459	2	0.459	0
601710060	EE	Equestrian Estates	0.21	9,032	1	0.459	2	0.459	0
601710061	EE	Equestrian Estates	0.18	7,675	1	0.459	2	0.459	0
601710062	EE	Equestrian Estates	0.18	7,784	1	0.459	2	0.459	0
601710063	EE	Equestrian Estates	0.17	7,630	1	0.459	2	0.459	0
601710064	EE	Equestrian Estates	0.18	7,777	1	0.459	2	0.459	0
601710065	EE	Equestrian Estates	0.18	7,654	1	0.459	2	0.459	0
601710066	EE	Equestrian Estates	0.18	7,697	1	0.459	2	0.459	0
601710067	EE	Equestrian Estates	0.18	7,664	1	0.459	2	0.459	0
601710068	EE	Equestrian Estates	0.27	11,667	1	0.459	2	0.459	0
601710069	EE	Equestrian Estates	0.18	7,886	1	0.459	2	0.459	0
601710070	EE	Equestrian Estates	0.15	6,528	1	0.459	2	0.459	0
601710071	EE	Equestrian Estates	0.16	7,095	1	0.459	2	0.459	0
601710072	EE	Equestrian Estates	0.18	7,939	1	0.459	2	0.459	0
601710074	EE	Equestrian Estates	0.05	2,267	1	0.459	2	0.459	0
601710075	EE	Equestrian Estates	0.30	12,948	1	0.459	2	0.459	0
601710076	EE	Equestrian Estates	0.03	1,458	1	0.459	2	0.459	0
601710079	EE	Equestrian Estates	0.12	5,098	1	0.459	2	0.459	0
601710080	EE	Equestrian Estates	0.14	6,041	1	0.459	2	0.459	0
601710081	EE	Equestrian Estates	0.10	4,209	1	0.459	2	0.459	0
601710082	EE	Equestrian Estates	0.10	4,250	1	0.459	2	0.459	0
601710083	EE	Equestrian Estates	0.10	4,280	1	0.459	2	0.459	0
601710084	EE	Equestrian Estates	0.10	4,226	1	0.459	2	0.459	0
601710085	EE	Equestrian Estates	0.10	4,255	1	0.459	2	0.459	0
601710086	EE	Equestrian Estates	0.10	4,332	1	0.459	2	0.459	0
601710087	EE	Equestrian Estates	0.10	4,258	1	0.459	2	0.459	0
601710088	EE	Equestrian Estates	0.10	4,182	1	0.459	2	0.459	0
601710089	EE	Equestrian Estates	0.10	4,273	1	0.459	2	0.459	0
601710090	EE	Equestrian Estates	0.13	5,488	1	0.459	2	0.459	0
601710091	EE	Equestrian Estates	0.33	14,526	1	0.459	2	0.459	0
601720010	EE	Equestrian Estates	0.14	6,271	1	0.459	2	0.459	0
601720011	EE	Equestrian Estates	0.13	5,786	1	0.459	2	0.459	0
601720016	EE	Equestrian Estates	0.18	7,728	1	0.459	2	0.459	0
601720017	EE	Equestrian Estates	0.16	6,905	1	0.459	2	0.459	0
601720022	EE	Equestrian Estates	0.20	8,909	1	0.459	2	0.459	0
601720023	EE	Equestrian Estates	0.18	7,926	1	0.459	2	0.459	0
601720024	EE	Equestrian Estates	0.22	9,767	1	0.459	2	0.459	0
601720025	EE	Equestrian Estates	0.30	12,966	1	0.459	2	0.459	0
601720026	EE	Equestrian Estates	0.20	8,836	1	0.459	2	0.459	0
601720030	EE	Equestrian Estates	0.15	6,572	1	0.459	2	0.459	0
601720031	EE	Equestrian Estates	0.14	5,965	1	0.459	2	0.459	0
601720056	EE	Equestrian Estates	0.02	722	1	0.459	2	0.459	0
601720057	EE	Equestrian Estates	0.16	6,903	1	0.459	2	0.459	0
601720060	EE	Equestrian Estates	0.26	11,432	1	0.459	2	0.459	0
601720061	EE	Equestrian Estates	0.21	9,193	1	0.459	2	0.459	0
601730001	EE	Equestrian Estates	0.13	5,772	1	0.459	2	0.459	0
601730002	EE	Equestrian Estates	0.09	3,920	1	0.459	2	0.459	0
601730003	EE	Equestrian Estates	0.09	3,933	1	0.459	2	0.459	0
601730004	EE	Equestrian Estates	0.09	3,876	1	0.459	2	0.459	0
601730005	EE	Equestrian Estates	0.09	3,846	1	0.459	2	0.459	0
601730006	EE	Equestrian Estates	0.09	3,870	1	0.459	2	0.459	0
601730007	EE	Equestrian Estates	0.09	3,896	1	0.459	2	0.459	0
601730008	EE	Equestrian Estates	0.09	3,885	1	0.459	2	0.459	0
601730009	EE	Equestrian Estates	0.21	9,316	1	0.459	2	0.459	0
601730010	EE	Equestrian Estates	0.09	3,738	1	0.459	2	0.459	0
601730011	EE	Equestrian Estates	0.09	4,030	1	0.459	2	0.459	0
601730012	EE	Equestrian Estates	0.09	4,025	1	0.459	2	0.459	0
601730013	EE	Equestrian Estates	0.09	4,106	1	0.459	2	0.459	0
601730014	EE	Equestrian Estates	0.15	6,507	1	0.459	2	0.459	0
601730015	EE	Equestrian Estates	0.08	3,659	1	0.459	2	0.459	0

Appendix B3-20

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
601730016	EE	Equestrian Estates	0.08	3,648	1	0.459	2	0.459	0
601730017	EE	Equestrian Estates	0.09	3,722	1	0.459	2	0.459	0
601730018	EE	Equestrian Estates	0.08	3,682	1	0.459	2	0.459	0
601730019	EE	Equestrian Estates	0.08	3,698	1	0.459	2	0.459	0
601730020	EE	Equestrian Estates	0.17	7,406	1	0.459	2	0.459	0
601730021	EE	Equestrian Estates	0.08	3,355	1	0.459	2	0.459	0
601730022	EE	Equestrian Estates	0.10	4,334	1	0.459	2	0.459	0
601730023	EE	Equestrian Estates	0.09	3,895	1	0.459	2	0.459	0
601730024	EE	Equestrian Estates	0.09	3,852	1	0.459	2	0.459	0
601730025	EE	Equestrian Estates	0.09	3,809	1	0.459	2	0.459	0
601730026	EE	Equestrian Estates	0.08	3,544	1	0.459	2	0.459	0
601730027	EE	Equestrian Estates	0.09	4,110	1	0.459	2	0.459	0
601730028	EE	Equestrian Estates	0.08	3,394	1	0.459	2	0.459	0
601730029	EE	Equestrian Estates	0.17	7,363	1	0.459	2	0.459	0
601730030	EE	Equestrian Estates	0.09	3,772	1	0.459	2	0.459	0
601730031	EE	Equestrian Estates	0.08	3,693	1	0.459	2	0.459	0
601730032	EE	Equestrian Estates	0.09	3,712	1	0.459	2	0.459	0
601730036	EE	Equestrian Estates	0.08	3,543	1	0.459	2	0.459	0
601730037	EE	Equestrian Estates	0.09	4,105	1	0.459	2	0.459	0
601730038	EE	Equestrian Estates	0.09	3,737	1	0.459	2	0.459	0
601730039	EE	Equestrian Estates	0.09	3,736	1	0.459	2	0.459	0
601730400	EE	Equestrian Estates	0.21	9,362	1	0.459	2	0.459	0
601730041	EE	Equestrian Estates	0.11	4,847	1	0.459	2	0.459	0
601730042	EE	Equestrian Estates	0.32	13,891	1	0.459	2	0.459	0
601730043	EE	Equestrian Estates	0.35	15,142	1	0.459	2	0.459	0
601730044	EE	Equestrian Estates	0.37	16,180	1	0.459	2	0.459	0
614600001	EE	Equestrian Estates	0.19	8,244	1	0.459	2	0.459	0
614600002	EE	Equestrian Estates	0.19	8,164	1	0.459	2	0.459	0
614600003	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614600004	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614600005	EE	Equestrian Estates	0.21	9,011	1	0.459	2	0.459	0
614600006	EE	Equestrian Estates	0.20	8,540	1	0.459	2	0.459	0
614600007	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614600008	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614600009	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614600010	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614600011	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614600012	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614600013	EE	Equestrian Estates	0.18	8,026	1	0.459	2	0.459	0
614600014	EE	Equestrian Estates	0.20	8,757	1	0.459	2	0.459	0
614600015	EE	Equestrian Estates	0.20	8,897	1	0.459	2	0.459	0
614600016	EE	Equestrian Estates	0.18	8,027	1	0.459	2	0.459	0
614600017	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614600018	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614600019	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614600020	EE	Equestrian Estates	0.20	8,654	1	0.459	2	0.459	0
614600021	EE	Equestrian Estates	0.21	9,248	1	0.459	2	0.459	0
614600022	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614600023	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614600024	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614600025	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614600026									

Table B-2-1: Vacant Land Resources

Table B-2-1: Vacant Land Resources									
APN	Zone	General Plan	Acres	Square feet	Threshold Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
614601008	EE	Equestrian Estates	0.21	9,062	1	0.459	2	0.459	0
614601009	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614601010	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614601011	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614601012	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614601013	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614601014	EE	Equestrian Estates	0.20	8,790	1	0.459	2	0.459	0
614601015	EE	Equestrian Estates	0.05	2,367	1	0.459	2	0.459	0
614602001	EE	Equestrian Estates	0.21	9,157	1	0.459	2	0.459	0
614602002	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602003	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602004	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602005	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602006	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602007	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602008	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602009	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602010	EE	Equestrian Estates	0.20	8,686	1	0.459	2	0.459	0
614602011	EE	Equestrian Estates	0.20	8,850	1	0.459	2	0.459	0
614602012	EE	Equestrian Estates	0.18	8,027	1	0.459	2	0.459	0
614602013	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602014	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602015	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602016	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602017	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602018	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614602019	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614610001	EE	Equestrian Estates	0.20	8,554	1	0.459	2	0.459	0
614610002	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610003	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610004	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610005	EE	Equestrian Estates	0.20	8,829	1	0.459	2	0.459	0
614610006	EE	Equestrian Estates	0.20	8,766	1	0.459	2	0.459	0
614610007	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610008	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610009	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610010	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
614610011	EE	Equestrian Estates	0.20	8,762	1	0.459	2	0.459	0
614610012	EE	Equestrian Estates	0.18	8,025	1	0.459	2	0.459	0
614610013	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614610014	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614610015	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614610016	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614610017	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614610018	EE	Equestrian Estates	0.18	8,048	1	0.459	2	0.459	0
614610019	EE	Equestrian Estates	0.20	8,767	1	0.459	2	0.459	0
614610020	EE	Equestrian Estates	0.20	8,766	1	0.459	2	0.459	0
614610021	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610022	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610023	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610024	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610025	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610026	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614610027	EE	Equestrian Estates	0.19	8,123	1	0.459	2	0.459	0
614610028	EE	Equestrian Estates	0.20	8,846	1	0.459	2	0.459	0
614610029	EE	Equestrian Estates	0.20	8,947	1	0.459	2	0.459	0
614610030	EE	Equestrian Estates	0.19	8,106	1	0.459	2	0.459	0
614610038	EE	Equestrian Estates	0.19	8,179	1	0.459	2	0.459	0
614610039	EE	Equestrian Estates	0.19	8,194	1	0.459	2	0.459	0
614610040	EE	Equestrian Estates	0.19	8,208	1	0.459	2	0.459	0
614610041	EE	Equestrian Estates	0.19	8,223	1	0.459	2	0.459	0
614610042	EE	Equestrian Estates	0.19	8,237	1	0.459	2	0.459	0

Table B-2-1: Vacant Land Resources

Table B-2-1: Vacant Land Resources									
APN	Zone	General Plan	Acres	Square feet	Threshold Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
614610043	EE	Equestrian Estates	0.19	8,252	1	0.459	2	0.459	0
614610044	EE	Equestrian Estates	0.19	8,267	1	0.459	2	0.459	0
614610045	EE	Equestrian Estates	0.20	8,839	1	0.459	2	0.459	0
614610046	EE	Equestrian Estates	0.39	17,043	1	0.459	2	0.459	0
614611001	EE	Equestrian Estates	0.19	8,157	1	0.459	2	0.459	0
614611002	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611003	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611004	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611005	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611006	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611007	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611008	EE	Equestrian Estates	0.18	8,027	1	0.459	2	0.459	0
614611009	EE	Equestrian Estates	0.20	8,940	1	0.459	2	0.459	0
614611010	EE	Equestrian Estates	0.20	8,851	1	0.459	2	0.459	0
614611011	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
614611012	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611013	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611014	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611015	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611016	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611017	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611018	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
614611019	EE	Equestrian Estates	0.20	8,766	1	0.459	2	0.459	0
614611020	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611021	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611022	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611023	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611024	EE	Equestrian Estates	0.18	8,021	1	0.459	2	0.459	0
614611025	EE	Equestrian Estates	0.20	8,772	1	0.459	2	0.459	0
614611026	EE	Equestrian Estates	0.21	8,953	1	0.459	2	0.459	0
614611027	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611028	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611029	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611030	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611031	EE	Equestrian Estates	0.18	8,047	1	0.459	2	0.459	0
614611032	EE	Equestrian Estates	0.20	8,766	1	0.459	2	0.459	0
614611033	EE	Equestrian Estates	0.40	17,248	1	0.459	2	0.459	0
616341015	EE	Equestrian Estates	1.14	49,739	1	0.459	2	0.459	1
616341016	EE	Equestrian Estates	1.23	53,616	1	0.459	2	0.459	1
616341017	EE	Equestrian Estates	1.23	53,529	1	0.459	2	0.459	1
616341018	EE	Equestrian Estates	1.23	53,510	1	0.459	2	0.459	1
616351030	EE	Equestrian Estates	1.29	56,479	1	0.459	2	0.459	1
616351031	EE	Equestrian Estates	1.29	56,416	1	0.459	2	0.459	1
616351032	EE	Equestrian Estates	1.29	56,361	1	0.459	2	0.459	1
691180004	EE	Equestrian Estates	1.10	48,045	1	0.459	2	0.459	1
691180005	EE	Equestrian Estates	34.76	1,517,460	1	0.459	2	0.459	34
691180006	EE	Equestrian Estates	12.04	525,489	1	0.459	2	0.459	12
691180008	EE	Equestrian Estates	6.86	299,486	1	0.459	2	0.459	6
691180010	EE	Equestrian Estates	7.76	338,559	1	0.459	2	0.459	7
691180011	EE	Equestrian Estates	12.15	530,363	1	0.459	2	0.459	12
691180013	EE	Equestrian Estates	1.53	66,725	1	0.459	2	0.459	1
691190003	EE	Equestrian Estates	4.23	184,652	1	0.459	2	0.459	4
691190005	EE	Equestrian Estates	10.04	438,100	1	0.459	2	0.459	10
691190012	EE	Equestrian Estates	0.59	25,819	1	0.459	2	0.459	0
691190013	EE	Equestrian Estates	4.07	177,743	1	0.459	2	0.459	4
691190014	EE	Equestrian Estates	0.55	23,897	1	0.459	2	0.459	0
691190016	EE	Equestrian Estates	8.12	354,414	1	0.459	2	0.459	8
691190017	EE	Equestrian Estates	4.90	214,052	1	0.459	2	0.459	4
691190018	EE	Equestrian Estates	0.28	12,191	1	0.459	2	0.459	0
691190023	EE	Equestrian Estates	18.28	797,802	1	0.459	2	0.459	18
691190024	EE	Equestrian Estates	0.30	13,196	1	0.459	2	0.459	0
691190025	EE	Equestrian Estates	5.18	225,597	1	0.459	2	0.459	5

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691190029	EE	Equestrian Estates	40.76	1,779,019	1	0.459	2	0.459	40
691230027	EE	Equestrian Estates	0.54	23,525	1	0.459	2	0.459	0
691230028	EE	Equestrian Estates	3.72	162,174	1	0.459	2	0.459	3
691230029	EE	Equestrian Estates	1.40	61,205	1	0.459	2	0.459	1
691230030	EE	Equestrian Estates	0.17	7,236	1	0.459	2	0.459	0
691230031	EE	Equestrian Estates	1.09	47,657	1	0.459	2	0.459	1
691270032	EE	Equestrian Estates	0.12	5,272	1	0.459	2	0.459	0
691270033	EE	Equestrian Estates	1.29	56,417	1	0.459	2	0.459	1
691280066	EE	Equestrian Estates	0.05	2,162	1	0.459	2	0.459	0
691280067	EE	Equestrian Estates	0.01	394	1	0.459	2	0.459	0
691280068	EE	Equestrian Estates	2.17	94,668	1	0.459	2	0.459	2
691310068	EE	Equestrian Estates	2.01	87,818	1	0.459	2	0.459	2
691310069	EE	Equestrian Estates	0.17	7,327	1	0.459	2	0.459	0
691350050	EE	Equestrian Estates	1.37	59,679	1	0.459	2	0.459	1
691350051	EE	Equestrian Estates	0.09	4,063	1	0.459	2	0.459	0
691370036	EE	Equestrian Estates	1.99	87,062	1	0.459	2	0.459	1
691370037	EE	Equestrian Estates	0.04	1,552	1	0.459	2	0.459	0
691390094	EE	Equestrian Estates	0.49	21,210	1	0.459	2	0.459	0
691390095	EE	Equestrian Estates	0.74	32,504	1	0.459	2	0.459	0
691400001	EE	Equestrian Estates	1.83	79,750	1	0.459	2	0.459	1
691400003	EE	Equestrian Estates	23.23	1,013,417	1	0.459	2	0.459	23
691400006	EE	Equestrian Estates	1.80	78,602	1	0.459	2	0.459	1
691400007	EE	Equestrian Estates	0.53	22,989	1	0.459	2	0.459	0
691400008	EE	Equestrian Estates	4.77	208,254	1	0.459	2	0.459	4
691400009	EE	Equestrian Estates	4.27	186,406	1	0.459	2	0.459	4
691400010	EE	Equestrian Estates	2.74	119,686	1	0.459	2	0.459	2
691400011	EE	Equestrian Estates	0.20	8,904	1	0.459	2	0.459	0
691400012	EE	Equestrian Estates	0.03	1,164	1	0.459	2	0.459	0
691400013	EE	Equestrian Estates	0.55	23,984	1	0.459	2	0.459	0
691400014	EE	Equestrian Estates	2.23	97,401	1	0.459	2	0.459	2
691400015	EE	Equestrian Estates	6.26	273,161	1	0.459	2	0.459	6
691400016	EE	Equestrian Estates	0.05	2,378	1	0.459	2	0.459	0
691400017	EE	Equestrian Estates	0.05	2,311	1	0.459	2	0.459	0
691400018	EE	Equestrian Estates	0.03	1,248	1	0.459	2	0.459	0
691400020	EE	Equestrian Estates	0.47	20,417	1	0.459	2	0.459	0
691400022	EE	Equestrian Estates	2.50	109,099	1	0.459	2	0.459	2
691400023	EE	Equestrian Estates	2.73	119,127	1	0.459	2	0.459	2
691400025	EE	Equestrian Estates	0.22	9,674	1	0.459	2	0.459	0
691400028	EE	Equestrian Estates	22.56	984,898	1	0.459	2	0.459	22
691400029	EE	Equestrian Estates	1.92	83,737	1	0.459	2	0.459	1
691400030	EE	Equestrian Estates	3.19	139,174	1	0.459	2	0.459	3
691400031	EE	Equestrian Estates	6.41	279,610	1	0.459	2	0.459	6
691400092	EE	Equestrian Estates	0.27	11,871	1	0.459	2	0.459	0
691420093	EE	Equestrian Estates	0.05	2,386	1	0.459	2	0.459	0
691420094	EE	Equestrian Estates	0.01	396	1	0.459	2	0.459	0
691430001	EE	Equestrian Estates	0.19	8,175	1	0.459	2	0.459	0
691430002	EE	Equestrian Estates	0.19	8,181	1	0.459	2	0.459	0
691430003	EE	Equestrian Estates	0.19	8,268	1	0.459	2	0.459	0
691430004	EE	Equestrian Estates	0.20	8,628	1	0.459	2	0.459	0
691430005	EE	Equestrian Estates	0.21	9,140	1	0.459	2	0.459	0
691430006	EE	Equestrian Estates	0.22	9,605	1	0.459	2	0.459	0
691430007	EE	Equestrian Estates	0.25	10,985	1	0.459	2	0.459	0
691430008	EE	Equestrian Estates	0.27	11,578	1	0.459	2	0.459	0
691430009	EE	Equestrian Estates	0.16	7,143	1	0.459	2	0.459	0
691430010	EE	Equestrian Estates	0.18	7,862	1	0.459	2	0.459	0
691430011	EE	Equestrian Estates	0.25	10,935	1	0.459	2	0.459	0
691430012	EE	Equestrian Estates	0.29	12,668	1	0.459	2	0.459	0
691430013	EE	Equestrian Estates	0.21	9,035	1	0.459	2	0.459	0
691430014	EE	Equestrian Estates	0.16	7,029	1	0.459	2	0.459	0
691430015	EE	Equestrian Estates	0.15	6,613	1	0.459	2	0.459	0
691430016	EE	Equestrian Estates	0.21	9,067	1	0.459	2	0.459	0
691430017	EE	Equestrian Estates	0.29	12,684	1	0.459	2	0.459	0

Appendix B3-24

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691430018	EE	Equestrian Estates	0.21	9,341	1	0.459	2	0.459	0
691430019	EE	Equestrian Estates	0.24	10,344	1	0.459	2	0.459	0
691430020	EE	Equestrian Estates	0.25	10,811	1	0.459	2	0.459	0
691430021	EE	Equestrian Estates	0.28	12,193	1	0.459	2	0.459	0
691430022	EE	Equestrian Estates	0.25	10,775	1	0.459	2	0.459	0
691430023	EE	Equestrian Estates	0.19	8,138	1	0.459	2	0.459	0
691430024	EE	Equestrian Estates	0.19	8,148	1	0.459	2	0.459	0
691430025	EE	Equestrian Estates	0.21	9,268	1	0.459	2	0.459	0
691430026	EE	Equestrian Estates	0.27	11,697	1	0.459	2	0.459	0
691430027	EE	Equestrian Estates	0.20	8,527	1	0.459	2	0.459	0
691430028	EE	Equestrian Estates	0.21	9,061	1	0.459	2	0.459	0
691430029	EE	Equestrian Estates	0.19	8,127	1	0.459	2	0.459	0
691430030	EE	Equestrian Estates	0.22	9,504	1	0.459	2	0.459	0
691430031	EE	Equestrian Estates	0.19	8,352	1	0.459	2	0.459	0
691430032	EE	Equestrian Estates	0.18	8,063	1	0.459	2	0.459	0
691430033	EE	Equestrian Estates	0.18	8,063	1	0.459	2	0.459	0
691430034	EE	Equestrian Estates	0.18	8,063	1	0.459	2	0.459	0
691430035	EE	Equestrian Estates	0.18	8,063	1	0.459	2	0.459	0
691430036	EE	Equestrian Estates	0.19	8,223	1	0.459	2	0.459	0
691430037	EE	Equestrian Estates	0.19	8,395	1	0.459	2	0.459	0
691430038	EE	Equestrian Estates	0.19	8,373	1	0.459	2	0.459	0
691430039	EE	Equestrian Estates	0.19	8,339	1	0.459	2	0.459	0
691430040	EE	Equestrian Estates	0.19	8,293	1	0.459	2	0.459	0
691430041	EE	Equestrian Estates	0.19	8,209	1	0.459	2	0.459	0
691430042	EE	Equestrian Estates	0.18	7,853	1	0.459	2	0.459	0
691430043	EE	Equestrian Estates	0.18	7,853	1	0.459	2	0.459	0
691430044	EE	Equestrian Estates	0.18	7,853	1	0.459	2	0.459	0
691440077	EE	Equestrian Estates	0.17	7,494	1	0.459	2	0.459	0
691440078	EE	Equestrian Estates	0.17	7,413	1	0.459	2	0.459	0
691440079	EE	Equestrian Estates	0.16	6,851	1	0.459	2	0.459	0
691450001	EE	Equestrian Estates	0.19	8,308	1	0.459	2	0.459	0
691450002	EE	Equestrian Estates	0.18	8,062	1	0.459	2	0.459	0
691450003	EE	Equestrian Estates	0.20	8,688	1	0.459	2	0.459	0
691450004	EE	Equestrian Estates	0.19	8,352	1	0.459	2	0.459	0
691450005	EE	Equestrian Estates	0.19	8,267	1	0.459	2	0.459	0
691450006	EE	Equestrian Estates	0.19	8,334	1	0.459	2	0.459	0
691450007	EE	Equestrian Estates	0.18	7,852	1	0.459	2	0.459	0
691450008	EE	Equestrian Estates	0.18	7,852	1	0.459	2	0.459	0
691450009	EE	Equestrian Estates	0.21	9,007	1	0.459	2	0.459	0
691450010	EE	Equestrian Estates	0.19	8,116	1	0.459	2	0.459	0
691450011	EE	Equestrian Estates	0.32	14,148	1	0.459	2	0.459	0
691450012	EE	Equestrian Estates	0.20	8,531	1	0.459	2	0.459	0
691450013	EE	Equestrian Estates	0.18	8,033	1	0.459	2	0.459	0
691450014	EE	Equestrian Estates	0.19	8,084	1	0.459	2	0.459	0
691450015	EE	Equestrian Estates	0.18	8,046	1	0.459	2	0.459	0
691450016	EE	Equestrian Estates	0.18	8,007	1	0.459	2	0.459	0
691450017	EE	Equestrian Estates	0.18	7,971	1	0.459	2	0.459	0
691450018	EE	Equestrian Estates	0.19	8,478	1	0.459	2	0.459	0
691450019	EE	Equestrian Estates	0.20	8,512	1	0.459	2	0.459	0
691450020	EE	Equestrian Estates	0.19	8,499	1	0.459	2	0.459	0
691450021	EE	Equestrian Estates	0.17	7,417					

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
					Density (du/ac)	Min. Lot Size (ac)			
691450033	EE	Equestrian Estates	0.21	9,020	1	0.459	2	0.459	0
691450034	EE	Equestrian Estates	0.23	9,879	1	0.459	2	0.459	0
691450035	EE	Equestrian Estates	0.21	9,097	1	0.459	2	0.459	0
691450036	EE	Equestrian Estates	0.19	8,478	1	0.459	2	0.459	0
691450037	EE	Equestrian Estates	0.20	8,603	1	0.459	2	0.459	0
691450038	EE	Equestrian Estates	0.19	8,376	1	0.459	2	0.459	0
691450039	EE	Equestrian Estates	0.19	8,270	1	0.459	2	0.459	0
691450040	EE	Equestrian Estates	0.20	8,610	1	0.459	2	0.459	0
691450041	EE	Equestrian Estates	0.20	8,619	1	0.459	2	0.459	0
691450042	EE	Equestrian Estates	0.20	8,551	1	0.459	2	0.459	0
691450043	EE	Equestrian Estates	0.18	8,069	1	0.459	2	0.459	0
691450044	EE	Equestrian Estates	0.20	8,520	1	0.459	2	0.459	0
691450045	EE	Equestrian Estates	0.19	8,262	1	0.459	2	0.459	0
691450046	EE	Equestrian Estates	0.19	8,081	1	0.459	2	0.459	0
691450047	EE	Equestrian Estates	0.18	8,071	1	0.459	2	0.459	0
691450048	EE	Equestrian Estates	0.20	8,526	1	0.459	2	0.459	0
691450049	EE	Equestrian Estates	0.19	8,511	1	0.459	2	0.459	0
691460001	EE	Equestrian Estates	0.19	8,362	1	0.459	2	0.459	0
691460002	EE	Equestrian Estates	0.18	8,030	1	0.459	2	0.459	0
691460003	EE	Equestrian Estates	0.18	7,859	1	0.459	2	0.459	0
691460004	EE	Equestrian Estates	0.18	7,859	1	0.459	2	0.459	0
691460005	EE	Equestrian Estates	0.18	7,859	1	0.459	2	0.459	0
691460006	EE	Equestrian Estates	0.18	7,859	1	0.459	2	0.459	0
691460007	EE	Equestrian Estates	0.19	8,496	1	0.459	2	0.459	0
691460008	EE	Equestrian Estates	0.19	8,120	1	0.459	2	0.459	0
691460009	EE	Equestrian Estates	0.19	8,377	1	0.459	2	0.459	0
691460010	EE	Equestrian Estates	0.19	8,377	1	0.459	2	0.459	0
691460011	EE	Equestrian Estates	0.19	8,377	1	0.459	2	0.459	0
691460012	EE	Equestrian Estates	0.23	9,842	1	0.459	2	0.459	0
691460013	EE	Equestrian Estates	0.19	8,119	1	0.459	2	0.459	0
691460014	EE	Equestrian Estates	0.19	8,376	1	0.459	2	0.459	0
691460015	EE	Equestrian Estates	0.19	8,112	1	0.459	2	0.459	0
691460016	EE	Equestrian Estates	0.19	8,503	1	0.459	2	0.459	0
691460017	EE	Equestrian Estates	0.15	6,614	1	0.459	2	0.459	0
691460018	EE	Equestrian Estates	0.15	6,613	1	0.459	2	0.459	0
691460019	EE	Equestrian Estates	0.17	7,248	1	0.459	2	0.459	0
691460020	EE	Equestrian Estates	0.21	9,372	1	0.459	2	0.459	0
691460021	EE	Equestrian Estates	0.20	8,819	1	0.459	2	0.459	0
691460022	EE	Equestrian Estates	0.20	8,545	1	0.459	2	0.459	0
691460023	EE	Equestrian Estates	0.21	9,385	1	0.459	2	0.459	0
691460024	EE	Equestrian Estates	0.21	9,111	1	0.459	2	0.459	0
691460025	EE	Equestrian Estates	0.19	8,087	1	0.459	2	0.459	0
691460026	EE	Equestrian Estates	0.17	7,467	1	0.459	2	0.459	0
691460027	EE	Equestrian Estates	0.16	7,039	1	0.459	2	0.459	0
691460028	EE	Equestrian Estates	0.16	6,923	1	0.459	2	0.459	0
691460029	EE	Equestrian Estates	0.16	6,921	1	0.459	2	0.459	0
691460030	EE	Equestrian Estates	0.16	6,919	1	0.459	2	0.459	0
691460031	EE	Equestrian Estates	0.16	6,917	1	0.459	2	0.459	0
691460032	EE	Equestrian Estates	0.16	6,915	1	0.459	2	0.459	0
691460033	EE	Equestrian Estates	0.16	7,066	1	0.459	2	0.459	0
691460034	EE	Equestrian Estates	0.17	7,430	1	0.459	2	0.459	0
691460035	EE	Equestrian Estates	0.20	8,704	1	0.459	2	0.459	0
691460036	EE	Equestrian Estates	0.18	8,054	1	0.459	2	0.459	0
691460037	EE	Equestrian Estates	0.18	8,058	1	0.459	2	0.459	0
691460038	EE	Equestrian Estates	0.18	8,062	1	0.459	2	0.459	0
691460039	EE	Equestrian Estates	0.18	8,066	1	0.459	2	0.459	0
691460040	EE	Equestrian Estates	0.18	8,071	1	0.459	2	0.459	0
691460041	EE	Equestrian Estates	0.21	9,088	1	0.459	2	0.459	0
691460042	EE	Equestrian Estates	0.21	8,999	1	0.459	2	0.459	0
691460043	EE	Equestrian Estates	0.24	10,418	1	0.459	2	0.459	0
691460044	EE	Equestrian Estates	0.20	8,573	1	0.459	2	0.459	0
691460045	EE	Equestrian Estates	0.18	7,963	1	0.459	2	0.459	0

Appendix B3-26

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
					Density (du/ac)	Min. Lot Size (ac)			
691460046	EE	Equestrian Estates	0.18	7,972	1	0.459	2	0.459	0
691460047	EE	Equestrian Estates	0.18	7,982	1	0.459	2	0.459	0
691460048	EE	Equestrian Estates	0.18	7,991	1	0.459	2	0.459	0
691460049	EE	Equestrian Estates	0.18	7,996	1	0.459	2	0.459	0
691460050	EE	Equestrian Estates	0.30	13,123	1	0.459	2	0.459	0
691460051	EE	Equestrian Estates	0.24	10,689	1	0.459	2	0.459	0
691460052	EE	Equestrian Estates	0.20	8,889	1	0.459	2	0.459	0
691460053	EE	Equestrian Estates	0.20	8,715	1	0.459	2	0.459	0
691460054	EE	Equestrian Estates	0.19	8,472	1	0.459	2	0.459	0
691460055	EE	Equestrian Estates	0.20	8,913	1	0.459	2	0.459	0
691460056	EE	Equestrian Estates	0.20	8,923	1	0.459	2	0.459	0
691460057	EE	Equestrian Estates	0.20	8,933	1	0.459	2	0.459	0
691460058	EE	Equestrian Estates	0.20	8,943	1	0.459	2	0.459	0
691460059	EE	Equestrian Estates	0.19	8,347	1	0.459	2	0.459	0
691470001	EE	Equestrian Estates	0.22	9,598	1	0.459	2	0.459	0
691470002	EE	Equestrian Estates	0.14	6,142	1	0.459	2	0.459	0
691470003	EE	Equestrian Estates	0.13	5,679	1	0.459	2	0.459	0
691470004	EE	Equestrian Estates	0.13	5,597	1	0.459	2	0.459	0
691470005	EE	Equestrian Estates	0.15	6,590	1	0.459	2	0.459	0
691470006	EE	Equestrian Estates	0.15	6,632	1	0.459	2	0.459	0
691470007	EE	Equestrian Estates	0.13	5,689	1	0.459	2	0.459	0
691470008	EE	Equestrian Estates	0.13	5,596	1	0.459	2	0.459	0
691470009	EE	Equestrian Estates	0.13	5,481	1	0.459	2	0.459	0
691470010	EE	Equestrian Estates	0.24	10,680	1	0.459	2	0.459	0
691470011	EE	Equestrian Estates	0.28	12,030	1	0.459	2	0.459	0
691470012	EE	Equestrian Estates	0.14	6,236	1	0.459	2	0.459	0
691470013	EE	Equestrian Estates	0.14	5,924	1	0.459	2	0.459	0
691470014	EE	Equestrian Estates	0.14	6,139	1	0.459	2	0.459	0
691470015	EE	Equestrian Estates	0.13	5,854	1	0.459	2	0.459	0
691470016	EE	Equestrian Estates	0.17	7,210	1	0.459	2	0.459	0
691470017	EE	Equestrian Estates	0.24	10,444	1	0.459	2	0.459	0
691470021	EE	Equestrian Estates	0.19	8,282	1	0.459	2	0.459	0
691470022	EE	Equestrian Estates	0.19	8,235	1	0.459	2	0.459	0
691470023	EE	Equestrian Estates	0.19	8,432	1	0.459	2	0.459	0
691470024	EE	Equestrian Estates	0.19	8,279	1	0.459	2	0.459	0
691470025	EE	Equestrian Estates	0.19	8,298	1	0.459	2	0.459	0
691470026	EE	Equestrian Estates	0.19	8,304	1	0.459	2	0.459	0
691470027	EE	Equestrian Estates	0.19	8,311	1	0.459	2	0.459	0
691470028	EE	Equestrian Estates	0.18	7,853	1	0.459	2	0.459	0
691470029	EE	Equestrian Estates	0.18	7,853	1	0.459	2	0.459	0
691470030	EE	Equestrian Estates	0.21	8,976	1	0.459	2	0.459	0
691470032	EE	Equestrian Estates	0.18	7,855	1	0.459	2	0.459	0
691480053	EE	Equestrian Estates	0.19	8,267	1	0.459	2	0.459	0
691480057	EE	Equestrian Estates	0.19	8,128	1	0.459	2	0.459	0
691490063	EE	Equestrian Estates	0.19	8,304	1	0.459	2	0.459	0
691490064	EE	Equestrian Estates	0.05	2,074	1	0.459	2	0.459	0
691490065	EE	Equestrian Estates	0.04	1,760	1	0.459	2	0.459	0
691490066	EE	Equestrian Estates	0.03	1,194	1	0.459	2	0.459	0
691510010	EE	Equestrian Estates	12.15	530,212	1	0.459	2	0.459	12
691510016	EE	Equestrian Estates	9.99	436,135	1	0.459	2	0.459	9
691510017	EE	Equestrian Estates	10.01	437,038	1	0.459			

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691510034	EE	Equestrian Estates	11.31	493,583	1	0.459	2	0.459	11
691520001	EE	Equestrian Estates	0.17	7,436	1	0.459	2	0.459	0
691520002	EE	Equestrian Estates	0.17	7,358	1	0.459	2	0.459	0
691520003	EE	Equestrian Estates	0.17	7,361	1	0.459	2	0.459	0
691520004	EE	Equestrian Estates	0.36	15,552	1	0.459	2	0.459	0
691520005	EE	Equestrian Estates	0.17	7,447	1	0.459	2	0.459	0
691520006	EE	Equestrian Estates	0.17	7,434	1	0.459	2	0.459	0
691520007	EE	Equestrian Estates	0.18	8,031	1	0.459	2	0.459	0
691520008	EE	Equestrian Estates	0.17	7,508	1	0.459	2	0.459	0
691520020	EE	Equestrian Estates	0.17	7,402	1	0.459	2	0.459	0
691520021	EE	Equestrian Estates	0.17	7,386	1	0.459	2	0.459	0
691520022	EE	Equestrian Estates	0.17	7,369	1	0.459	2	0.459	0
691520072	EE	Equestrian Estates	0.24	10,328	1	0.459	2	0.459	0
691520073	EE	Equestrian Estates	0.24	10,289	1	0.459	2	0.459	0
691520074	EE	Equestrian Estates	0.23	10,174	1	0.459	2	0.459	0
691520075	EE	Equestrian Estates	0.33	14,254	1	0.459	2	0.459	0
691520076	EE	Equestrian Estates	0.30	12,973	1	0.459	2	0.459	0
691520077	EE	Equestrian Estates	0.19	8,431	1	0.459	2	0.459	0
691520078	EE	Equestrian Estates	0.21	9,285	1	0.459	2	0.459	0
691520079	EE	Equestrian Estates	0.24	10,311	1	0.459	2	0.459	0
691520080	EE	Equestrian Estates	0.19	8,332	1	0.459	2	0.459	0
691520081	EE	Equestrian Estates	0.17	7,206	1	0.459	2	0.459	0
691520082	EE	Equestrian Estates	3.78	165,197	1	0.459	2	0.459	3
691530001	EE	Equestrian Estates	0.19	8,229	1	0.459	2	0.459	0
691530002	EE	Equestrian Estates	0.17	7,412	1	0.459	2	0.459	0
691530003	EE	Equestrian Estates	0.17	7,556	1	0.459	2	0.459	0
691530004	EE	Equestrian Estates	0.17	7,561	1	0.459	2	0.459	0
691530005	EE	Equestrian Estates	0.23	10,224	1	0.459	2	0.459	0
691530009	EE	Equestrian Estates	0.19	8,083	1	0.459	2	0.459	0
691530010	EE	Equestrian Estates	0.17	7,596	1	0.459	2	0.459	0
691530011	EE	Equestrian Estates	0.18	8,035	1	0.459	2	0.459	0
691530012	EE	Equestrian Estates	0.18	8,073	1	0.459	2	0.459	0
691530013	EE	Equestrian Estates	0.17	7,396	1	0.459	2	0.459	0
691530018	EE	Equestrian Estates	0.17	7,461	1	0.459	2	0.459	0
691530019	EE	Equestrian Estates	0.18	7,852	1	0.459	2	0.459	0
691530020	EE	Equestrian Estates	0.20	8,931	1	0.459	2	0.459	0
691530021	EE	Equestrian Estates	0.18	7,828	1	0.459	2	0.459	0
691530022	EE	Equestrian Estates	0.19	8,112	1	0.459	2	0.459	0
691530023	EE	Equestrian Estates	0.17	7,523	1	0.459	2	0.459	0
691530024	EE	Equestrian Estates	0.18	8,034	1	0.459	2	0.459	0
691530032	EE	Equestrian Estates	0.19	8,295	1	0.459	2	0.459	0
691530033	EE	Equestrian Estates	0.17	7,421	1	0.459	2	0.459	0
691530050	EE	Equestrian Estates	0.19	8,310	1	0.459	2	0.459	0
691530051	EE	Equestrian Estates	0.24	10,573	1	0.459	2	0.459	0
691530052	EE	Equestrian Estates	0.21	9,234	1	0.459	2	0.459	0
691530053	EE	Equestrian Estates	0.19	8,334	1	0.459	2	0.459	0
691530054	EE	Equestrian Estates	0.31	13,621	1	0.459	2	0.459	0
691530055	EE	Equestrian Estates	0.34	14,801	1	0.459	2	0.459	0
691530056	EE	Equestrian Estates	0.19	8,361	1	0.459	2	0.459	0
691530057	EE	Equestrian Estates	0.18	7,792	1	0.459	2	0.459	0
691530058	EE	Equestrian Estates	0.19	8,417	1	0.459	2	0.459	0
691530059	EE	Equestrian Estates	0.17	7,594	1	0.459	2	0.459	0
691530060	EE	Equestrian Estates	0.16	7,078	1	0.459	2	0.459	0
691530061	EE	Equestrian Estates	0.18	7,983	1	0.459	2	0.459	0
691530062	EE	Equestrian Estates	0.21	9,044	1	0.459	2	0.459	0
691530063	EE	Equestrian Estates	0.20	8,814	1	0.459	2	0.459	0
691530064	EE	Equestrian Estates	0.22	9,427	1	0.459	2	0.459	0
691530065	EE	Equestrian Estates	0.33	14,484	1	0.459	2	0.459	0
691530066	EE	Equestrian Estates	0.36	15,720	1	0.459	2	0.459	0
691530067	EE	Equestrian Estates	0.19	8,332	1	0.459	2	0.459	0
691530068	EE	Equestrian Estates	0.18	7,696	1	0.459	2	0.459	0
691530069	EE	Equestrian Estates	0.17	7,453	1	0.459	2	0.459	0

Appendix B3-28

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691530070	EE	Equestrian Estates	0.18	7,967	1	0.459	2	0.459	0
691530071	EE	Equestrian Estates	0.18	7,928	1	0.459	2	0.459	0
691530072	EE	Equestrian Estates	0.17	7,624	1	0.459	2	0.459	0
691530073	EE	Equestrian Estates	0.17	7,503	1	0.459	2	0.459	0
691530074	EE	Equestrian Estates	0.13	5,805	1	0.459	2	0.459	0
691530075	EE	Equestrian Estates	0.13	5,460	1	0.459	2	0.459	0
691530076	EE	Equestrian Estates	0.21	9,095	1	0.459	2	0.459	0
691530077	EE	Equestrian Estates	0.45	19,533	1	0.459	2	0.459	0
691530078	EE	Equestrian Estates	2.03	88,531	1	0.459	2	0.459	2
691530079	EE	Equestrian Estates	2.47	107,729	1	0.459	2	0.459	2
691540001	EE	Equestrian Estates	0.22	9,419	1	0.459	2	0.459	0
691540002	EE	Equestrian Estates	0.19	8,309	1	0.459	2	0.459	0
691540003	EE	Equestrian Estates	0.19	8,431	1	0.459	2	0.459	0
691540004	EE	Equestrian Estates	0.22	9,765	1	0.459	2	0.459	0
691540005	EE	Equestrian Estates	0.23	9,863	1	0.459	2	0.459	0
691540006	EE	Equestrian Estates	0.23	10,044	1	0.459	2	0.459	0
691540007	EE	Equestrian Estates	0.22	9,443	1	0.459	2	0.459	0
691540008	EE	Equestrian Estates	0.19	8,297	1	0.459	2	0.459	0
691540009	EE	Equestrian Estates	0.20	8,698	1	0.459	2	0.459	0
691540010	EE	Equestrian Estates	0.20	8,710	1	0.459	2	0.459	0
691540011	EE	Equestrian Estates	0.20	8,703	1	0.459	2	0.459	0
691540012	EE	Equestrian Estates	0.20	8,545	1	0.459	2	0.459	0
691540013	EE	Equestrian Estates	0.19	8,296	1	0.459	2	0.459	0
691540014	EE	Equestrian Estates	0.23	10,089	1	0.459	2	0.459	0
691540015	EE	Equestrian Estates	0.21	9,341	1	0.459	2	0.459	0
691540016	EE	Equestrian Estates	0.21	8,980	1	0.459	2	0.459	0
691540017	EE	Equestrian Estates	0.19	8,184	1	0.459	2	0.459	0
691540018	EE	Equestrian Estates	0.16	7,158	1	0.459	2	0.459	0
691540019	EE	Equestrian Estates	0.17	7,303	1	0.459	2	0.459	0
69154020	EE	Equestrian Estates	0.17	7,340	1	0.459	2	0.459	0
69154021	EE	Equestrian Estates	0.17	7,351	1	0.459	2	0.459	0
69154022	EE	Equestrian Estates	0.17	7,550	1	0.459	2	0.459	0
69154023	EE	Equestrian Estates	0.17	7,431	1	0.459	2	0.459	0
69154024	EE	Equestrian Estates	0.17	7,607	1	0.459	2	0.459	0
69154025	EE	Equestrian Estates	0.18	8,008	1	0.459	2	0.459	0
69154026	EE	Equestrian Estates	0.18	7,741	1	0.459	2	0.459	0
69154027	EE	Equestrian Estates	0.18	7,665	1	0.459	2	0.459	0
69154028	EE	Equestrian Estates	0.17	7,524	1	0.459	2	0.459	0
69154029	EE	Equestrian Estates	0.17	7,475	1	0.459	2	0.459	0
69154030	EE	Equestrian Estates	0.17	7,217	1	0.459	2	0.459	0
69154031	EE	Equestrian Estates	0.18	7,920	1	0.459	2	0.459	0
69154032	EE	Equestrian Estates	0.18	7,905	1	0.459	2	0.459	0
69154033	EE	Equestrian Estates	0.18	7,729	1	0.459	2	0.459	0
69154034	EE	Equestrian Estates	0.17	7,569	1	0.459	2	0.459	0
69154035	EE	Equestrian Estates	0.17	7,537	1	0.459	2	0.459	0
69154036	EE	Equestrian Estates	0.17	7,355	1	0.459	2	0.459	0
69154037	EE	Equestrian Estates	0.17	7,300	1	0.459	2	0.459	0
69154038	EE	Equestrian Estates	0.16	7,055	1	0.459	2	0.459	0
69154039	EE	Equestrian Estates	0.16	7,193	1	0.459	2	0.459	0
69154040	EE	Equestrian Estates	0.16	7,122	1	0.459	2	0.459	0
69154041	EE	Equestrian Estates	0.17	7,295	1	0.459	2	0.459	0
69154042									

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691540053	EE	Equestrian Estates	0.20	8,747	1	0.459	2	0.459	0
691540054	EE	Equestrian Estates	0.19	8,307	1	0.459	2	0.459	0
691540055	EE	Equestrian Estates	0.18	7,948	1	0.459	2	0.459	0
691540056	EE	Equestrian Estates	0.22	9,675	1	0.459	2	0.459	0
691540057	EE	Equestrian Estates	0.30	12,927	1	0.459	2	0.459	0
691540058	EE	Equestrian Estates	0.19	8,391	1	0.459	2	0.459	0
691540059	EE	Equestrian Estates	0.20	8,620	1	0.459	2	0.459	0
691540060	EE	Equestrian Estates	0.21	9,022	1	0.459	2	0.459	0
691540061	EE	Equestrian Estates	0.21	9,350	1	0.459	2	0.459	0
691540062	EE	Equestrian Estates	0.23	10,051	1	0.459	2	0.459	0
691540063	EE	Equestrian Estates	0.26	11,491	1	0.459	2	0.459	0
691540064	EE	Equestrian Estates	0.24	10,635	1	0.459	2	0.459	0
691540065	EE	Equestrian Estates	0.20	8,552	1	0.459	2	0.459	0
691550001	EE	Equestrian Estates	0.18	7,739	1	0.459	2	0.459	0
691550002	EE	Equestrian Estates	0.18	7,829	1	0.459	2	0.459	0
691550003	EE	Equestrian Estates	0.18	7,649	1	0.459	2	0.459	0
691550004	EE	Equestrian Estates	0.18	7,709	1	0.459	2	0.459	0
691550005	EE	Equestrian Estates	0.18	7,707	1	0.459	2	0.459	0
691550006	EE	Equestrian Estates	0.18	7,773	1	0.459	2	0.459	0
691550007	EE	Equestrian Estates	0.18	7,699	1	0.459	2	0.459	0
691550008	EE	Equestrian Estates	0.18	7,838	1	0.459	2	0.459	0
691550009	EE	Equestrian Estates	0.19	8,082	1	0.459	2	0.459	0
691550010	EE	Equestrian Estates	0.24	10,350	1	0.459	2	0.459	0
691550011	EE	Equestrian Estates	0.21	9,231	1	0.459	2	0.459	0
691550012	EE	Equestrian Estates	0.19	8,098	1	0.459	2	0.459	0
691550013	EE	Equestrian Estates	0.15	6,704	1	0.459	2	0.459	0
691550014	EE	Equestrian Estates	0.15	6,754	1	0.459	2	0.459	0
691550015	EE	Equestrian Estates	0.18	7,768	1	0.459	2	0.459	0
691550016	EE	Equestrian Estates	0.15	6,556	1	0.459	2	0.459	0
691550017	EE	Equestrian Estates	0.18	7,707	1	0.459	2	0.459	0
691550018	EE	Equestrian Estates	0.23	10,002	1	0.459	2	0.459	0
691550019	EE	Equestrian Estates	0.26	11,494	1	0.459	2	0.459	0
691550020	EE	Equestrian Estates	0.28	12,061	1	0.459	2	0.459	0
691550021	EE	Equestrian Estates	0.25	10,952	1	0.459	2	0.459	0
691550022	EE	Equestrian Estates	0.30	13,046	1	0.459	2	0.459	0
691550023	EE	Equestrian Estates	0.37	16,352	1	0.459	2	0.459	0
691550024	EE	Equestrian Estates	0.27	11,633	1	0.459	2	0.459	0
691550025	EE	Equestrian Estates	0.14	5,986	1	0.459	2	0.459	0
691550026	EE	Equestrian Estates	0.14	6,181	1	0.459	2	0.459	0
691550027	EE	Equestrian Estates	0.19	8,222	1	0.459	2	0.459	0
691550028	EE	Equestrian Estates	0.21	8,972	1	0.459	2	0.459	0
691550029	EE	Equestrian Estates	0.26	11,138	1	0.459	2	0.459	0
691550030	EE	Equestrian Estates	0.25	10,813	1	0.459	2	0.459	0
691550031	EE	Equestrian Estates	0.23	9,879	1	0.459	2	0.459	0
691550032	EE	Equestrian Estates	0.22	9,456	1	0.459	2	0.459	0
691550033	EE	Equestrian Estates	0.23	10,237	1	0.459	2	0.459	0
691550034	EE	Equestrian Estates	0.29	12,482	1	0.459	2	0.459	0
691550035	EE	Equestrian Estates	0.30	13,022	1	0.459	2	0.459	0
691550036	EE	Equestrian Estates	0.18	8,039	1	0.459	2	0.459	0
691550037	EE	Equestrian Estates	0.16	7,064	1	0.459	2	0.459	0
691550038	EE	Equestrian Estates	0.17	7,360	1	0.459	2	0.459	0
691550039	EE	Equestrian Estates	0.19	8,353	1	0.459	2	0.459	0
691550040	EE	Equestrian Estates	0.18	7,905	1	0.459	2	0.459	0
691550041	EE	Equestrian Estates	0.17	7,292	1	0.459	2	0.459	0
691550042	EE	Equestrian Estates	0.17	7,331	1	0.459	2	0.459	0
691550043	EE	Equestrian Estates	0.16	7,031	1	0.459	2	0.459	0
691550044	EE	Equestrian Estates	0.17	7,534	1	0.459	2	0.459	0
691550045	EE	Equestrian Estates	0.21	9,161	1	0.459	2	0.459	0
691550046	EE	Equestrian Estates	0.21	9,084	1	0.459	2	0.459	0
691550047	EE	Equestrian Estates	0.16	6,803	1	0.459	2	0.459	0
691550048	EE	Equestrian Estates	0.17	7,622	1	0.459	2	0.459	0
691550049	EE	Equestrian Estates	0.17	7,452	1	0.459	2	0.459	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691550050	EE	Equestrian Estates	0.21	9,170	1	0.459	2	0.459	0
691550051	EE	Equestrian Estates	0.08	3,599	1	0.459	2	0.459	0
691560001	EE	Equestrian Estates	0.13	5,666	1	0.459	2	0.459	0
691560002	EE	Equestrian Estates	0.13	5,572	1	0.459	2	0.459	0
691560003	EE	Equestrian Estates	0.13	5,663	1	0.459	2	0.459	0
691560004	EE	Equestrian Estates	0.13	5,651	1	0.459	2	0.459	0
691560005	EE	Equestrian Estates	0.16	7,096	1	0.459	2	0.459	0
691560006	EE	Equestrian Estates	0.15	6,554	1	0.459	2	0.459	0
691560007	EE	Equestrian Estates	0.14	6,030	1	0.459	2	0.459	0
691560008	EE	Equestrian Estates	0.13	5,773	1	0.459	2	0.459	0
691560009	EE	Equestrian Estates	0.14	6,236	1	0.459	2	0.459	0
691560010	EE	Equestrian Estates	0.14	6,051	1	0.459	2	0.459	0
691560011	EE	Equestrian Estates	0.14	6,056	1	0.459	2	0.459	0
691560012	EE	Equestrian Estates	0.13	5,886	1	0.459	2	0.459	0
691560013	EE	Equestrian Estates	0.13	5,610	1	0.459	2	0.459	0
691560014	EE	Equestrian Estates	0.13	5,533	1	0.459	2	0.459	0
691560015	EE	Equestrian Estates	0.13	5,630	1	0.459	2	0.459	0
691560016	EE	Equestrian Estates	0.23	9,935	1	0.459	2	0.459	0
691560017	EE	Equestrian Estates	0.21	9,114	1	0.459	2	0.459	0
691560018	EE	Equestrian Estates	0.22	9,460	1	0.459	2	0.459	0
691560019	EE	Equestrian Estates	0.14	6,111	1	0.459	2	0.459	0
691560020	EE	Equestrian Estates	0.13	5,539	1	0.459	2	0.459	0
691560021	EE	Equestrian Estates	0.12	5,334	1	0.459	2	0.459	0
691560022	EE	Equestrian Estates	0.11	4,952	1	0.459	2	0.459	0
691560023	EE	Equestrian Estates	0.11	4,959	1	0.459	2	0.459	0
691560024	EE	Equestrian Estates	0.11	4,977	1	0.459	2	0.459	0
691560025	EE	Equestrian Estates	0.11	4,965	1	0.459	2	0.459	0
691560026	EE	Equestrian Estates	0.11	4,985	1	0.459	2	0.459	0
691560027	EE	Equestrian Estates	0.11	4,931	1	0.459	2	0.459	0
691560028	EE	Equestrian Estates	0.13	5,848	1	0.459	2	0.459	0
691560029	EE	Equestrian Estates	0.15	6,369	1	0.459	2	0.459	0
691560030	EE	Equestrian Estates	0.13	5,884	1	0.459	2	0.459	0
691560031	EE	Equestrian Estates	0.12	5,381	1	0.459	2	0.459	0
691560032	EE	Equestrian Estates	0.12	5,340	1	0.459	2	0.459	0
691560033	EE	Equestrian Estates	0.12	5,157	1	0.459	2	0.459	0
691560034	EE	Equestrian Estates	0.12	5,156	1	0.459	2	0.459	0
691560035	EE	Equestrian Estates	0.12	5,302	1	0.459	2	0.459	0
691560036	EE	Equestrian Estates	0.12	5,224	1	0.459	2	0.459	0
691560037	EE	Equestrian Estates	0.15	6,428	1	0.459	2	0.459	0
691560038	EE	Equestrian Estates	0.13	5,658	1	0.459	2	0.459	0
691560039	EE	Equestrian Estates	0.13	5,812	1	0.459	2	0.459	0
691560040	EE	Equestrian Estates	0.14	6,232	1	0.459	2	0.459	0
691560041	EE	Equestrian Estates	0.14	6,213	1	0.459	2	0.459	0
691560042	EE	Equestrian Estates	0.14	6,221	1	0.459	2	0.459	0
691560043	EE	Equestrian Estates	0.14	6,082	1	0.459	2	0.459	0
691560044	EE	Equestrian Estates	0.14	6,202	1	0.459	2	0.459	0
691560045	EE	Equestrian Estates	0.12	5,363	1	0.459	2	0.459	0
691560046	EE	Equestrian Estates	0.14	6,185	1	0.459	2	0.459	0
691560047	EE	Equestrian Estates	0.23	10,137	1	0.459	2	0.459	0
691560048	EE	Equestrian Estates	0.19	8,425	1	0.459	2	0.459	0
691560049	EE	Equestrian Estates	0.18	7,706	1	0.459	2	0.459	0

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691570007	EE	Equestrian Estates	0.12	5,281	1	0.459	2	0.459	0
691570008	EE	Equestrian Estates	0.12	5,232	1	0.459	2	0.459	0
691570009	EE	Equestrian Estates	0.16	7,150	1	0.459	2	0.459	0
691570010	EE	Equestrian Estates	0.17	7,303	1	0.459	2	0.459	0
691570011	EE	Equestrian Estates	0.17	7,413	1	0.459	2	0.459	0
691570012	EE	Equestrian Estates	0.18	7,697	1	0.459	2	0.459	0
691570013	EE	Equestrian Estates	0.19	8,322	1	0.459	2	0.459	0
691570014	EE	Equestrian Estates	0.25	10,826	1	0.459	2	0.459	0
691570015	EE	Equestrian Estates	0.24	10,351	1	0.459	2	0.459	0
691570016	EE	Equestrian Estates	0.21	9,117	1	0.459	2	0.459	0
691570017	EE	Equestrian Estates	0.18	7,925	1	0.459	2	0.459	0
691570018	EE	Equestrian Estates	0.17	7,222	1	0.459	2	0.459	0
691570019	EE	Equestrian Estates	0.13	5,484	1	0.459	2	0.459	0
691570020	EE	Equestrian Estates	0.12	5,400	1	0.459	2	0.459	0
691570021	EE	Equestrian Estates	0.13	5,508	1	0.459	2	0.459	0
691570022	EE	Equestrian Estates	0.12	5,359	1	0.459	2	0.459	0
691570023	EE	Equestrian Estates	0.12	5,279	1	0.459	2	0.459	0
691570024	EE	Equestrian Estates	0.12	5,146	1	0.459	2	0.459	0
691570025	EE	Equestrian Estates	0.13	5,509	1	0.459	2	0.459	0
691570026	EE	Equestrian Estates	0.14	6,283	1	0.459	2	0.459	0
691570027	EE	Equestrian Estates	0.14	6,274	1	0.459	2	0.459	0
691570028	EE	Equestrian Estates	0.13	5,546	1	0.459	2	0.459	0
691570029	EE	Equestrian Estates	0.12	5,413	1	0.459	2	0.459	0
691570030	EE	Equestrian Estates	0.13	5,600	1	0.459	2	0.459	0
691570031	EE	Equestrian Estates	0.14	6,030	1	0.459	2	0.459	0
691570032	EE	Equestrian Estates	0.13	5,697	1	0.459	2	0.459	0
691570033	EE	Equestrian Estates	0.16	7,097	1	0.459	2	0.459	0
691570034	EE	Equestrian Estates	0.14	5,980	1	0.459	2	0.459	0
691570035	EE	Equestrian Estates	0.12	5,264	1	0.459	2	0.459	0
691570036	EE	Equestrian Estates	0.12	5,225	1	0.459	2	0.459	0
691570037	EE	Equestrian Estates	0.13	5,547	1	0.459	2	0.459	0
691570038	EE	Equestrian Estates	0.18	7,712	1	0.459	2	0.459	0
691570039	EE	Equestrian Estates	0.21	9,245	1	0.459	2	0.459	0
691570040	EE	Equestrian Estates	0.19	8,360	1	0.459	2	0.459	0
691570041	EE	Equestrian Estates	0.20	8,727	1	0.459	2	0.459	0
691570042	EE	Equestrian Estates	0.20	8,754	1	0.459	2	0.459	0
691570043	EE	Equestrian Estates	0.16	7,009	1	0.459	2	0.459	0
691570044	EE	Equestrian Estates	0.16	7,179	1	0.459	2	0.459	0
691570045	EE	Equestrian Estates	0.17	7,217	1	0.459	2	0.459	0
691570046	EE	Equestrian Estates	0.17	7,279	1	0.459	2	0.459	0
691570047	EE	Equestrian Estates	0.50	21,644	1	0.459	2	0.459	0
691570048	EE	Equestrian Estates	0.88	38,500	1	0.459	2	0.459	0
691580001	EE	Equestrian Estates	0.25	11,042	1	0.459	2	0.459	0
691580002	EE	Equestrian Estates	0.19	8,267	1	0.459	2	0.459	0
691580003	EE	Equestrian Estates	0.19	8,213	1	0.459	2	0.459	0
691580004	EE	Equestrian Estates	0.21	9,211	1	0.459	2	0.459	0
691580005	EE	Equestrian Estates	0.18	7,867	1	0.459	2	0.459	0
691580006	EE	Equestrian Estates	0.18	8,005	1	0.459	2	0.459	0
691580007	EE	Equestrian Estates	0.21	9,067	1	0.459	2	0.459	0
691580008	EE	Equestrian Estates	0.18	8,036	1	0.459	2	0.459	0
691580009	EE	Equestrian Estates	0.18	7,940	1	0.459	2	0.459	0
691580010	EE	Equestrian Estates	0.18	8,001	1	0.459	2	0.459	0
691580011	EE	Equestrian Estates	0.16	6,955	1	0.459	2	0.459	0
691580012	EE	Equestrian Estates	0.16	6,982	1	0.459	2	0.459	0
691580013	EE	Equestrian Estates	0.16	7,193	1	0.459	2	0.459	0
691580014	EE	Equestrian Estates	0.17	7,307	1	0.459	2	0.459	0
691580015	EE	Equestrian Estates	0.18	8,061	1	0.459	2	0.459	0
691580016	EE	Equestrian Estates	0.18	7,697	1	0.459	2	0.459	0
691580017	EE	Equestrian Estates	0.18	7,640	1	0.459	2	0.459	0
691580018	EE	Equestrian Estates	0.17	7,507	1	0.459	2	0.459	0
691580019	EE	Equestrian Estates	0.16	7,166	1	0.459	2	0.459	0
691580020	EE	Equestrian Estates	0.16	6,860	1	0.459	2	0.459	0

Appendix B3-32

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691580021	EE	Equestrian Estates	0.16	6,810	1	0.459	2	0.459	0
691580022	EE	Equestrian Estates	0.16	6,785	1	0.459	2	0.459	0
691580023	EE	Equestrian Estates	0.16	6,876	1	0.459	2	0.459	0
691580024	EE	Equestrian Estates	0.16	6,843	1	0.459	2	0.459	0
691580025	EE	Equestrian Estates	0.15	6,760	1	0.459	2	0.459	0
691580026	EE	Equestrian Estates	0.16	6,860	1	0.459	2	0.459	0
691580027	EE	Equestrian Estates	0.15	6,689	1	0.459	2	0.459	0
691580028	EE	Equestrian Estates	0.15	6,741	1	0.459	2	0.459	0
691580029	EE	Equestrian Estates	0.15	6,754	1	0.459	2	0.459	0
691580030	EE	Equestrian Estates	0.15	6,725	1	0.459	2	0.459	0
691580031	EE	Equestrian Estates	0.15	6,718	1	0.459	2	0.459	0
691580032	EE	Equestrian Estates	0.16	6,812	1	0.459	2	0.459	0
691580033	EE	Equestrian Estates	0.15	6,730	1	0.459	2	0.459	0
691580034	EE	Equestrian Estates	0.15	6,745	1	0.459	2	0.459	0
691580035	EE	Equestrian Estates	0.16	6,788	1	0.459	2	0.459	0
691580036	EE	Equestrian Estates	0.16	6,815	1	0.459	2	0.459	0
691580037	EE	Equestrian Estates	0.17	7,332	1	0.459	2	0.459	0
691580038	EE	Equestrian Estates	0.18	7,659	1	0.459	2	0.459	0
691580039	EE	Equestrian Estates	0.17	7,587	1	0.459	2	0.459	0
691580040	EE	Equestrian Estates	0.17	7,512	1	0.459	2	0.459	0
691580041	EE	Equestrian Estates	0.17	7,400	1	0.459	2	0.459	0
691580042	EE	Equestrian Estates	0.21	9,113	1	0.459	2	0.459	0
691580043	EE	Equestrian Estates	0.17	7,488	1	0.459	2	0.459	0
691580044	EE	Equestrian Estates	0.22	9,432	1	0.459	2	0.459	0
691580045	EE	Equestrian Estates	0.25	11,077	1	0.459	2	0.459	0
691580046	EE	Equestrian Estates	0.19	8,467	1	0.459	2	0.459	0
691580047	EE	Equestrian Estates	0.24	10,492	1	0.459	2	0.459	0
691580048	EE	Equestrian Estates	0.16	7,130	1	0.459	2	0.459	0
691580049	EE	Equestrian Estates	0.16	6,995	1	0.459	2	0.459	0
691580050	EE	Equestrian Estates	0.18	7,748	1	0.459	2	0.459	0
691580051	EE	Equestrian Estates	0.27	11,717	1	0.459	2	0.459	0
691580052	EE	Equestrian Estates	0.17	7,422	1	0.459	2	0.459	0
691580053	EE	Equestrian Estates	0.13	5,568	1	0.459	2	0.459	0
691590001	EE	Equestrian Estates	0.16	6,792	1	0.459	2	0.459	0
691590002	EE	Equestrian Estates	0.16	6,886	1	0.459	2	0.459	0
691590003	EE	Equestrian Estates	0.16	7,080	1	0.459	2	0.459	0
691590004	EE	Equestrian Estates	0.16	6,969	1	0.459	2	0.459	0
691590005	EE	Equestrian Estates	0.17	7,345	1	0.459	2	0.459	0
691590006	EE	Equestrian Estates	0.16	6,812	1	0.459	2	0.459	0
691590007	EE	Equestrian Estates	0.16	6,880	1	0.459	2	0.459	0
691590008	EE	Equestrian Estates	0.16	6,906	1	0.459	2	0.459	0
691590009	EE	Equestrian Estates	0.16	6,923	1	0.459	2	0.459	0
691590010	EE	Equestrian Estates	0.16	6,922	1	0.459	2	0.459	0
691590011	EE	Equestrian Estates	0.16	6,842	1	0.459	2	0.459	0
691590012	EE	Equestrian Estates	0.16	6,948	1	0.459	2	0.459	0
691590013	EE	Equestrian Estates	0.16	6,865	1	0.459	2	0.459	0
691590014	EE	Equestrian Estates	0.16	6,948	1	0.459	2	0.459	0
691590015	EE	Equestrian Estates	0.16	6,842	1	0.459	2	0.459	0
691590016	EE	Equestrian Estates	0.16	6,958	1	0.459	2	0.459	0
691590017	EE	Equestrian Estates	0.16	6,903	1	0.459	2	0.459	0
691590018	EE	Equestrian Estates	0.17	7,504	1	0.459	2	0.459	0
6915900									

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
691590030	EE	Equestrian Estates	0.17	7,294	1	0.459	2	0.459	0
691590031	EE	Equestrian Estates	0.15	6,613	1	0.459	2	0.459	0
691590032	EE	Equestrian Estates	0.15	6,635	1	0.459	2	0.459	0
691590033	EE	Equestrian Estates	0.15	6,613	1	0.459	2	0.459	0
691590034	EE	Equestrian Estates	0.15	6,619	1	0.459	2	0.459	0
691590035	EE	Equestrian Estates	0.15	6,595	1	0.459	2	0.459	0
691590036	EE	Equestrian Estates	0.15	6,604	1	0.459	2	0.459	0
691590037	EE	Equestrian Estates	0.15	6,598	1	0.459	2	0.459	0
691590038	EE	Equestrian Estates	0.15	6,661	1	0.459	2	0.459	0
691590039	EE	Equestrian Estates	0.15	6,534	1	0.459	2	0.459	0
691590040	EE	Equestrian Estates	0.15	6,597	1	0.459	2	0.459	0
691590041	EE	Equestrian Estates	0.15	6,566	1	0.459	2	0.459	0
691590042	EE	Equestrian Estates	0.15	6,654	1	0.459	2	0.459	0
691590043	EE	Equestrian Estates	0.15	6,572	1	0.459	2	0.459	0
691590044	EE	Equestrian Estates	0.17	7,465	1	0.459	2	0.459	0
691590045	EE	Equestrian Estates	0.18	7,782	1	0.459	2	0.459	0
691590046	EE	Equestrian Estates	0.17	7,282	1	0.459	2	0.459	0
692380057	EE	Equestrian Estates	0.00	67	1	0.459	2	0.459	0
692380058	EE	Equestrian Estates	0.00	70	1	0.459	2	0.459	0
692380062	EE	Equestrian Estates	0.25	10,848	1	0.459	2	0.459	0
692380063	EE	Equestrian Estates	0.26	11,425	1	0.459	2	0.459	0
692380064	EE	Equestrian Estates	0.14	6,216	1	0.459	2	0.459	0
692380065	EE	Equestrian Estates	0.53	22,950	1	0.459	2	0.459	0
692380066	EE	Equestrian Estates	3.96	172,984	1	0.459	2	0.459	3
601270043	EE	Equestrian Estates	3.01	131,389	1	0.459	2	0.459	3
601270062	EE	Equestrian Estates	7.17	312,772	1	0.459	5	0.459	7
601670020	EE	Equestrian Estates	0.20	8,801	1	0.459	5	0.459	0
691190006	EE	Equestrian Estates	3.46	151,055	1	0.459	2	0.459	3
691190007	EE	Equestrian Estates	7.90	344,694	1	0.459	2	0.459	7
691190020	EE	Equestrian Estates	4.34	189,462	1	0.459	2	0.459	4
691190026	EE	Equestrian Estates	11.32	493,977	1	0.459	2	0.459	11
691360074	EE	Equestrian Estates	0.44	19,101	1	0.459	2	0.459	0
691380091	EE	Equestrian Estates	0.46	20,052	1	0.459	2	0.459	0
691380092	EE	Equestrian Estates	2.51	109,597	1	0.459	2	0.459	2
691400002	EE	Equestrian Estates	37.67	1,644,127	1	0.459	2	0.459	37
691400019	EE	Equestrian Estates	0.79	34,409	1	0.459	2	0.459	0
691400021	EE	Equestrian Estates	8.75	381,729	1	0.459	2	0.459	8
691500074	EE	Equestrian Estates	0.09	4,006	1	0.459	2	0.459	0
TOTAL VACANT		Equestrian Estates	847.30				599		
610213008	RH	Community Commercial	0.36	15,727	12	n/a	15	n/a	4
610213010	RH	Community Commercial	0.34	14,768	12	n/a	15	n/a	4
611203002	RH	Community Commercial	0.12	5,441	12	n/a	15	n/a	1
608230024	RH	Country Estates	1.73	75,647	12	n/a	15	n/a	20
608230027	RH	Country Estates	0.77	33,462	12	n/a	15	n/a	9
608230032	RH	Country Estates	2.77	120,791	12	n/a	15	n/a	33
608310005	RH	Residential - High	0.34	14,944	12	n/a	15	n/a	4
608310006	RH	Residential - High	0.15	6,377	12	n/a	15	n/a	1
608310007	RH	Residential - High	0.14	6,197	12	n/a	15	n/a	1
608310008	RH	Residential - High	0.01	613	12	n/a	15	n/a	0
608310009	RH	Residential - High	0.89	38,663	12	n/a	15	n/a	10
608310039	RH	Residential - High	1.22	53,118	12	n/a	15	n/a	14
608340001	RH	Residential - High	0.11	4,654	12	n/a	15	n/a	1
608340002	RH	Residential - High	0.11	4,734	12	n/a	15	n/a	1
608340003	RH	Residential - High	0.22	9,559	12	n/a	15	n/a	2
608340004	RH	Residential - High	0.21	9,338	12	n/a	15	n/a	2
608340005	RH	Residential - High	0.15	6,462	12	n/a	15	n/a	1
608340006	RH	Residential - High	0.11	4,731	12	n/a	15	n/a	1
608340007	RH	Residential - High	0.18	7,706	12	n/a	15	n/a	2
608340008	RH	Residential - High	0.17	7,612	12	n/a	15	n/a	2
608340009	RH	Residential - High	0.13	5,737	12	n/a	15	n/a	1
608340010	RH	Residential - High	0.13	5,691	12	n/a	15	n/a	1

Appendix B3-34

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Density (du/ac)	
608340011	RH	Residential - High	0.16	7,033	12	n/a	15	n/a	1
608340012	RH	Residential - High	0.12	5,187	12	n/a	15	n/a	1
608340013	RH	Residential - High	0.11	4,640	12	n/a	15	n/a	1
608340014	RH	Residential - High	0.11	4,918	12	n/a	15	n/a	1
608340015	RH	Residential - High	0.11	4,911	12	n/a	15	n/a	1
608340016	RH	Residential - High	0.10	4,583	12	n/a	15	n/a	1
608340017	RH	Residential - High	0.17	7,455	12	n/a	15	n/a	2
608340018	RH	Residential - High	0.16	7,200	12	n/a	15	n/a	1
608340019	RH	Residential - High	0.11	4,584	12	n/a	15	n/a	1
608340020	RH	Residential - High	0.11	4,819	12	n/a	15	n/a	1
608340021	RH	Residential - High	0.11	5,002	12	n/a	15	n/a	1
608340022	RH	Residential - High	0.11	4,626	12	n/a	15	n/a	1
608340023	RH	Residential - High	0.11	4,691	12	n/a	15	n/a	1
608340024	RH	Residential - High	0.08	3,487	12	n/a	15	n/a	0
608340025	RH	Residential - High	0.03	1,142	12	n/a	15	n/a	0
608340026	RH	Residential - High	0.10	4,534	12	n/a	15	n/a	1
608340027	RH	Residential - High	0.18	7,817	12	n/a	15	n/a	2
608340028	RH	Residential - High	0.93	40,707	12	n/a	15	n/a	11
612492020	RH	Residential - High	0.43	18,584	12	n/a	15	n/a	5
612493007	RH	Residential - High	0.35	15,164	12	n/a	15	n/a	4
614261019	RH	Residential - High	0.57	24,823	12	n/a	15	n/a	6
616062002	RH	Residential - High	1.80	78,568	12	n/a	15	n/a	21
616062005	RH	Residential - High	1.69	73,578	12	n/a	15	n/a	20
616210027	RH	Residential - High	1.31	57,164	12	n/a	15	n/a	15
616210028	RH	Residential - High	21.87	954,552	12	n/a	15	n/a	262
616210029	RH	Residential - High	10.08	439,826	12	n/a	15	n/a	120
616210030	RH	Residential - High	3.07	134,198	12	n/a	15	n/a	36
616210032	RH	Residential - High	1.06	46,264	12	n/a	15	n/a	12
616210036	RH	Residential - High	3.54	154,338	12	n/a	15	n/a	42
692531016	RH	Residential - High	0.44	19,191	12	n/a	15	n/a	5
610030018	RH	Residential - High	2.96	129,306	12	n/a	15	n/a	35
612062001	RH	Residential - High	0.08	3,360	12	n/a	15	n/a	0
612062003	RH	Residential - High	0.14	6,320	12	n/a	15	n/a	1
614091002	RH	Residential - High	0.97	42,261	12	n/a	15	n/a	11
614091003	RH	Residential - High	1.51	65,816	12	n/a	15	n/a	18
614091004	RH	Residential - High	1.69	73,768	12	n/a	15	n/a	20
614120008	RH	Residential - High	3.30	144,225	12	n/a	15	n/a	39
614410033	RH	Residential - High	0.23	10,185	12	n/a	15	n/a	2
614410034	RH	Residential - High	0.19	8,218	12	n/a	15	n/a	2
616210010	RH	Residential - High	0.46	20,161	12	n/a	15	n/a	5
TOTAL VACANT				71.00					824
608230001	RL	Country Estates	3.21	140,195	3.5	8000	5	7200	11
616290001	RL	Country Estates	19.71	860,130	3.5	8000	5	7200	68
616290002	RL	Country Estates	19.09	833,377	3.5	8000	5	7200	66
600090002	RL	Residential - Low	0.34	14,748	3.5	8000	4	7200	1
600155001	RL	Residential - Low	0.18	7,748	3.5	8000	4	7200	0
600155007	RL	Residential - Low	0.21	9,368	3.5	8000	4	7200	0
600170002	RL	Residential - Low	2.20	95,904	3.5	8000	4	7200	7
600170003	RL	Residential - Low	1.12	48,887	3.5	8000	4	7200	3
600180001	RL	Residential - Low	0.37	16,140	3.5	8000	4	7200	1
600180002	RL	Residential - Low	0.37	16,027	3.5	8000	4	7200	1
600180003	RL	Residential - Low	0.37	16,292	3.5	8000	4	7200	1
600180004	RL	Residential - Low	0.37	16,020	3.5	8000	4	7200	1
600180007	RL	Residential - Low	0.27	11,912	3.5	8000	4	7200	0
600180012	RL	Residential - Low	0.25	10,773	3.				

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	
600250001	RL	Residential - Low	0.34	14,671	3.5	8000	4	7200	1
600350045	RL	Residential - Low	0.28	12,005	3.5	8000	4	7200	0
600350046	RL	Residential - Low	2.33	101,696	3.5	8000	4	7200	8
600350071	RL	Residential - Low	0.03	1,464	3.5	8000	4	7200	0
600350072	RL	Residential - Low	0.03	1,480	3.5	8000	4	7200	0
600360026	RL	Residential - Low	0.17	7,234	3.5	8000	4	7200	0
600360071	RL	Residential - Low	0.24	10,520	3.5	8000	4	7200	0
600360072	RL	Residential - Low	0.22	9,499	3.5	8000	4	7200	0
600360073	RL	Residential - Low	0.07	3,175	3.5	8000	4	7200	0
600360074	RL	Residential - Low	0.12	5,131	3.5	8000	4	7200	0
600370020	RL	Residential - Low	0.87	37,904	3.5	8000	4	7200	3
600370021	RL	Residential - Low	0.14	6,261	3.5	8000	4	7200	0
600381066	RL	Residential - Low	0.06	2,704	3.5	8000	4	7200	0
601760001	RL	Residential - Low	0.25	11,014	3.5	8000	4	7200	0
601760002	RL	Residential - Low	0.22	9,750	3.5	8000	4	7200	0
601760003	RL	Residential - Low	0.22	9,757	3.5	8000	4	7200	0
601760004	RL	Residential - Low	0.23	9,888	3.5	8000	4	7200	0
601760005	RL	Residential - Low	0.23	10,243	3.5	8000	4	7200	0
601760006	RL	Residential - Low	0.33	14,603	3.5	8000	4	7200	1
601760007	RL	Residential - Low	0.21	9,035	3.5	8000	4	7200	0
601760008	RL	Residential - Low	0.21	9,357	3.5	8000	4	7200	0
601760009	RL	Residential - Low	0.21	9,354	3.5	8000	4	7200	0
601760010	RL	Residential - Low	0.21	9,342	3.5	8000	4	7200	0
601760011	RL	Residential - Low	0.21	9,329	3.5	8000	4	7200	0
601760012	RL	Residential - Low	0.24	10,448	3.5	8000	4	7200	0
601760013	RL	Residential - Low	0.27	11,595	3.5	8000	4	7200	0
601760014	RL	Residential - Low	0.21	9,329	3.5	8000	4	7200	0
601760015	RL	Residential - Low	0.21	9,318	3.5	8000	4	7200	0
601760016	RL	Residential - Low	0.21	9,316	3.5	8000	4	7200	0
601760017	RL	Residential - Low	0.21	9,319	3.5	8000	4	7200	0
601760018	RL	Residential - Low	0.22	9,770	3.5	8000	4	7200	0
601760019	RL	Residential - Low	0.19	8,455	3.5	8000	4	7200	0
601760020	RL	Residential - Low	0.20	8,895	3.5	8000	4	7200	0
601760021	RL	Residential - Low	0.22	9,478	3.5	8000	4	7200	0
601760022	RL	Residential - Low	0.22	9,484	3.5	8000	4	7200	0
601760023	RL	Residential - Low	0.22	9,470	3.5	8000	4	7200	0
601760024	RL	Residential - Low	0.27	11,911	3.5	8000	4	7200	0
601760025	RL	Residential - Low	0.25	10,718	3.5	8000	4	7200	0
601760026	RL	Residential - Low	0.22	9,470	3.5	8000	4	7200	0
601760027	RL	Residential - Low	0.22	9,451	3.5	8000	4	7200	0
601760028	RL	Residential - Low	0.22	9,439	3.5	8000	4	7200	0
601760029	RL	Residential - Low	0.20	8,719	3.5	8000	4	7200	0
601760030	RL	Residential - Low	0.19	8,497	3.5	8000	4	7200	0
601760031	RL	Residential - Low	0.18	8,058	3.5	8000	4	7200	0
601760032	RL	Residential - Low	0.22	9,406	3.5	8000	4	7200	0
601760033	RL	Residential - Low	0.22	9,467	3.5	8000	4	7200	0
601760034	RL	Residential - Low	0.22	9,462	3.5	8000	4	7200	0
601760035	RL	Residential - Low	0.22	9,469	3.5	8000	4	7200	0
601760036	RL	Residential - Low	0.27	11,889	3.5	8000	4	7200	0
601760037	RL	Residential - Low	0.25	10,720	3.5	8000	4	7200	0
601760038	RL	Residential - Low	0.22	9,470	3.5	8000	4	7200	0
601760039	RL	Residential - Low	0.22	9,476	3.5	8000	4	7200	0
601760040	RL	Residential - Low	0.22	9,467	3.5	8000	4	7200	0
601760041	RL	Residential - Low	0.20	8,798	3.5	8000	4	7200	0
601760042	RL	Residential - Low	0.19	8,472	3.5	8000	4	7200	0
601760043	RL	Residential - Low	0.20	8,708	3.5	8000	4	7200	0
601760044	RL	Residential - Low	0.19	8,341	3.5	8000	4	7200	0
601760045	RL	Residential - Low	0.19	8,391	3.5	8000	4	7200	0
601760046	RL	Residential - Low	0.20	8,847	3.5	8000	4	7200	0
601760047	RL	Residential - Low	0.22	9,387	3.5	8000	4	7200	0
601760048	RL	Residential - Low	0.22	9,704	3.5	8000	4	7200	0
601760049	RL	Residential - Low	0.22	9,799	3.5	8000	4	7200	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	
601760050	RL	Residential - Low	0.22	9,799	3.5	8000	4	7200	0
601760051	RL	Residential - Low	0.21	9,340	3.5	8000	4	7200	0
601760054	RL	Residential - Low	0.19	8,367	3.5	8000	4	7200	0
601760055	RL	Residential - Low	0.20	8,660	3.5	8000	4	7200	0
601760056	RL	Residential - Low	0.19	8,291	3.5	8000	4	7200	0
601760057	RL	Residential - Low	0.19	8,371	3.5	8000	4	7200	0
601760058	RL	Residential - Low	0.21	8,994	3.5	8000	4	7200	0
601760059	RL	Residential - Low	0.22	9,660	3.5	8000	4	7200	0
601760060	RL	Residential - Low	0.22	9,762	3.5	8000	4	7200	0
601760061	RL	Residential - Low	0.21	9,280	3.5	8000	4	7200	0
601760062	RL	Residential - Low	0.20	8,707	3.5	8000	4	7200	0
601760063	RL	Residential - Low	0.20	8,657	3.5	8000	4	7200	0
601760064	RL	Residential - Low	0.21	9,107	3.5	8000	4	7200	0
601760065	RL	Residential - Low	0.22	9,416	3.5	8000	4	7200	0
601760066	RL	Residential - Low	0.22	9,480	3.5	8000	4	7200	0
601760067	RL	Residential - Low	0.50	21,663	3.5	8000	4	7200	1
601760068	RL	Residential - Low	3.30	144,230	3.5	8000	4	7200	11
601760069	RL	Residential - Low	0.06	2,490	3.5	8000	4	7200	0
601760070	RL	Residential - Low	0.19	8,314	3.5	8000	4	7200	0
601760071	RL	Residential - Low	3.42	149,463	3.5	8000	4	7200	11
601770001	RL	Residential - Low	0.23	9,904	3.5	8000	4	7200	0
601770002	RL	Residential - Low	0.19	8,373	3.5	8000	4	7200	0
601770003	RL	Residential - Low	0.19	8,467	3.5	8000	4	7200	0
601770004	RL	Residential - Low	0.19	8,419	3.5	8000	4	7200	0
601770005	RL	Residential - Low	0.19	8,370	3.5	8000	4	7200	0
601770007	RL	Residential - Low	0.19	8,433	3.5	8000	4	7200	0
601770008	RL	Residential - Low	0.19	8,329	3.5	8000	4	7200	0
601770009	RL	Residential - Low	0.21	9,177	3.5	8000	4	7200	0
601770010	RL	Residential - Low	0.32	14,111	3.5	8000	4	7200	1
601770011	RL	Residential - Low	0.21	9,317	3.5	8000	4	7200	0
601770012	RL	Residential - Low	0.21	9,316	3.5	8000	4	7200	0
601770013	RL	Residential - Low	0.21	9,328	3.5	8000	4	7200	0
601770014	RL	Residential - Low	0.23	9,984	3.5	8000	4	7200	0
601770015	RL	Residential - Low	0.20	8,707	3.5	8000	4	7200	0
601770016	RL	Residential - Low	0.20	8,568	3.5	8000	4	7200	0
601770017	RL	Residential - Low	0.19	8,510	3.5	8000	4	7200	0
601770018	RL	Residential - Low	0.19	8,473	3.5	8000	4	7200	0
601770019	RL	Residential - Low	0.19	8,470	3.5	8000	4	7200	0
601770020	RL	Residential - Low	0.20	8,554	3.5	8000	4	7200	0
601770021	RL	Residential - Low	0.22	9,748	3.5	8000	4	7200	0
601770022	RL	Residential - Low	0.21	9,348	3.5	8000	4	7200	0
601770023	RL	Residential - Low	0.19	8,471	3.5	8000	4	7200	0
601770024	RL	Residential - Low	0.20	8,565	3.5	8000	4	7200	0
601770025	RL	Residential - Low	0.20	8,569	3.5	8000	4	7200	0
601770026	RL	Residential - Low	0.19	8,512	3.5	8000	4	7200	0
601770027	RL	Residential - Low	0.19	8,472	3.5	8000	4	7200	0
601770028	RL	Residential - Low	0.20	8,658	3.5	8000	4	7200	0
601770029	RL	Residential - Low	0.22	9,797	3.5	8000	4	7200	0
601770030	RL	Residential - Low	0.27	11,572	3.5	8000	4	7200	0
601770031	RL	Residential - Low	0.24	10,469	3.5	8000	4</		

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Density (du/ac)	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max Lot Size (ac)	Potential Units
						Min. Lot Size (ac)	Max Lot Size (ac)				
601770043	RL	Residential - Low	0.20	8,825	3.5	8000	4	7200	0		
601770044	RL	Residential - Low	0.40	17,513	3.5	8000	4	7200	1		
601770045	RL	Residential - Low	0.19	8,310	3.5	8000	4	7200	0		
601770046	RL	Residential - Low	0.20	8,577	3.5	8000	4	7200	0		
601770047	RL	Residential - Low	0.19	8,467	3.5	8000	4	7200	0		
601770048	RL	Residential - Low	0.19	8,158	3.5	8000	4	7200	0		
601770049	RL	Residential - Low	0.19	8,357	3.5	8000	4	7200	0		
601770050	RL	Residential - Low	0.21	9,071	3.5	8000	4	7200	0		
601770051	RL	Residential - Low	0.22	9,667	3.5	8000	4	7200	0		
601770052	RL	Residential - Low	0.22	9,675	3.5	8000	4	7200	0		
601770053	RL	Residential - Low	0.21	9,127	3.5	8000	4	7200	0		
601770054	RL	Residential - Low	0.20	8,650	3.5	8000	4	7200	0		
601770055	RL	Residential - Low	0.20	8,718	3.5	8000	4	7200	0		
601770056	RL	Residential - Low	0.21	9,226	3.5	8000	4	7200	0		
601770057	RL	Residential - Low	0.21	9,123	3.5	8000	4	7200	0		
601770058	RL	Residential - Low	0.60	26,121	3.5	8000	4	7200	2		
601770059	RL	Residential - Low	0.21	9,366	3.5	8000	4	7200	0		
601770060	RL	Residential - Low	0.22	9,632	3.5	8000	4	7200	0		
601770061	RL	Residential - Low	0.22	9,769	3.5	8000	4	7200	0		
601770062	RL	Residential - Low	0.22	9,765	3.5	8000	4	7200	0		
601770063	RL	Residential - Low	0.23	9,632	3.5	8000	4	7200	0		
601770064	RL	Residential - Low	0.21	9,268	3.5	8000	4	7200	0		
601770065	RL	Residential - Low	0.28	12,172	3.5	8000	4	7200	0		
601770066	RL	Residential - Low	0.04	1,803	3.5	8000	4	7200	0		
601770067	RL	Residential - Low	2.64	115,344	3.5	8000	4	7200	9		
602030003	RL	Residential - Low	0.01	477	3.5	8000	4	7200	0		
602300035	RL	Residential - Low	0.06	2,536	3.5	8000	4	7200	0		
602350030	RL	Residential - Low	0.11	4,767	3.5	8000	4	7200	0		
604062028	RL	Residential - Low	0.05	2,375	3.5	8000	4	7200	0		
604062032	RL	Residential - Low	0.02	805	3.5	8000	4	7200	0		
604062035	RL	Residential - Low	0.15	6,760	3.5	8000	4	7200	0		
604062037	RL	Residential - Low	0.03	1,493	3.5	8000	4	7200	0		
604062041	RL	Residential - Low	18.05	787,791	3.5	8000	4	7200	63		
604062042	RL	Residential - Low	0.55	23,865	3.5	8000	4	7200	1		
604530001	RL	Residential - Low	0.01	254	3.5	8000	4	7200	0		
604530002	RL	Residential - Low	0.02	948	3.5	8000	4	7200	0		
604530003	RL	Residential - Low	0.02	948	3.5	8000	4	7200	0		
604530004	RL	Residential - Low	0.02	951	3.5	8000	4	7200	0		
604530005	RL	Residential - Low	0.02	912	3.5	8000	4	7200	0		
604530006	RL	Residential - Low	0.02	714	3.5	8000	4	7200	0		
604530075	RL	Residential - Low	0.15	6,466	3.5	8000	4	7200	0		
604530076	RL	Residential - Low	0.87	37,900	3.5	8000	4	7200	3		
604530077	RL	Residential - Low	0.23	9,733	3.5	8000	4	7200	0		
604530078	RL	Residential - Low	0.58	25,162	3.5	8000	4	7200	2		
604530079	RL	Residential - Low	2.46	107,230	3.5	8000	4	7200	8		
604540006	RL	Residential - Low	0.04	1,599	3.5	8000	4	7200	0		
604540060	RL	Residential - Low	2.04	89,051	3.5	8000	4	7200	7		
604540061	RL	Residential - Low	0.22	9,795	3.5	8000	4	7200	0		
604540062	RL	Residential - Low	0.22	9,635	3.5	8000	4	7200	0		
604540063	RL	Residential - Low	0.24	10,670	3.5	8000	4	7200	0		
604540064	RL	Residential - Low	0.28	12,257	3.5	8000	4	7200	0		
604540065	RL	Residential - Low	0.26	11,251	3.5	8000	4	7200	0		
604540066	RL	Residential - Low	0.31	13,741	3.5	8000	4	7200	1		
604540067	RL	Residential - Low	0.34	15,013	3.5	8000	4	7200	1		
604540068	RL	Residential - Low	0.24	10,624	3.5	8000	4	7200	0		
604540069	RL	Residential - Low	0.23	10,038	3.5	8000	4	7200	0		
604550036	RL	Residential - Low	0.38	16,420	3.5	8000	4	7200	1		
604550037	RL	Residential - Low	0.36	15,783	3.5	8000	4	7200	1		
604550038	RL	Residential - Low	1.26	55,144	3.5	8000	4	7200	4		
604570049	RL	Residential - Low	1.01	43,998	3.5	8000	4	7200	3		
604570050	RL	Residential - Low	0.02	1,000	3.5	8000	4	7200	0		
604570051	RL	Residential - Low	1.55	67,672	3.5	8000	4	7200	5		

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max Lot Size (ac)	Potential Units
					Min. Lot Size (ac)	Max Lot Size (ac)				
604580036	RL	Residential - Low	0.13	5,511	3.5	8000	4	7200	0	
604580045	RL	Residential - Low	0.14	6,235	3.5	8000	4	7200	0	
604580048	RL	Residential - Low	0.02	1,000	3.5	8000	4	7200	0	
604580050	RL	Residential - Low	0.55	23,865	3.5	8000	4	7200	1	
604580058	RL	Residential - Low	0.54	23,467	3.5	8000	4	7200	1	
604620026	RL	Residential - Low	0.52	22,899	3.5	8000	4	7200	1	
604620055	RL	Residential - Low	0.17	7,548	3.5	8000	4	7200	0	
604620056	RL	Residential - Low	1.63	71,361	3.5	8000	4	7200	5	
604620065	RL	Residential - Low	0.09	4,126	3.5	8000	4	7200	0	
604620076	RL	Residential - Low	0.03	1,234	3.5	8000	4	7200	0	
604620077	RL	Residential - Low	0.08	3,390	3.5	8000	4	7200	0	
604620079	RL	Residential - Low	0.28	12,108	3.5	8000	4	7200	0	
604620080	RL	Residential - Low	0.28	12,064	3.5	8000	4	7200	0	
606040016	RL	Residential - Low	3.79	165,296	3.5	8000	4	7200	13	
606050028	RL	Residential - Low	8.40	366,672	3.5	8000	4	7200	29	
606130032	RL	Residential - Low	0.66	28,712	3.5	8000	4	7200	2	
606130055	RL	Residential - Low	0.77	33,457	3.5	8000	4	7200	2	
606150030	RL	Residential - Low	1.02	44,349	3.5	8000	4	7200	3	
606160034	RL	Residential - Low	1.42	62,008	3.5	8000	4	7200	4	
606160057	RL	Residential - Low	1.71	74,845	3.5	8000	5	7200	6	
606160068	RL	Residential - Low	0.36	15,800	3.5	8000	4	7200	1	
606170062	RL	Residential - Low	0.20	8,887	3.5	8000	4	7200	0	
606170073	RL	Residential - Low	1.29	56,292	3.5	8000	4	7200	4	
606170074	RL	Residential - Low	0.66	28,669	3.5	8000	4	7200	2	
606170075	RL	Residential - Low	0.54	23,764	3.5	8000	4	7200	1	
606170076	RL	Residential - Low	0.42	18,460	3.5	8000	4	7200	1	
606170077	RL	Residential - Low	0.18	7,963	3.5	8000	4	7200	0	
606170078	RL	Residential - Low	0.03	1,174	3.5	8000	4	7200	0	
606170079	RL	Residential - Low	0.03	1,193	3.5	8000	4	7200	0	
606170080	RL	Residential - Low	0.03	1,101	3.5	8000	4	7200	0	
606170081	RL	Residential - Low	0.03	1,104	3.5	8000	4	7200	0	
606170082	RL	Residential - Low	0.13	5,577	3.5	8000	5	7200	0	
606170083	RL	Residential - Low	0.40	17,448	3.5	8000	4	7200	1	
606170085	RL	Residential - Low	0.11	4,829	3.5	8000	5	7200	0	
606180006	RL	Residential - Low	3.31	144,315	3.5	8000	4	7200	11	
606180008	RL	Residential - Low	4.10	178,759	3.5	8000	4	7200	14	
606210046	RL	Residential - Low	11.34	494,824	3.5	8000	4	7200	39	
606290028	RL	Residential - Low	0.00	143	3.5	8000	4	7200	0	
606290033	RL	Residential - Low	9.22	402,599	3.5	8000	4	7200	32	
606440035	RL	Residential - Low	0.18	7,701	3.5	8000	4	7200	0	
606440044	RL	Residential - Low	0.29							

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	
606600007	RL	Residential - Low	0.01	251	3.5	8000	4	7200	0
606600008	RL	Residential - Low	0.01	251	3.5	8000	4	7200	0
606600009	RL	Residential - Low	0.01	251	3.5	8000	4	7200	0
606600010	RL	Residential - Low	0.01	251	3.5	8000	4	7200	0
606600011	RL	Residential - Low	0.01	301	3.5	8000	4	7200	0
606600012	RL	Residential - Low	0.01	643	3.5	8000	4	7200	0
606600013	RL	Residential - Low	0.01	227	3.5	8000	4	7200	0
606600014	RL	Residential - Low	0.01	223	3.5	8000	4	7200	0
606600015	RL	Residential - Low	0.01	366	3.5	8000	4	7200	0
606600021	RL	Residential - Low	0.01	298	3.5	8000	4	7200	0
606600022	RL	Residential - Low	0.01	276	3.5	8000	4	7200	0
606600061	RL	Residential - Low	1.25	54,581	3.5	8000	4	7200	4
606610006	RL	Residential - Low	0.00	57	3.5	8000	4	7200	0
606610007	RL	Residential - Low	0.01	281	3.5	8000	4	7200	0
606610008	RL	Residential - Low	0.01	293	3.5	8000	4	7200	0
606610009	RL	Residential - Low	0.01	293	3.5	8000	4	7200	0
606610012	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606610013	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606610014	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606610015	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606610016	RL	Residential - Low	0.01	282	3.5	8000	4	7200	0
606610017	RL	Residential - Low	0.01	301	3.5	8000	4	7200	0
606610022	RL	Residential - Low	0.01	251	3.5	8000	4	7200	0
606610057	RL	Residential - Low	0.82	35,931	3.5	8000	4	7200	2
606620001	RL	Residential - Low	0.02	982	3.5	8000	4	7200	0
606620002	RL	Residential - Low	0.02	739	3.5	8000	4	7200	0
606620004	RL	Residential - Low	0.01	293	3.5	8000	4	7200	0
606620005	RL	Residential - Low	0.01	293	3.5	8000	4	7200	0
606620006	RL	Residential - Low	0.01	338	3.5	8000	4	7200	0
606620007	RL	Residential - Low	0.01	339	3.5	8000	4	7200	0
606620013	RL	Residential - Low	0.01	295	3.5	8000	4	7200	0
606620014	RL	Residential - Low	0.01	295	3.5	8000	4	7200	0
606620015	RL	Residential - Low	0.01	295	3.5	8000	4	7200	0
606620016	RL	Residential - Low	0.01	295	3.5	8000	4	7200	0
606620017	RL	Residential - Low	0.01	253	3.5	8000	4	7200	0
606620018	RL	Residential - Low	0.01	249	3.5	8000	4	7200	0
606620019	RL	Residential - Low	0.01	280	3.5	8000	4	7200	0
606620020	RL	Residential - Low	0.01	280	3.5	8000	4	7200	0
606620021	RL	Residential - Low	0.01	288	3.5	8000	4	7200	0
606620022	RL	Residential - Low	0.01	288	3.5	8000	4	7200	0
606620023	RL	Residential - Low	0.01	288	3.5	8000	4	7200	0
606620024	RL	Residential - Low	0.01	229	3.5	8000	4	7200	0
606620025	RL	Residential - Low	0.01	229	3.5	8000	4	7200	0
606620026	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606620027	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606620028	RL	Residential - Low	0.01	230	3.5	8000	4	7200	0
606620055	RL	Residential - Low	0.62	26,918	3.5	8000	4	7200	0
606640007	RL	Residential - Low	0.01	509	3.5	8000	4	7200	0
608192005	RL	Residential - Low	7.56	329,788	3.5	8000	4	7200	26
610270065	RL	Residential - Low	0.60	26,241	3.5	8000	4	7200	2
610270066	RL	Residential - Low	0.45	19,569	3.5	8000	4	7200	1
610270067	RL	Residential - Low	0.46	19,876	3.5	8000	4	7200	1
610290025	RL	Residential - Low	0.09	4,032	3.5	8000	4	7200	0
610291037	RL	Residential - Low	0.20	8,567	3.5	8000	4	7200	0
610312001	RL	Residential - Low	0.68	29,699	3.5	8000	4	7200	2
61057018	RL	Residential - Low	0.38	16,531	3.5	8000	5	7200	1
611142005	RL	Residential - Low	1.25	54,573	3.5	8000	5	7200	4
612081069	RL	Residential - Low	0.37	16,048	3.5	8000	4	7200	1
612081070	RL	Residential - Low	1.12	48,750	3.5	8000	4	7200	3
612363009	RL	Residential - Low	0.03	1,361	3.5	8000	4	7200	0
612381008	RL	Residential - Low	0.60	26,075	3.5	8000	4	7200	2
612391001	RL	Residential - Low	0.16	6,793	3.5	8000	4	7200	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Max			Potential Units
						Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	
612423001	RL	Residential - Low	0.17	7,552	3.5	8000	4	7200	0
612423002	RL	Residential - Low	0.17	7,217	3.5	8000	4	7200	0
612423003	RL	Residential - Low	0.17	7,283	3.5	8000	4	7200	0
612423005	RL	Residential - Low	0.22	9,736	3.5	8000	4	7200	0
612423006	RL	Residential - Low	0.18	7,992	3.5	8000	4	7200	0
612423007	RL	Residential - Low	0.16	6,784	3.5	8000	4	7200	0
612423008	RL	Residential - Low	0.19	8,401	3.5	8000	5	7200	0
612423009	RL	Residential - Low	0.17	7,406	3.5	8000	5	7200	0
612423010	RL	Residential - Low	0.17	7,284	3.5	8000	4	7200	0
612423011	RL	Residential - Low	0.18	8,019	3.5	8000	4	7200	0
612423012	RL	Residential - Low	0.18	7,949	3.5	8000	4	7200	0
612423013	RL	Residential - Low	0.18	7,886	3.5	8000	4	7200	0
612423014	RL	Residential - Low	0.18	7,956	3.5	8000	4	7200	0
612423015	RL	Residential - Low	0.18	7,809	3.5	8000	4	7200	0
614370006	RL	Residential - Low	0.39	16,835	3.5	8000	4	7200	1
614610031	RL	Residential - Low	0.19	8,077	3.5	8000	4	7200	0
614610032	RL	Residential - Low	0.19	8,091	3.5	8000	4	7200	0
614610033	RL	Residential - Low	0.19	8,106	3.5	8000	4	7200	0
614610034	RL	Residential - Low	0.19	8,120	3.5	8000	4	7200	0
614610035	RL	Residential - Low	0.19	8,135	3.5	8000	4	7200	0
614610036	RL	Residential - Low	0.19	8,150	3.5	8000	4	7200	0
614610037	RL	Residential - Low	0.19	8,164	3.5	8000	4	7200	0
616430041	RL	Residential - Low	1.80	78,654	3.5	8000	4	7200	6
616430042	RL	Residential - Low	0.34	14,707	3.5	8000	4	7200	1
616430043	RL	Residential - Low	0.21	9,369	3.5	8000	4	7200	0
616430085	RL	Residential - Low	1.21	52,986	3.5	8000	4	7200	4
616430086	RL	Residential - Low	0.02	759	3.5	8000	4	7200	0
616430087	RL	Residential - Low	0.02	897	3.5	8000	4	7200	0
616440028	RL	Residential - Low	1.36	59,544	3.5	8000	4	7200	4
616440067	RL	Residential - Low	0.44	19,024	3.5	8000	4	7200	1
616450001	RL	Residential - Low	0.23	10,178	3.5	8000	4	7200	0
616450022	RL	Residential - Low	0.18	7,999	3.5	8000	4	7200	0
616450029	RL	Residential - Low	0.18	7,778	3.5	8000	4	7200	0
616450049	RL	Residential - Low	0.24	10,268	3.5	8000	4	7200	0
616450050	RL	Residential - Low	1.79	78,163	3.5	8000	4	7200	6
616450051	RL	Residential - Low	2.60	113,316	3.5	8000	4	7200	9
616451001	RL	Residential - Low	1.09	47,363	3.5	8000	4	7200	3
616460060	RL	Residential - Low	2.46	107,219	3.5	8000	4	7200	8
616460061	RL	Residential - Low	0.41	17,820	3.5	8000	4	7200	1
616460062	RL	Residential - Low	0.37	16,239	3.5	8000	4	7200	1
616460063	RL	Residential - Low	0.09	3,929	3.5	8000	4	7200	0
616460067	RL	Residential - Low	0.90	39,476	3.5	8000	5	7200	3
692040003	RL	Residential - Low	8.27	361,076	3.5	8000	4	7200	28
692040004	RL	Residential - Low	11.19	488,397	3.5	8000	4	7200	39
692040005	RL	Residential - Low	4.58	200,035	3.5	8000	4	7200	16
692040006	RL	Residential - Low	3.70	161,430	3.5	8000	4	7200	12
692040007	RL	Residential - Low	39.15	1,708,805	3.5	8000	4	7200	137
692050001	RL	Residential - Low	0.29	12,678	3.5	8000	4	7200	1
692050002	RL	Residential - Low	0.29	12,634	3.5	8000	4	7200	1
692050003	RL	Residential - Low	65.58	2,862,749	3.5	8000	4	7200	229
692060003	RL	Residential -							

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Density (du/ac)	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max. Lot Size (ac)	Potential Units
						Min. Lot Size (ac)	Max. Lot Size (ac)				
692060021	RL	Residential - Low	2.41	105,092	3.5	8000	4	7200	8		
692110001	RL	Residential - Low	0.19	8,192	3.5	8000	4	7200	0		
692110002	RL	Residential - Low	0.17	7,527	3.5	8000	4	7200	0		
692110003	RL	Residential - Low	0.17	7,623	3.5	8000	4	7200	0		
692110004	RL	Residential - Low	0.19	8,269	3.5	8000	4	7200	0		
692110005	RL	Residential - Low	0.19	8,289	3.5	8000	4	7200	0		
692110008	RL	Residential - Low	0.19	8,333	3.5	8000	4	7200	0		
692110009	RL	Residential - Low	0.19	8,208	3.5	8000	4	7200	0		
692110010	RL	Residential - Low	0.19	8,376	3.5	8000	4	7200	0		
692110011	RL	Residential - Low	0.19	8,356	3.5	8000	4	7200	0		
692110012	RL	Residential - Low	0.19	8,391	3.5	8000	4	7200	0		
692110013	RL	Residential - Low	0.23	10,116	3.5	8000	4	7200	0		
692110014	RL	Residential - Low	0.18	7,814	3.5	8000	4	7200	0		
692110015	RL	Residential - Low	0.24	10,360	3.5	8000	4	7200	0		
692110016	RL	Residential - Low	0.26	11,175	3.5	8000	4	7200	0		
692110017	RL	Residential - Low	0.20	8,687	3.5	8000	4	7200	0		
692110018	RL	Residential - Low	0.22	9,571	3.5	8000	4	7200	0		
692110019	RL	Residential - Low	0.20	8,675	3.5	8000	4	7200	0		
692110020	RL	Residential - Low	0.20	8,599	3.5	8000	4	7200	0		
692110021	RL	Residential - Low	0.20	8,540	3.5	8000	4	7200	0		
692110022	RL	Residential - Low	0.19	8,407	3.5	8000	4	7200	0		
692110023	RL	Residential - Low	0.19	8,203	3.5	8000	4	7200	0		
692110024	RL	Residential - Low	0.21	9,064	3.5	8000	4	7200	0		
692110025	RL	Residential - Low	0.18	7,858	3.5	8000	4	7200	0		
692110026	RL	Residential - Low	0.18	7,901	3.5	8000	4	7200	0		
692110027	RL	Residential - Low	0.18	7,855	3.5	8000	4	7200	0		
692110031	RL	Residential - Low	0.19	8,229	3.5	8000	4	7200	0		
692110062	RL	Residential - Low	0.20	8,723	3.5	8000	4	7200	0		
692110064	RL	Residential - Low	0.19	8,363	3.5	8000	4	7200	0		
692110066	RL	Residential - Low	0.18	7,975	3.5	8000	4	7200	0		
692110069	RL	Residential - Low	0.20	8,601	3.5	8000	4	7200	0		
692110070	RL	Residential - Low	0.19	8,457	3.5	8000	4	7200	0		
692110074	RL	Residential - Low	0.20	8,564	3.5	8000	4	7200	0		
692110075	RL	Residential - Low	0.20	8,669	3.5	8000	4	7200	0		
692110076	RL	Residential - Low	0.20	8,537	3.5	8000	4	7200	0		
692110077	RL	Residential - Low	0.20	8,906	3.5	8000	4	7200	0		
692110078	RL	Residential - Low	0.97	42,238	3.5	8000	4	7200	3		
692110079	RL	Residential - Low	0.31	13,485	3.5	8000	4	7200	1		
692110080	RL	Residential - Low	0.12	5,125	3.5	8000	4	7200	0		
692110081	RL	Residential - Low	4.49	195,868	3.5	8000	4	7200	15		
692120058	RL	Residential - Low	0.75	32,931	3.5	8000	4	7200	2		
692120059	RL	Residential - Low	3.39	148,011	3.5	8000	4	7200	11		
692150001	RL	Residential - Low	0.19	8,361	3.5	8000	4	7200	0		
692150002	RL	Residential - Low	0.19	8,148	3.5	8000	4	7200	0		
692150003	RL	Residential - Low	0.19	8,200	3.5	8000	4	7200	0		
692150004	RL	Residential - Low	0.21	9,366	3.5	8000	4	7200	0		
692150005	RL	Residential - Low	0.24	10,573	3.5	8000	4	7200	0		
692150006	RL	Residential - Low	0.18	7,972	3.5	8000	4	7200	0		
692150007	RL	Residential - Low	0.19	8,204	3.5	8000	4	7200	0		
692150008	RL	Residential - Low	0.18	7,996	3.5	8000	4	7200	0		
692150009	RL	Residential - Low	0.18	7,933	3.5	8000	4	7200	0		
692150010	RL	Residential - Low	0.25	11,097	3.5	8000	4	7200	0		
692150016	RL	Residential - Low	0.20	8,607	3.5	8000	4	7200	0		
692150057	RL	Residential - Low	0.19	8,318	3.5	8000	4	7200	0		
692150058	RL	Residential - Low	0.20	8,665	3.5	8000	4	7200	0		
692150059	RL	Residential - Low	0.20	8,513	3.5	8000	4	7200	0		
692150060	RL	Residential - Low	0.14	6,128	3.5	8000	4	7200	0		
692150061	RL	Residential - Low	0.10	4,206	3.5	8000	4	7200	0		
692150062	RL	Residential - Low	3.24	141,251	3.5	8000	4	7200	11		
692150063	RL	Residential - Low	4.82	210,403	3.5	8000	4	7200	16		
692160055	RL	Residential - Low	0.24	10,686	3.5	8000	4	7200	0		
692160056	RL	Residential - Low	2.82	123,229	3.5	8000	4	7200	9		

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max. Lot Size (ac)	Potential Units
					Min. Lot Size (ac)	Max. Lot Size (ac)				
692160057	RL	Residential - Low	3.67	160,387	3.5	8000	4	7200	12	
692190055	RL	Residential - Low	0.39	17,163	3.5	8000	4	7200	1	
692190056	RL	Residential - Low	2.15	93,642	3.5	8000	4	7200	7	
692200080	RL	Residential - Low	0.08	3,342	3.5	8000	4	7200	0	
692200081	RL	Residential - Low	0.02	756	3.5	8000	4	7200	0	
692200082	RL	Residential - Low	0.02	720	3.5	8000	4	7200	0	
692200083	RL	Residential - Low	1.03	45,094	3.5	8000	4	7200	3	
692200084	RL	Residential - Low	0.14	6,305	3.5	8000	4	7200	0	
692200085	RL	Residential - Low	0.01	620	3.5	8000	4	7200	0	
692200088	RL	Residential - Low	3.71	162,030	3.5	8000	4	7200	12	
692210001	RL	Residential - Low	0.56	24,416	3.5	8000	4	7200	1	
692210082	RL	Residential - Low	0.11	4,834	3.5	8000	4	7200	0	
692210083	RL	Residential - Low	0.35	15,388	3.5	8000	4	7200	1	
692210084	RL	Residential - Low	1.39	60,674	3.5	8000	4	7200	4	
692210085	RL	Residential - Low	2.13	92,930	3.5	8000	4	7200	7	
692220015	RL	Residential - Low	2.14	93,419	3.5	8000	4	7200	7	
692220016	RL	Residential - Low	0.11	4,733	3.5	8000	4	7200	0	
692220017	RL	Residential - Low	1.97	85,779	3.5	8000	4	7200	6	
692230018	RL	Residential - Low	0.73	31,927	3.5	8000	4	7200	2	
692230019	RL	Residential - Low	6.49	283,153	3.5	8000	4	7200	22	
692230020	RL	Residential - Low	2.06	89,771	3.5	8000	4	7200	7	
692240002	RL	Residential - Low	0.45	19,724	3.5	8000	4	7200	1	
692240003	RL	Residential - Low	0.68	29,899	3.5	8000	4	7200	2	
692240004	RL	Residential - Low	0.68	29,900	3.5	8000	4	7200	2	
692240005	RL	Residential - Low	0.68	29,866	3.5	8000	4	7200	27	
692240006	RL	Residential - Low	7.82	341,426	3.5	8000	4	7200	27	
692240007	RL	Residential - Low	0.17	7,450	3.5	8000	4	7200	0	
692240010	RL	Residential - Low	0.69	30,284	3.5	8000	4	7200	2	
692240011	RL	Residential - Low	0.68	29,882	3.5	8000	4	7200	2	
692240013	RL	Residential - Low	0.66	28,696	3.5	8000	4	7200	2	
692250003	RL	Residential - Low	1.04	45,449	3.5	8000	4	7200	3	
692250004	RL	Residential - Low	0.68	29,829	3.5	8000	4	7200	2	
692250006	RL	Residential - Low	5.00	218,127	3.5	8000	4	7200	17	
692250007	RL	Residential - Low	0.49	21,313	3.5	8000	4	7200	1	
692250008	RL	Residential - Low	4.33	188,787	3.5	8000	4	7200	15	
692250009	RL	Residential - Low	2.17	94,533	3.5	8000	4	7200	7	
692260001	RL	Residential - Low	0.79	34,531	3.5	8000	4	7200	2	
692260002	RL	Residential - Low	1.32	57,794	3.5	8000	4	7200	4	
692260006	RL	Residential - Low	0.69	29,903	3.5	8000	4	7200	2	
692260007	RL	Residential - Low	0.69	32,301	3.5	8000	4	7200	2	
692260010										

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
692390066	RL	Residential - Low	0.25	11,063	3.5	8000	4	7200	0
692390067	RL	Residential - Low	0.15	6,604	3.5	8000	4	7200	0
692390068	RL	Residential - Low	0.21	9,129	3.5	8000	4	7200	0
692390069	RL	Residential - Low	0.22	9,417	3.5	8000	4	7200	0
692390070	RL	Residential - Low	0.25	10,945	3.5	8000	4	7200	0
692390071	RL	Residential - Low	0.20	8,806	3.5	8000	4	7200	0
692390072	RL	Residential - Low	4.48	195,515	3.5	8000	4	7200	15
692400073	RL	Residential - Low	3.73	162,959	3.5	8000	4	7200	13
692400074	RL	Residential - Low	0.09	4,074	3.5	8000	4	7200	0
692400075	RL	Residential - Low	0.01	355	3.5	8000	4	7200	0
692400076	RL	Residential - Low	0.13	5,569	3.5	8000	4	7200	0
692410067	RL	Residential - Low	0.11	4,818	3.5	8000	4	7200	0
692410068	RL	Residential - Low	0.13	5,622	3.5	8000	4	7200	0
692410069	RL	Residential - Low	0.14	6,296	3.5	8000	4	7200	0
692410070	RL	Residential - Low	0.24	10,480	3.5	8000	4	7200	0
692410071	RL	Residential - Low	0.18	7,878	3.5	8000	4	7200	0
692410072	RL	Residential - Low	0.16	6,927	3.5	8000	4	7200	0
692410073	RL	Residential - Low	0.13	5,752	3.5	8000	4	7200	0
692410074	RL	Residential - Low	3.22	140,756	3.5	8000	4	7200	11
692420073	RL	Residential - Low	4.15	181,309	3.5	8000	4	7200	14
692420074	RL	Residential - Low	0.09	4,030	3.5	8000	4	7200	0
692420075	RL	Residential - Low	0.00	142	3.5	8000	4	7200	0
692420076	RL	Residential - Low	0.08	3,287	3.5	8000	4	7200	0
692420077	RL	Residential - Low	0.22	9,418	3.5	8000	4	7200	0
692420078	RL	Residential - Low	0.30	13,004	3.5	8000	4	7200	1
692420079	RL	Residential - Low	0.48	21,025	3.5	8000	4	7200	1
692420080	RL	Residential - Low	0.19	8,223	3.5	8000	4	7200	0
692430053	RL	Residential - Low	0.22	9,568	3.5	8000	4	7200	0
692430054	RL	Residential - Low	0.20	8,514	3.5	8000	4	7200	0
692430055	RL	Residential - Low	0.19	8,268	3.5	8000	4	7200	0
692430056	RL	Residential - Low	0.18	8,070	3.5	8000	4	7200	0
692430057	RL	Residential - Low	0.18	7,920	3.5	8000	4	7200	0
692430058	RL	Residential - Low	0.18	8,070	3.5	8000	4	7200	0
692430059	RL	Residential - Low	0.18	8,059	3.5	8000	4	7200	0
692430060	RL	Residential - Low	0.18	8,000	3.5	8000	4	7200	0
692430061	RL	Residential - Low	0.18	8,054	3.5	8000	4	7200	0
692430062	RL	Residential - Low	0.19	8,194	3.5	8000	4	7200	0
692430063	RL	Residential - Low	0.18	8,075	3.5	8000	4	7200	0
692430064	RL	Residential - Low	0.19	8,104	3.5	8000	4	7200	0
692430065	RL	Residential - Low	0.18	8,072	3.5	8000	4	7200	0
692430066	RL	Residential - Low	0.27	11,885	3.5	8000	4	7200	0
692430067	RL	Residential - Low	0.12	5,243	3.5	8000	4	7200	0
692430068	RL	Residential - Low	0.26	11,461	3.5	8000	4	7200	0
692430069	RL	Residential - Low	0.13	5,821	3.5	8000	4	7200	0
692430070	RL	Residential - Low	0.12	5,352	3.5	8000	4	7200	0
692430071	RL	Residential - Low	0.13	5,522	3.5	8000	4	7200	0
692430072	RL	Residential - Low	2.96	129,191	3.5	8000	4	7200	10
692440001	RL	Residential - Low	0.22	9,642	3.5	8000	4	7200	0
692440002	RL	Residential - Low	0.20	8,716	3.5	8000	4	7200	0
692440003	RL	Residential - Low	0.18	7,910	3.5	8000	4	7200	0
692440004	RL	Residential - Low	0.18	7,999	3.5	8000	4	7200	0
692440005	RL	Residential - Low	0.18	7,775	3.5	8000	4	7200	0
692440006	RL	Residential - Low	0.18	7,960	3.5	8000	4	7200	0
692440007	RL	Residential - Low	0.18	8,017	3.5	8000	4	7200	0
692440008	RL	Residential - Low	0.18	7,927	3.5	8000	4	7200	0
692440009	RL	Residential - Low	0.18	8,020	3.5	8000	4	7200	0
692440010	RL	Residential - Low	0.18	7,968	3.5	8000	4	7200	0
692440011	RL	Residential - Low	0.18	8,059	3.5	8000	4	7200	0
692440012	RL	Residential - Low	0.19	8,405	3.5	8000	4	7200	0
692440013	RL	Residential - Low	0.27	11,819	3.5	8000	4	7200	0
692440014	RL	Residential - Low	0.19	8,233	3.5	8000	4	7200	0
692440015	RL	Residential - Low	0.18	7,945	3.5	8000	4	7200	0

Appendix B3-44

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
692440016	RL	Residential - Low	0.18	7,913	3.5	8000	4	7200	0
692440017	RL	Residential - Low	0.18	7,940	3.5	8000	4	7200	0
692440018	RL	Residential - Low	0.18	7,890	3.5	8000	4	7200	0
692440019	RL	Residential - Low	0.18	8,065	3.5	8000	4	7200	0
692440020	RL	Residential - Low	0.18	7,992	3.5	8000	4	7200	0
692440021	RL	Residential - Low	0.18	7,929	3.5	8000	4	7200	0
692440022	RL	Residential - Low	0.19	8,093	3.5	8000	4	7200	0
692440023	RL	Residential - Low	0.18	8,004	3.5	8000	4	7200	0
692440024	RL	Residential - Low	0.20	8,929	3.5	8000	4	7200	0
692440025	RL	Residential - Low	0.22	9,500	3.5	8000	4	7200	0
692440026	RL	Residential - Low	0.21	9,381	3.5	8000	4	7200	0
692440027	RL	Residential - Low	0.22	9,385	3.5	8000	4	7200	0
692440028	RL	Residential - Low	0.21	8,986	3.5	8000	4	7200	0
692440029	RL	Residential - Low	0.19	8,186	3.5	8000	4	7200	0
692440030	RL	Residential - Low	0.19	8,117	3.5	8000	4	7200	0
692440031	RL	Residential - Low	0.18	8,061	3.5	8000	4	7200	0
692440032	RL	Residential - Low	0.19	8,120	3.5	8000	4	7200	0
692440033	RL	Residential - Low	0.19	8,231	3.5	8000	4	7200	0
692440034	RL	Residential - Low	0.19	8,123	3.5	8000	4	7200	0
692440035	RL	Residential - Low	0.18	8,044	3.5	8000	4	7200	0
692440036	RL	Residential - Low	0.21	8,967	3.5	8000	4	7200	0
692440037	RL	Residential - Low	0.20	8,515	3.5	8000	4	7200	0
692440038	RL	Residential - Low	0.18	7,807	3.5	8000	4	7200	0
692440039	RL	Residential - Low	0.17	7,634	3.5	8000	4	7200	0
692440040	RL	Residential - Low	0.18	7,941	3.5	8000	4	7200	0
692440041	RL	Residential - Low	0.18	7,852	3.5	8000	4	7200	0
692440042	RL	Residential - Low	0.18	7,803	3.5	8000	4	7200	0
692440043	RL	Residential - Low	0.18	7,687	3.5	8000	4	7200	0
692440044	RL	Residential - Low	0.18	7,716	3.5	8000	4	7200	0
692440045	RL	Residential - Low	0.18	7,727	3.5	8000	4	7200	0
692440046	RL	Residential - Low	0.18	7,705	3.5	8000	4	7200	0
692440047	RL	Residential - Low	0.19	8,365	3.5	8000	4	7200	0
692440048	RL	Residential - Low	0.21	9,225	3.5	8000	4	7200	0
692440049	RL	Residential - Low	0.21	9,141	3.5	8000	4	7200	0
692440050	RL	Residential - Low	0.20	8,847	3.5	8000	4	7200	0
692440051	RL	Residential - Low	0.21	9,175	3.5	8000	4	7200	0
692440052	RL	Residential - Low	0.20	8,852	3.5	8000	4	7200	0
692440053	RL	Residential - Low	0.18	7,987	3.5	8000	4	7200	0
692440054	RL	Residential - Low	0.18	7,933	3.5	8000	4	7200	0
692440055	RL	Residential - Low	0.18	8,007	3.5	8000	4	7200	0
692440056	RL	Residential - Low	0.18	7,915	3.5	8000	4	7200	0
692440057	RL	Residential - Low	0.18	7,965	3.5	8000	4	7200	0
692440058	RL	Residential - Low	0.18	8,016	3.5	8000	4	7200	0
692440059	RL	Residential - Low	0.18	7,985	3.5	8000	4	7200	0
692440060	RL	Residential - Low	0.18	8,050	3.5	8000	4	7200	0
692440061	RL	Residential - Low	0.19	8,254	3.5	8000	4	7200	0
692440062	RL	Residential - Low	0.21	8,988	3.5	8000	4	7200	0
692440063	RL	Residential - Low	0.28	12,051	3.5	8000	4	7	

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Density (du/ac)	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max Lot Size (ac)	Potential Units
						Min. Lot Size (ac)	Max Lot Size (ac)				
692450001	RL	Residential - Low	0.16	7,191	3.5	8000	4	7200	0		
692450002	RL	Residential - Low	0.17	7,635	3.5	8000	4	7200	0		
692450003	RL	Residential - Low	0.20	8,644	3.5	8000	4	7200	0		
692450004	RL	Residential - Low	0.22	9,732	3.5	8000	4	7200	0		
692450005	RL	Residential - Low	0.20	8,551	3.5	8000	4	7200	0		
692450006	RL	Residential - Low	0.18	8,049	3.5	8000	4	7200	0		
692450007	RL	Residential - Low	0.25	10,983	3.5	8000	4	7200	0		
692450008	RL	Residential - Low	0.21	8,951	3.5	8000	4	7200	0		
692450009	RL	Residential - Low	0.24	10,579	3.5	8000	4	7200	0		
692450010	RL	Residential - Low	0.24	10,451	3.5	8000	4	7200	0		
692450011	RL	Residential - Low	0.18	7,983	3.5	8000	4	7200	0		
692450012	RL	Residential - Low	0.18	7,991	3.5	8000	4	7200	0		
692450013	RL	Residential - Low	0.17	7,370	3.5	8000	4	7200	0		
692450014	RL	Residential - Low	0.17	7,590	3.5	8000	4	7200	0		
692450015	RL	Residential - Low	0.21	9,184	3.5	8000	4	7200	0		
692450016	RL	Residential - Low	0.17	7,411	3.5	8000	4	7200	0		
692450017	RL	Residential - Low	0.17	7,437	3.5	8000	4	7200	0		
692450023	RL	Residential - Low	0.20	8,570	3.5	8000	4	7200	0		
692450024	RL	Residential - Low	0.17	7,571	3.5	8000	4	7200	0		
692450025	RL	Residential - Low	0.17	7,571	3.5	8000	4	7200	0		
692450026	RL	Residential - Low	0.17	7,571	3.5	8000	4	7200	0		
692450027	RL	Residential - Low	0.17	7,571	3.5	8000	4	7200	0		
692450028	RL	Residential - Low	0.17	7,427	3.5	8000	4	7200	0		
692450029	RL	Residential - Low	0.18	7,770	3.5	8000	4	7200	0		
692450030	RL	Residential - Low	0.23	9,921	3.5	8000	4	7200	0		
692450031	RL	Residential - Low	0.18	7,920	3.5	8000	4	7200	0		
692450032	RL	Residential - Low	0.24	10,322	3.5	8000	4	7200	0		
692450033	RL	Residential - Low	0.17	7,271	3.5	8000	4	7200	0		
692450034	RL	Residential - Low	0.17	7,260	3.5	8000	4	7200	0		
692450035	RL	Residential - Low	0.17	7,308	3.5	8000	4	7200	0		
692450036	RL	Residential - Low	0.17	7,308	3.5	8000	4	7200	0		
692450037	RL	Residential - Low	0.17	7,308	3.5	8000	4	7200	0		
692450038	RL	Residential - Low	0.17	7,308	3.5	8000	4	7200	0		
692450039	RL	Residential - Low	0.19	8,271	3.5	8000	4	7200	0		
692450047	RL	Residential - Low	0.29	12,580	3.5	8000	4	7200	1		
692450075	RL	Residential - Low	0.07	3,228	3.5	8000	4	7200	0		
692450076	RL	Residential - Low	4.38	191,144	3.5	8000	4	7200	15		
692460001	RL	Residential - Low	0.17	7,400	3.5	8000	4	7200	0		
692460002	RL	Residential - Low	0.17	7,410	3.5	8000	4	7200	0		
692460003	RL	Residential - Low	0.17	7,419	3.5	8000	4	7200	0		
692460005	RL	Residential - Low	0.17	7,438	3.5	8000	4	7200	0		
692460006	RL	Residential - Low	0.17	7,447	3.5	8000	4	7200	0		
692460007	RL	Residential - Low	0.17	7,456	3.5	8000	4	7200	0		
692460008	RL	Residential - Low	0.17	7,465	3.5	8000	4	7200	0		
692460009	RL	Residential - Low	0.17	7,468	3.5	8000	4	7200	0		
692460010	RL	Residential - Low	0.17	7,454	3.5	8000	4	7200	0		
692460011	RL	Residential - Low	0.17	7,605	3.5	8000	4	7200	0		
692460012	RL	Residential - Low	0.29	12,846	3.5	8000	4	7200	1		
692460013	RL	Residential - Low	0.23	9,987	3.5	8000	4	7200	0		
692460014	RL	Residential - Low	0.25	10,767	3.5	8000	4	7200	0		
692460032	RL	Residential - Low	0.18	8,023	3.5	8000	4	7200	0		
692460033	RL	Residential - Low	0.18	7,946	3.5	8000	4	7200	0		
692460034	RL	Residential - Low	0.18	7,762	3.5	8000	4	7200	0		
692460035	RL	Residential - Low	0.17	7,245	3.5	8000	4	7200	0		
692460036	RL	Residential - Low	0.17	7,245	3.5	8000	4	7200	0		
692460037	RL	Residential - Low	0.19	8,197	3.5	8000	4	7200	0		
692460038	RL	Residential - Low	0.19	8,199	3.5	8000	4	7200	0		
692460039	RL	Residential - Low	0.17	7,246	3.5	8000	4	7200	0		
692460040	RL	Residential - Low	0.17	7,246	3.5	8000	4	7200	0		
692460041	RL	Residential - Low	0.17	7,246	3.5	8000	4	7200	0		
692460042	RL	Residential - Low	0.18	8,025	3.5	8000	4	7200	0		
692460043	RL	Residential - Low	0.19	8,511	3.5	8000	4	7200	0		

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max Lot Size (ac)	Potential Units
					Min. Lot Size (ac)	Max Lot Size (ac)				
692460044	RL	Residential - Low	0.17	7,451	3.5	8000	4	7200	0	
692460045	RL	Residential - Low	0.27	11,926	3.5	8000	4	7200	0	
692460046	RL	Residential - Low	0.17	7,272	3.5	8000	4	7200	0	
692460047	RL	Residential - Low	0.17	7,340	3.5	8000	4	7200	0	
692460048	RL	Residential - Low	0.19	8,356	3.5	8000	4	7200	0	
692460049	RL	Residential - Low	0.17	7,247	3.5	8000	4	7200	0	
692460050	RL	Residential - Low	0.17	7,246	3.5	8000	4	7200	0	
692460051	RL	Residential - Low	0.17	7,246	3.5	8000	4	7200	0	
692460052	RL	Residential - Low	0.17	7,246	3.5	8000	4	7200	0	
692460053	RL	Residential - Low	0.19	8,198	3.5	8000	4	7200	0	
692460054	RL	Residential - Low	0.19	8,199	3.5	8000	4	7200	0	
692460055	RL	Residential - Low	0.17	7,227	3.5	8000	4	7200	0	
692460056	RL	Residential - Low	0.17	7,277	3.5	8000	4	7200	0	
692460057	RL	Residential - Low	0.27	11,648	3.5	8000	4	7200	0	
692460058	RL	Residential - Low	0.24	10,320	3.5	8000	4	7200	0	
692460059	RL	Residential - Low	0.25	10,992	3.5	8000	4	7200	0	
692460060	RL	Residential - Low	0.17	7,359	3.5	8000	4	7200	0	
692460061	RL	Residential - Low	0.17	7,333	3.5	8000	4	7200	0	
692460062	RL	Residential - Low	0.18	7,985	3.5	8000	4	7200	0	
692460063	RL	Residential - Low	0.18	7,935	3.5	8000	4	7200	0	
692460064	RL	Residential - Low	0.17	7,315	3.5	8000	4	7200	0	
692460065	RL	Residential - Low	0.17	7,261	3.5	8000	4	7200	0	
692460070	RL	Residential - Low	0.18	7,761	3.5	8000	4	7200	0	
692460071	RL	Residential - Low	0.17	7,213	3.5	8000	4	7200	0	
692460072	RL	Residential - Low	0.17	7,213	3.5	8000	4	7200	0	
692460073	RL	Residential - Low	0.17	7,213	3.5	8000	4	7200	0	
692460074	RL	Residential - Low	0.17	7,216	3.5	8000	4	7200	0	
692460075	RL	Residential - Low	0.25	10,725	3.5	8000	4	7200	0	
692460076	RL	Residential - Low	1.06	46,363	3.5	8000	4	7200	3	
692460077	RL	Residential - Low	0.20	8,689	3.5	8000	4	7200	0	
692460078	RL	Residential - Low	0.27	11,744	3.5	8000	4	7200	0	
692460079	RL	Residential - Low	0.55	24,010	3.5	8000	4	7200	1	
692460080	RL	Residential - Low	3.51	153,085	3.5	8000	4	7200	12	
692482007	RL	Residential - Low	0.01	625	3.5	8000	4	7200	0	
692491018	RL	Residential - Low	0.59	25,893	3.5	8000	4	7200	2	
692511006	RL	Residential - Low	0.13	5,725	3.5	8000	4	7200	0	
692520019	RL	Residential - Low	0.09	3,784	3.5	8000	4	7200	0	
692521021	RL	Residential - Low	0.18	7,956	3.5	8000	4	7200	0	
692530012	RL	Residential - Low	0.18	8,072	3.5	8000	4	7200	0	
692541002	RL	Residential - Low	0.08	3,360	3.5	8000	4	7200	0	
692545002	RL	Residential - Low	0.19	8,293	3.5	8000</				

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Density (du/ac)	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max Lot Size (ac)	Potential Units
						Min. Lot Size (ac)	Max Lot Size (ac)				
692610008	RL	Residential - Low	0.23	9,968	3.5	8000	4	7200	0		
692610009	RL	Residential - Low	0.31	13,731	3.5	8000	4	7200	1		
692610010	RL	Residential - Low	0.40	17,292	3.5	8000	4	7200	1		
692610011	RL	Residential - Low	0.30	13,181	3.5	8000	4	7200	1		
692610012	RL	Residential - Low	0.29	12,568	3.5	8000	4	7200	1		
692610013	RL	Residential - Low	0.28	12,232	3.5	8000	4	7200	0		
692610014	RL	Residential - Low	0.20	8,563	3.5	8000	4	7200	0		
692610015	RL	Residential - Low	0.20	8,536	3.5	8000	4	7200	0		
692610016	RL	Residential - Low	0.20	8,733	3.5	8000	4	7200	0		
692610017	RL	Residential - Low	0.23	10,101	3.5	8000	4	7200	0		
692610018	RL	Residential - Low	0.34	14,790	3.5	8000	4	7200	1		
692610019	RL	Residential - Low	0.23	10,185	3.5	8000	4	7200	0		
692610020	RL	Residential - Low	0.19	8,231	3.5	8000	4	7200	0		
692610021	RL	Residential - Low	0.23	10,171	3.5	8000	4	7200	0		
692610022	RL	Residential - Low	0.19	8,119	3.5	8000	4	7200	0		
692610023	RL	Residential - Low	0.25	11,040	3.5	8000	4	7200	0		
692610024	RL	Residential - Low	0.25	10,696	3.5	8000	4	7200	0		
692610025	RL	Residential - Low	0.24	10,349	3.5	8000	4	7200	0		
692610026	RL	Residential - Low	0.21	9,050	3.5	8000	4	7200	0		
692610027	RL	Residential - Low	0.31	13,359	3.5	8000	4	7200	1		
692610028	RL	Residential - Low	0.22	9,591	3.5	8000	4	7200	0		
692610029	RL	Residential - Low	0.23	9,969	3.5	8000	4	7200	0		
692610030	RL	Residential - Low	0.22	9,461	3.5	8000	4	7200	0		
692610031	RL	Residential - Low	0.21	9,295	3.5	8000	4	7200	0		
692610032	RL	Residential - Low	0.22	9,760	3.5	8000	4	7200	0		
692610033	RL	Residential - Low	0.19	8,320	3.5	8000	4	7200	0		
692610034	RL	Residential - Low	0.18	8,054	3.5	8000	4	7200	0		
692610035	RL	Residential - Low	0.21	9,110	3.5	8000	4	7200	0		
692610036	RL	Residential - Low	0.19	8,360	3.5	8000	4	7200	0		
692610037	RL	Residential - Low	0.18	8,031	3.5	8000	4	7200	0		
692610038	RL	Residential - Low	0.28	12,098	3.5	8000	4	7200	0		
692610039	RL	Residential - Low	0.29	12,612	3.5	8000	4	7200	1		
692610040	RL	Residential - Low	0.30	13,189	3.5	8000	4	7200	1		
692610041	RL	Residential - Low	0.25	10,733	3.5	8000	4	7200	0		
692610042	RL	Residential - Low	0.21	9,341	3.5	8000	4	7200	0		
692610043	RL	Residential - Low	0.23	9,996	3.5	8000	4	7200	0		
692610044	RL	Residential - Low	0.25	11,020	3.5	8000	4	7200	0		
692610045	RL	Residential - Low	0.19	8,491	3.5	8000	4	7200	0		
692610046	RL	Residential - Low	0.20	8,761	3.5	8000	4	7200	0		
692610047	RL	Residential - Low	0.21	9,186	3.5	8000	4	7200	0		
692610048	RL	Residential - Low	0.19	8,311	3.5	8000	4	7200	0		
692610049	RL	Residential - Low	0.20	8,580	3.5	8000	4	7200	0		
692610050	RL	Residential - Low	0.25	10,734	3.5	8000	4	7200	0		
692610051	RL	Residential - Low	0.20	8,817	3.5	8000	4	7200	0		
692610052	RL	Residential - Low	0.20	8,787	3.5	8000	4	7200	0		
692610053	RL	Residential - Low	0.19	8,120	3.5	8000	4	7200	0		
692610054	RL	Residential - Low	0.26	11,144	3.5	8000	4	7200	0		
692610055	RL	Residential - Low	0.22	9,745	3.5	8000	4	7200	0		
692610056	RL	Residential - Low	0.20	8,921	3.5	8000	4	7200	0		
692610057	RL	Residential - Low	0.20	8,620	3.5	8000	4	7200	0		
692610058	RL	Residential - Low	0.19	8,378	3.5	8000	4	7200	0		
692610059	RL	Residential - Low	0.19	8,080	3.5	8000	4	7200	0		
692610060	RL	Residential - Low	0.20	8,866	3.5	8000	4	7200	0		
692610061	RL	Residential - Low	0.19	8,203	3.5	8000	4	7200	0		
692610062	RL	Residential - Low	0.22	9,680	3.5	8000	4	7200	0		
692610063	RL	Residential - Low	0.16	6,828	3.5	8000	4	7200	0		
692610064	RL	Residential - Low	0.38	16,736	3.5	8000	4	7200	1		
692610065	RL	Residential - Low	0.39	17,050	3.5	8000	4	7200	1		
692610066	RL	Residential - Low	4.47	195,299	3.5	8000	4	7200	15		
692620001	RL	Residential - Low	0.20	8,765	3.5	8000	4	7200	0		
692620002	RL	Residential - Low	0.23	10,009	3.5	8000	4	7200	0		
692620003	RL	Residential - Low	0.26	11,454	3.5	8000	4	7200	0		

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Density (du/ac)	Threshold		Max Density (du/ac)	Min. Lot Size (ac)	Max Lot Size (ac)	Potential Units
						Min. Lot Size (ac)	Max Lot Size (ac)				
692620004	RL	Residential - Low	0.31	13,709	3.5	8000	4	7200	1		
692620005	RL	Residential - Low	0.24	10,515	3.5	8000	4	7200	0		
692620006	RL	Residential - Low	0.21	9,362	3.5	8000	4	7200	0		
692620007	RL	Residential - Low	0.19	8,417	3.5	8000	4	7200	0		
692620008	RL	Residential - Low	0.22	9,505	3.5	8000	4	7200	0		
692620009	RL	Residential - Low	0.25	10,972	3.5	8000	4	7200	0		
692620010	RL	Residential - Low	0.22	9,572	3.5	8000	4	7200	0		
692620011	RL	Residential - Low	0.23	9,862	3.5	8000	4	7200	0		
692620012	RL	Residential - Low	0.27	11,795	3.5	8000	4	7200	0		
692620013	RL	Residential - Low	0.37	15,953	3.5	8000	4	7200	1		
692620014	RL	Residential - Low	0.24	10,582	3.5	8000	4	7200	0		
692620015	RL	Residential - Low	0.19	8,238	3.5	8000	4	7200	0		
692620016	RL	Residential - Low	0.18	7,959	3.5	8000	4	7200	0		
692620017	RL	Residential - Low	0.19	8,207	3.5	8000	4	7200	0		
692620018	RL	Residential - Low	0.19	8,134	3.5	8000	4	7200	0		
692620019	RL	Residential - Low	0.19	8,418	3.5	8000	4	7200	0		
692620020	RL	Residential - Low	0.27	11,794	3.5	8000	4	7200	0		
692620021	RL	Residential - Low	0.20	8,567	3.5	8000	4	7200	0		
692620022	RL	Residential - Low	0.24	10,631	3.5	8000	4	7200	0		
692620023	RL	Residential - Low	0.30	13,249	3.5	8000	4	7200	1		
692620024	RL	Residential - Low	0.26	11,558	3.5	8000	4	7200	0		
692620025	RL	Residential - Low	0.22	9,736	3.5	8000	4	7200	0		
692620026	RL	Residential - Low	0.21	9,155	3.5	8000	4	7200	0		
692620027	RL	Residential - Low	0.22	9,779	3.5	8000	4	7200	0		
692620028	RL	Residential - Low	0.20	8,803	3.5	8000	4	7200	0		
692620029	RL	Residential - Low	0.18	8,052	3.5	8000	4	7200	0		
692620030	RL	Residential - Low	0.20	8,865	3.5	8000	4	7200	0		
692620031	RL	Residential - Low	0.20	8,865	3.5	8000	4	7200	0		
692620032	RL	Residential - Low	0.18	8,075	3.5	8000	4	7200	0		
692620033	RL	Residential - Low	0.19	8,188	3.5	8000	4	7200	0		
692620034	RL	Residential - Low	0.21	9,110	3.5	8000	4	7200	0		
692620035	RL	Residential - Low	0.20	8,535	3.5	8000	4	7200	0		
692620036	RL	Residential - Low	0.22	9,556	3.5	8000	4	7200	0		
692620037	RL	Residential - Low	0.23	10,145	3.5	8000	4	7200	0		
692620038	RL	Residential - Low	0.22	9,756	3.5	8000	4	7200	0		
692620039	RL	Residential - Low	0.22	9,709	3.5	8000	4	7200	0		
692620040	RL	Residential - Low	0.23	10,006	3.5	8000	4	7200	0		
692620041	RL	Residential - Low	0.23	10,098	3.5	8000	4	7200	0		
692620042	RL	Residential - Low	0.23								

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
692630001	RL	Residential - Low	0.19	8,336	3.5	8000	4	7200	0
692630002	RL	Residential - Low	0.18	7,660	3.5	8000	4	7200	0
692630003	RL	Residential - Low	0.18	7,660	3.5	8000	4	7200	0
692630004	RL	Residential - Low	0.18	7,660	3.5	8000	4	7200	0
692630005	RL	Residential - Low	0.19	8,336	3.5	8000	4	7200	0
692630006	RL	Residential - Low	0.19	8,416	3.5	8000	4	7200	0
692630007	RL	Residential - Low	0.17	7,313	3.5	8000	4	7200	0
692630008	RL	Residential - Low	0.17	7,437	3.5	8000	4	7200	0
692630009	RL	Residential - Low	0.27	11,617	3.5	8000	4	7200	0
692630010	RL	Residential - Low	0.22	9,462	3.5	8000	4	7200	0
692630011	RL	Residential - Low	0.24	10,561	3.5	8000	4	7200	0
692630012	RL	Residential - Low	0.17	7,250	3.5	8000	4	7200	0
692630013	RL	Residential - Low	0.17	7,231	3.5	8000	4	7200	0
692630014	RL	Residential - Low	0.17	7,220	3.5	8000	4	7200	0
692630015	RL	Residential - Low	0.17	7,225	3.5	8000	4	7200	0
692630016	RL	Residential - Low	0.17	7,231	3.5	8000	4	7200	0
692630017	RL	Residential - Low	0.17	7,228	3.5	8000	4	7200	0
692630018	RL	Residential - Low	0.19	8,241	3.5	8000	4	7200	0
692630019	RL	Residential - Low	0.22	9,680	3.5	8000	4	7200	0
692630020	RL	Residential - Low	0.19	8,449	3.5	8000	4	7200	0
692630021	RL	Residential - Low	0.23	9,943	3.5	8000	4	7200	0
692630022	RL	Residential - Low	0.17	7,386	3.5	8000	4	7200	0
692630023	RL	Residential - Low	0.17	7,615	3.5	8000	4	7200	0
692630024	RL	Residential - Low	0.19	8,416	3.5	8000	4	7200	0
692630025	RL	Residential - Low	0.19	8,336	3.5	8000	4	7200	0
692630026	RL	Residential - Low	0.17	7,542	3.5	8000	4	7200	0
692630027	RL	Residential - Low	0.17	7,250	3.5	8000	4	7200	0
692630028	RL	Residential - Low	0.21	9,173	3.5	8000	4	7200	0
692630029	RL	Residential - Low	0.19	8,453	3.5	8000	4	7200	0
692630030	RL	Residential - Low	0.23	9,852	3.5	8000	4	7200	0
692630031	RL	Residential - Low	0.21	9,253	3.5	8000	4	7200	0
692630032	RL	Residential - Low	0.17	7,244	3.5	8000	4	7200	0
692630033	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630034	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630035	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630036	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630037	RL	Residential - Low	0.19	8,361	3.5	8000	4	7200	0
692630038	RL	Residential - Low	0.19	8,361	3.5	8000	4	7200	0
692630039	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630040	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630041	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630042	RL	Residential - Low	0.17	7,330	3.5	8000	4	7200	0
692630043	RL	Residential - Low	0.17	7,244	3.5	8000	4	7200	0
692630044	RL	Residential - Low	0.18	7,767	3.5	8000	4	7200	0
692630045	RL	Residential - Low	0.24	10,626	3.5	8000	4	7200	0
692630046	RL	Residential - Low	0.18	7,731	3.5	8000	4	7200	0
692630047	RL	Residential - Low	0.21	9,322	3.5	8000	4	7200	0
692630048	RL	Residential - Low	0.18	7,808	3.5	8000	4	7200	0
692630049	RL	Residential - Low	0.17	7,235	3.5	8000	4	7200	0
692630050	RL	Residential - Low	0.17	7,225	3.5	8000	4	7200	0
692630051	RL	Residential - Low	0.17	7,225	3.5	8000	4	7200	0
692630052	RL	Residential - Low	0.17	7,225	3.5	8000	4	7200	0
692630053	RL	Residential - Low	0.17	7,225	3.5	8000	4	7200	0
692630054	RL	Residential - Low	0.19	8,240	3.5	8000	4	7200	0
692630055	RL	Residential - Low	0.19	8,483	3.5	8000	4	7200	0
692630056	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630057	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630058	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630059	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630060	RL	Residential - Low	0.17	7,448	3.5	8000	4	7200	0
692630061	RL	Residential - Low	0.18	7,774	3.5	8000	4	7200	0
692630062	RL	Residential - Low	0.25	10,743	3.5	8000	4	7200	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
692630063	RL	Residential - Low	0.17	7,628	3.5	8000	4	7200	0
692630064	RL	Residential - Low	0.22	9,710	3.5	8000	4	7200	0
692630065	RL	Residential - Low	0.19	8,108	3.5	8000	4	7200	0
692630066	RL	Residential - Low	0.17	7,349	3.5	8000	4	7200	0
692630067	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630068	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630069	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630070	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630071	RL	Residential - Low	0.19	8,483	3.5	8000	4	7200	0
692630072	RL	Residential - Low	0.19	8,308	3.5	8000	4	7200	0
692630073	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630074	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630075	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630076	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630077	RL	Residential - Low	0.17	7,281	3.5	8000	4	7200	0
692630078	RL	Residential - Low	0.18	8,049	3.5	8000	4	7200	0
692630079	RL	Residential - Low	0.27	11,891	3.5	8000	4	7200	0
692630080	RL	Residential - Low	0.21	9,093	3.5	8000	4	7200	0
692630081	RL	Residential - Low	0.19	8,467	3.5	8000	4	7200	0
692630082	RL	Residential - Low	0.19	8,244	3.5	8000	4	7200	0
692630083	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630084	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630085	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630086	RL	Residential - Low	0.17	7,435	3.5	8000	4	7200	0
692630087	RL	Residential - Low	0.17	7,288	3.5	8000	4	7200	0
692630088	RL	Residential - Low	0.16	6,787	3.5	8000	4	7200	0
692630089	RL	Residential - Low	0.17	4,18	3.5	8000	4	7200	14
692640001	RL	Residential - Low	0.17	7,395	3.5	8000	4	7200	0
692640002	RL	Residential - Low	0.24	10,517	3.5	8000	4	7200	0
692640003	RL	Residential - Low	0.17	7,215	3.5	8000	4	7200	0
692640004	RL	Residential - Low	0.17	7,222	3.5	8000	4	7200	0
692640005	RL	Residential - Low	0.17	7,343	3.5	8000	4	7200	0
692640006	RL	Residential - Low	0.17	7,318	3.5	8000	4	7200	0
692640007	RL	Residential - Low	0.17	7,292	3.5	8000	4	7200	0
692640008	RL	Residential - Low	0.17	7,332	3.5	8000	4	7200	0
692640009	RL	Residential - Low	0.19	8,342	3.5	8000	4	7200	0
692640010	RL	Residential - Low	0.19	8,222	3.5	8000	4	7200	0
692640011	RL	Residential - Low	0.17	7,227	3.5	8000	4	7200	0
692640012	RL	Residential - Low	0.17	7,470	3.5	8000	4	7200	0
692640013	RL	Residential - Low	0.17	7,442	3.5	8000	4	7200	0
692640014	RL	Residential - Low	0.17	7,414	3.5	8000	4	7200	0
692640015	RL	Residential - Low	0.17	7,465	3.5	8000	4	7200	0
692640016	RL	Residential - Low	0.18	7,810	3.5	8000	4	7200	0
692640017	RL	Residential - Low	0.17	7,559	3.5	8000	4	7200	0
692640018	RL	Residential - Low	0.20	8,588	3.5	8000	4	7200	0
692640019	RL	Residential - Low	0.17	7,621	3.5	8000	4	7200	0
692640020	RL	Residential - Low	0.18	7,775	3.5	8000	4	7200	0
692640021	RL	Residential - Low	0.27	11,937	3.5	8000	4	7200	0
692640022	RL	Residential - Low	0.17	7,260	3.5	800			

Table B-2-1: Vacant Land Resources

Table B-2-1: Vacant Land Resources									
APN	Zone	General Plan	Acres	Square feet	Threshold Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
692640036	RL	Residential - Low	0.17	7,315	3.5	8000	4	7200	0
692640037	RL	Residential - Low	0.17	7,405	3.5	8000	4	7200	0
692640038	RL	Residential - Low	0.18	7,935	3.5	8000	4	7200	0
692640039	RL	Residential - Low	0.17	7,575	3.5	8000	4	7200	0
692640040	RL	Residential - Low	0.17	7,513	3.5	8000	4	7200	0
692640041	RL	Residential - Low	0.17	7,544	3.5	8000	4	7200	0
692640042	RL	Residential - Low	0.19	8,295	3.5	8000	4	7200	0
692640043	RL	Residential - Low	0.19	8,121	3.5	8000	4	7200	0
692640044	RL	Residential - Low	0.17	7,544	3.5	8000	4	7200	0
692640045	RL	Residential - Low	0.17	7,451	3.5	8000	4	7200	0
692640046	RL	Residential - Low	0.17	7,636	3.5	8000	4	7200	0
692640047	RL	Residential - Low	0.17	7,544	3.5	8000	4	7200	0
692640048	RL	Residential - Low	0.19	8,295	3.5	8000	4	7200	0
692640049	RL	Residential - Low	0.19	8,295	3.5	8000	4	7200	0
692640050	RL	Residential - Low	0.17	7,544	3.5	8000	4	7200	0
692640052	RL	Residential - Low	0.69	30,062	3.5	8000	4	7200	2
692640053	RL	Residential - Low	0.25	11,016	3.5	8000	4	7200	0
692640054	RL	Residential - Low	0.12	5,186	3.5	8000	4	7200	0
692640055	RL	Residential - Low	2.86	124,755	3.5	8000	4	7200	10
601370004	RL	Residential - Low	81.14	3,541,852	3.5	8000	4	7200	284
601370005	RL	Residential - Low	28.81	1,257,423	3.5	8000	4	7200	100
601370023	RL	Residential - Low	2.03	88,499	3.5	8000	4	7200	7
601370024	RL	Residential - Low	4.46	194,805	3.5	8000	4	7200	15
604062001	RL	Residential - Low	9.48	413,779	3.5	8000	4	7200	33
604062003	RL	Residential - Low	9.85	429,813	3.5	8000	4	7200	34
606121001	RL	Residential - Low	0.17	7,513	3.5	8000	4	7200	0
606122002	RL	Residential - Low	0.16	7,158	3.5	8000	4	7200	0
606122019	RL	Residential - Low	0.17	7,596	3.5	8000	4	7200	0
606122020	RL	Residential - Low	0.16	7,168	3.5	8000	4	7200	0
606123032	RL	Residential - Low	0.16	7,160	3.5	8000	4	7200	0
606130017	RL	Residential - Low	0.50	21,711	3.5	8000	4	7200	1
606130018	RL	Residential - Low	8.11	353,959	3.5	8000	4	7200	28
606160009	RL	Residential - Low	0.17	7,426	3.5	8000	4	7200	0
606160012	RL	Residential - Low	0.40	17,368	3.5	8000	4	7200	1
606160020	RL	Residential - Low	0.32	13,825	3.5	8000	4	7200	1
606160022	RL	Residential - Low	0.07	3,187	3.5	8000	4	7200	0
606180003	RL	Residential - Low	4.61	201,360	3.5	8000	4	7200	16
606210013	RL	Residential - Low	2.45	106,754	3.5	8000	4	7200	8
606210029	RL	Residential - Low	0.03	1,470	3.5	8000	4	7200	0
606251022	RL	Residential - Low	0.26	11,534	3.5	8000	4	7200	0
606290018	RL	Residential - Low	20.10	877,493	3.5	8000	4	7200	70
606390035	RL	Residential - Low	0.08	3,358	3.5	8000	4	7200	0
606390039	RL	Residential - Low	0.05	2,234	3.5	8000	4	7200	0
606390061	RL	Residential - Low	3.94	171,817	3.5	8000	4	7200	13
606390062	RL	Residential - Low	1.92	83,799	3.5	8000	4	7200	6
606390063	RL	Residential - Low	1.24	53,924	3.5	8000	5	7200	4
606400036	RL	Residential - Low	1.58	69,123	3.5	8000	4	7200	5
606420037	RL	Residential - Low	0.05	2,365	3.5	8000	4	7200	0
606420038	RL	Residential - Low	0.87	37,852	3.5	8000	4	7200	3
606420039	RL	Residential - Low	0.93	40,411	3.5	8000	4	7200	3
606420040	RL	Residential - Low	0.07	3,050	3.5	8000	4	7200	0
606430031	RL	Residential - Low	0.93	40,424	3.5	8000	4	7200	3
606430060	RL	Residential - Low	0.26	11,191	3.5	8000	5	7200	0
606430061	RL	Residential - Low	0.03	1,212	3.5	8000	4	7200	0
606430062	RL	Residential - Low	0.84	36,475	3.5	8000	4	7200	2
606440005	RL	Residential - Low	0.26	11,263	3.5	8000	4	7200	0
606440009	RL	Residential - Low	0.24	10,499	3.5	8000	4	7200	0
606450063	RL	Residential - Low	0.05	2,172	3.5	8000	4	7200	0
606480055	RL	Residential - Low	0.04	1,568	3.5	8000	4	7200	0
606490016	RL	Residential - Low	0.27	11,873	3.5	8000	4	7200	0
606490018	RL	Residential - Low	0.04	1,577	3.5	8000	5	7200	0
606500009	RL	Residential - Low	0.21	9,167	3.5	8000	5	7200	0

Table B-2-1: Vacant Land Resources

Table B-2-1: Vacant Land Resources									
APN	Zone	General Plan	Acres	Square feet	Threshold Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
606500044	RL	Residential - Low	0.29	12,551	3.5	8000	4	7200	1
606500045	RL	Residential - Low	0.50	22,000	3.5	8000	5	7200	1
606520083	RL	Residential - Low	0.10	4,311	3.5	8000	4	7200	0
606520084	RL	Residential - Low	0.27	11,796	3.5	8000	4	7200	0
606520085	RL	Residential - Low	0.03	1,400	3.5	8000	4	7200	0
606520088	RL	Residential - Low	0.03	1,175	3.5	8000	4	7200	0
606520091	RL	Residential - Low	0.01	592	3.5	8000	4	7200	0
606520091	RL	Residential - Low	0.10	4,415	3.5	8000	4	7200	0
606520093	RL	Residential - Low	2.81	122,756	3.5	8000	4	7200	9
606530030	RL	Residential - Low	0.11	4,660	3.5	8000	4	7200	0
606530051	RL	Residential - Low	0.05	2,325	3.5	8000	4	7200	0
606530052	RL	Residential - Low	0.08	3,491	3.5	8000	4	7200	0
606530054	RL	Residential - Low	0.29	12,511	3.5	8000	4	7200	1
606530055	RL	Residential - Low	1.20	52,407	3.5	8000	4	7200	4
608090001	RL	Residential - Low	9.94	434,090	3.5	8000	4	7200	34
608101038	RL	Residential - Low	0.18	7,677	3.5	8000	4	7200	0
608130001	RL	Residential - Low	0.24	10,490	3.5	8000	5	7200	0
608130010	RL	Residential - Low	19.56	853,829	3.5	8000	5	7200	68
608181049	RL	Residential - Low	0.04	1,896	3.5	8000	4	7200	0
608271031	RL	Residential - Low	1.15	50,371	3.5	8000	4	7200	4
608282007	RL	Residential - Low	0.06	2,656	3.5	8000	4	7200	0
608283015	RL	Residential - Low	0.58	25,133	3.5	8000	4	7200	2
608291006	RL	Residential - Low	0.49	21,582	3.5	8000	4	7200	1
610051020	RL	Residential - Low	0.16	7,153	3.5	8000	4	7200	0
610051022	RL	Residential - Low	0.17	7,614	3.5	8000	4	7200	0
610051024	RL	Residential - Low	0.16	7,095	3.5	8000	4	7200	0
610116001	RL	Residential - Low	0.08	3,295	3.5	8000	4	7200	0
610116007	RL	Residential - Low	0.37	15,936	3.5	8000	4	7200	1
610261023	RL	Residential - Low	2.99	130,483	3.5	8000	4	7200	10
611075008	RL	Residential - Low	0.93	40,458	3.5	8000	4	7200	3
611075014	RL	Residential - Low	0.88	35,567	3.5	8000	4	7200	3
611075015	RL	Residential - Low	1.60	69,772	3.5	8000	5	7200	5
611075020	RL	Residential - Low	1.74	75,826	3.5	8000	4	7200	6
611075021	RL	Residential - Low	0.23	9,869	3.5	8000	5	7200	0
611075022	RL	Residential - Low	0.23	10,079	3.5	8000	4	7200	0
611102012	RL	Residential - Low	0.18	7,813	3.5	8000	4	7200	0
611102016	RL	Residential - Low	0.85	37,017	3.5	8000	4	7200	2
611102023	RL	Residential - Low	1.67	72,755	3.5	8000	4	7200	5
611244019	RL	Residential - Low	0.26	11,250	3.5	8000	4	7200	0
611245037	RL	Residential - Low	0.22	9,441	3.5	8000	4	7200	0
611245042	RL	Residential - Low	0.23	9,854	3.5	8000	4	7200	0
611261003	RL	Residential - Low	3.13	136,455	3.5	8000	4	7200	10
612170007	RL	Residential - Low	5.56	242,553	3.5	8000	4	7200	19
612352003	RL	Residential - Low	0.00	42	3.5	8000	4	7200	0
612363007	RL	Residential - Low	0.15	6,403	3.5	8000	4	7200	0
612370031	RL	Residential - Low	2.95	128,761	3.5	8000	5	7200	10
612400070	RL	Residential - Low	1.94	84,626	3.5	8000	5	7200	6
614130018	RL	Residential - Low	3.20	139,484	3.5	8000	4	7200	11
614130017	RL	Residential - Low	3.18	138,758	3.5	8000	4	7200	11
614140030	RL	Residential - Low	4.37	190,657	3.5	8000	4	7200	15
614140053	RL	Residential - Low	0.04	1,782	3.5	8000	4	7200	0
614220026	RL	Residential - Low	0.10	4,270	3.5	8000	4	7200	0
614220021	RL	Residential - Low	0.70	30,354	3.5	8000	4	7200	2
614220031	RL	Residential - Low	1.28	55,901	3.5	8000	4	7200	4
614220032	RL	Residential - Low	1.99	86,708	3.5	8000	4	7200	6
614220033	RL	Residential - Low	3.37	147,281	3.5	8000	4	7200	11
614240018	RL	Residential - Low	0.40	17,491	3.5	8000	5	7200	1
614240028	RL	Residential - Low	0.29	12,477	3.5	8000	4	7200	1
614240029	RL	Residential - Low	0.30	13,076	3.5	8000	4	7200	1
614250005	RL	Residential - Low	0.21	9,117	3.5	8000	4	7200	0
614250006	RL	Residential - Low	0.24	10,665	3.5	8000	4	7200	0
614250018	RL	Residential - Low	0.21	9,192	3.5	8000	4	7200	0

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
614250022	RL	Residential - Low	0.19	8,442	3.5	8000	4	7200	0
614270009	RL	Residential - Low	0.31	13,686	3.5	8000	4	7200	1
614270029	RL	Residential - Low	0.34	14,935	3.5	8000	4	7200	1
614270071	RL	Residential - Low	0.16	7,174	3.5	8000	4	7200	0
614290003	RL	Residential - Low	0.27	11,726	3.5	8000	4	7200	0
614290012	RL	Residential - Low	0.21	9,376	3.5	8000	4	7200	0
614291003	RL	Residential - Low	0.26	11,276	3.5	8000	4	7200	0
614291012	RL	Residential - Low	0.27	11,934	3.5	8000	4	7200	0
614300005	RL	Residential - Low	0.22	9,629	3.5	8000	4	7200	0
614300006	RL	Residential - Low	0.21	9,225	3.5	8000	4	7200	0
614300009	RL	Residential - Low	0.22	9,388	3.5	8000	4	7200	0
614300013	RL	Residential - Low	0.28	12,159	3.5	8000	4	7200	0
614300016	RL	Residential - Low	0.25	10,862	3.5	8000	4	7200	0
614300027	RL	Residential - Low	0.21	9,322	3.5	8000	4	7200	0
614300031	RL	Residential - Low	0.21	9,375	3.5	8000	4	7200	0
614300033	RL	Residential - Low	0.23	10,206	3.5	8000	4	7200	0
614300107	RL	Residential - Low	0.21	9,324	3.5	8000	4	7200	0
614363010	RL	Residential - Low	0.13	5,788	3.5	8000	4	7200	0
614381011	RL	Residential - Low	0.25	10,772	3.5	8000	4	7200	0
614382019	RL	Residential - Low	0.22	9,658	3.5	8000	4	7200	0
614382027	RL	Residential - Low	0.34	14,843	3.5	8000	4	7200	1
616321044	RL	Residential - Low	1.89	82,628	3.5	8000	4	7200	6
616341001	RL	Residential - Low	0.16	6,866	3.5	8000	4	7200	0
616341002	RL	Residential - Low	0.14	6,279	3.5	8000	4	7200	0
616410080	RL	Residential - Low	1.11	48,258	3.5	8000	4	7200	3
616410081	RL	Residential - Low	0.08	3,430	3.5	8000	4	7200	0
616410082	RL	Residential - Low	0.13	5,577	3.5	8000	4	7200	0
616410083	RL	Residential - Low	0.13	5,547	3.5	8000	4	7200	0
616420029	RL	Residential - Low	0.08	3,430	3.5	8000	4	7200	0
616420030	RL	Residential - Low	0.06	2,414	3.5	8000	4	7200	0
616420031	RL	Residential - Low	0.06	2,498	3.5	8000	4	7200	0
TOTAL VACANT	RL	Residential - Low	999.20				2842		
608193045	RM	Country Estates	3.61	157,603	6	n/a	8	n/a	21
616290009	RM	Country Estates	0.26	11,246	6	n/a	8	n/a	1
600430001	RM	Residential - Medium	0.15	6,381	6	n/a	8	n/a	0
600430002	RM	Residential - Medium	0.13	5,487	6	n/a	8	n/a	0
600430003	RM	Residential - Medium	0.13	5,463	6	n/a	8	n/a	0
600430004	RM	Residential - Medium	0.13	5,471	6	n/a	8	n/a	0
600430005	RM	Residential - Medium	0.12	5,392	6	n/a	8	n/a	0
600430006	RM	Residential - Medium	0.12	5,080	6	n/a	8	n/a	0
600430015	RM	Residential - Medium	0.11	4,763	6	n/a	8	n/a	0
600430016	RM	Residential - Medium	0.12	5,332	6	n/a	8	n/a	0
600430017	RM	Residential - Medium	0.12	5,452	6	n/a	8	n/a	0
600430018	RM	Residential - Medium	0.12	5,185	6	n/a	8	n/a	0
600430019	RM	Residential - Medium	0.12	5,227	6	n/a	8	n/a	0
600430020	RM	Residential - Medium	0.12	5,435	6	n/a	8	n/a	0
600430021	RM	Residential - Medium	0.12	5,414	6	n/a	8	n/a	0
600430022	RM	Residential - Medium	0.13	5,458	6	n/a	8	n/a	0
600430023	RM	Residential - Medium	0.12	5,357	6	n/a	8	n/a	0
600430024	RM	Residential - Medium	0.12	5,278	6	n/a	8	n/a	0
600430025	RM	Residential - Medium	0.12	5,149	6	n/a	8	n/a	0
600430026	RM	Residential - Medium	0.12	5,386	6	n/a	8	n/a	0
600430027	RM	Residential - Medium	0.12	5,342	6	n/a	8	n/a	0
600430028	RM	Residential - Medium	0.12	5,409	6	n/a	8	n/a	0
600430029	RM	Residential - Medium	0.12	5,336	6	n/a	8	n/a	0
600430030	RM	Residential - Medium	0.16	7,082	6	n/a	8	n/a	0
600430031	RM	Residential - Medium	0.12	5,216	6	n/a	8	n/a	0
600430032	RM	Residential - Medium	0.12	5,393	6	n/a	8	n/a	0
600430033	RM	Residential - Medium	0.12	5,441	6	n/a	8	n/a	0
600430034	RM	Residential - Medium	0.12	5,376	6	n/a	8	n/a	0
600430035	RM	Residential - Medium	0.12	5,271	6	n/a	8	n/a	0

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
600430036	RM	Residential - Medium	0.11	4,970	6	n/a	8	n/a	0
600430059	RM	Residential - Medium	0.13	5,533	6	n/a	8	n/a	0
600430060	RM	Residential - Medium	0.14	6,217	6	n/a	8	n/a	0
600430064	RM	Residential - Medium	0.24	10,272	6	n/a	8	n/a	1
600430065	RM	Residential - Medium	0.05	2,197	6	n/a	8	n/a	0
606200073	RM	Residential - Medium	15.90	693,909	6	n/a	8	n/a	95
606200074	RM	Residential - Medium	0.23	9,924	6	n/a	8	n/a	1
606300044	RM	Residential - Medium	0.16	6,976	6	n/a	8	n/a	0
606300048	RM	Residential - Medium	0.02	1,032	6	n/a	8	n/a	0
606350063	RM	Residential - Medium	0.36	15,748	6	n/a	8	n/a	2
606350064	RM	Residential - Medium	0.16	7,137	6	n/a	8	n/a	0
606350065	RM	Residential - Medium	0.00	167	6	n/a	8	n/a	0
606350066	RM	Residential - Medium	0.01	476	6	n/a	8	n/a	0
606380033	RM	Residential - Medium	0.44	19,339	6	n/a	8	n/a	2
612423004	RM	Residential - Medium	0.31	13,649	6	n/a	8	n/a	1
61422039	RM	Residential - Medium	14.75	643,726	6	n/a	8	n/a	88
614260036	RM	Residential - Medium	0.92	40,321	6	n/a	8	n/a	5
614320068	RM	Residential - Medium	0.87	37,960	6	n/a	8	n/a	5
614320069	RM	Residential - Medium	4.41	192,286	6	n/a	8	n/a	26
614320070	RM	Residential - Medium	7.00	305,562	6	n/a	8	n/a	42
614324036	RM	Residential - Medium	9.91	432,371	6	n/a	8	n/a	59
614330070	RM	Residential - Medium	0.01	434	6	n/a	8	n/a	0
614330074	RM	Residential - Medium	0.61	26,779	6	n/a	8	n/a	3
614330077	RM	Residential - Medium	0.01	357	6	n/a	8	n/a	0
614330079	RM	Residential - Medium	0.00	150	6	n/a	8	n/a	0
614330091	RM	Residential - Medium	0.45	19,708	6	n/a	8	n/a	2
614330092	RM	Residential - Medium	0.29	12,617	6	n/a	8	n/a	1
614430036	RM	Residential - Medium	0.05	2,286	6	n/a	8	n/a	0
614460075	RM	Residential - Medium	1.54	67,265	6	n/a	8	n/a	9
614460078	RM	Residential - Medium	0.14	6,054	6	n/a	8	n/a	0
614460079	RM	Residential - Medium	0.13	5,555	6	n/a	8	n/a	0
614460080	RM	Residential - Medium	0.11	4,737	6	n/a	8	n/a	0
614460081	RM	Residential - Medium	0.11	4,741	6	n/a	8	n/a	0
614460082	RM	Residential - Medium	0.15	6,500	6	n/a	8	n/a	0
614460084	RM	Residential - Medium	0.03	1,433	6	n/a	8	n/a	0
614470023	RM	Residential - Medium	1.30	56,664	6	n/a	8	n/a	7
614470024	RM	Residential - Medium	0.11	4,927	6	n/a	8	n/a	0
614470069	RM	Residential - Medium	1.46	63,677	6	n/a	8	n/a	8
614470070	RM	Residential - Medium	2.00	87,207	6	n/a	8	n/a	11
614480019	RM	Residential - Medium	1.35	58,746	6	n/a	8	n/a	8
614480020	RM	Residential - Medium	0.16	7,052	6	n/a	8	n/a	0
614480085	RM	Residential - Medium	2.52	109,817	6	n/a	8	n/a	15
614480086	RM	Residential - Medium	0.40	17,350	6	n/a	8	n/a	2
614480087	RM	Residential - Medium	0.38	16,786	6	n/a	8	n/a	2
614480088	RM	Residential - Medium	0.20	8,732	6	n/a	8	n/a	1
614480089	RM	Residential - Medium	0.05	2,193	6	n/a	8	n/a	0
614480090	RM	Residential - Medium	0.92	40,301	6	n/a	8	n/a	5
614490013	RM	Residential - Medium	0.65	28,552	6	n/a	8	n/a	3
614500013	RM	Residential - Medium	0.09	4,042	6	n/a	8	n/a	0
614500014	RM	Residential - Medium	0.64	28,081	6	n/a	8	n/a	3
614500016	RM	Residential - Medium	1.48	64,637	6	n/a	8	n/a	8
614510056	RM	Residential - Medium	1.38	60,452	6	n/a	8	n/a	8
614510067	RM	Residential - Medium	0.19	8,345	6	n/a	8	n/a	1
614510071	RM	Residential - Medium	0.20	8,729	6	n/a	8	n/a	1
614510072	RM	Residential - Medium	0.70	30,650	6	n/a	8	n/a	4
614520003	RM	Residential - Medium	0.18	7,745	6	n/a	8	n/a	1
614520004	RM	Residential - Medium	0.13	5,602	6	n/a	8	n/a	0
614520005	RM	Residential - Medium	0.15	6,424	6	n/a	8	n/a	0
614520006	RM	Residential - Medium	0.14	6,206	6	n/a	8	n/a	0
614520007	RM	Residential - Medium	0.12	5,302	6	n/a	8	n/a	0
614520008	RM	Residential - Medium	0.12	5,060	6	n/a	8	n/a	0
614520009	RM	Residential - Medium	0.12	5,298	6	n/a	8	n/a	0

Appendix B3-55

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
614520010	RM	Residential - Medium	0.12	5,050	6	n/a	8	n/a	0	
614520011	RM	Residential - Medium	0.12	5,080	6	n/a	8	n/a	0	
614520012	RM	Residential - Medium	0.12	5,368	6	n/a	8	n/a	0	
614520013	RM	Residential - Medium	0.13	5,694	6	n/a	8	n/a	0	
614520014	RM	Residential - Medium	0.13	5,638	6	n/a	8	n/a	0	
614520015	RM	Residential - Medium	0.13	5,640	6	n/a	8	n/a	0	
614520016	RM	Residential - Medium	0.13	5,744	6	n/a	8	n/a	0	
614520017	RM	Residential - Medium	0.12	5,292	6	n/a	8	n/a	0	
614520018	RM	Residential - Medium	0.11	5,016	6	n/a	8	n/a	0	
614520019	RM	Residential - Medium	0.11	5,007	6	n/a	8	n/a	0	
614520020	RM	Residential - Medium	0.12	5,042	6	n/a	8	n/a	0	
614520021	RM	Residential - Medium	0.12	5,099	6	n/a	8	n/a	0	
614520022	RM	Residential - Medium	0.12	5,321	6	n/a	8	n/a	0	
614520024	RM	Residential - Medium	0.16	7,143	6	n/a	8	n/a	0	
614520025	RM	Residential - Medium	0.16	7,115	6	n/a	8	n/a	0	
614520026	RM	Residential - Medium	0.12	5,345	6	n/a	8	n/a	0	
614520027	RM	Residential - Medium	0.13	5,627	6	n/a	8	n/a	0	
614520028	RM	Residential - Medium	0.13	5,618	6	n/a	8	n/a	0	
614520029	RM	Residential - Medium	0.13	5,726	6	n/a	8	n/a	0	
614520030	RM	Residential - Medium	0.13	5,656	6	n/a	8	n/a	0	
614520031	RM	Residential - Medium	0.13	5,477	6	n/a	8	n/a	0	
614520032	RM	Residential - Medium	0.13	5,460	6	n/a	8	n/a	0	
614520033	RM	Residential - Medium	0.12	5,036	6	n/a	8	n/a	0	
614520034	RM	Residential - Medium	0.12	5,294	6	n/a	8	n/a	0	
614520035	RM	Residential - Medium	0.12	5,446	6	n/a	8	n/a	0	
614520045	RM	Residential - Medium	0.12	5,338	6	n/a	8	n/a	0	
614520046	RM	Residential - Medium	0.12	5,435	6	n/a	8	n/a	0	
614520047	RM	Residential - Medium	0.13	5,512	6	n/a	8	n/a	0	
614520048	RM	Residential - Medium	0.16	6,878	6	n/a	8	n/a	0	
614520049	RM	Residential - Medium	0.19	8,247	6	n/a	8	n/a	1	
614520050	RM	Residential - Medium	0.18	7,969	6	n/a	8	n/a	1	
614520051	RM	Residential - Medium	0.16	6,797	6	n/a	8	n/a	0	
614520052	RM	Residential - Medium	0.15	6,371	6	n/a	8	n/a	0	
614520053	RM	Residential - Medium	0.13	5,768	6	n/a	8	n/a	0	
614520054	RM	Residential - Medium	0.14	6,094	6	n/a	8	n/a	0	
614520055	RM	Residential - Medium	0.14	6,170	6	n/a	8	n/a	0	
614520056	RM	Residential - Medium	0.16	7,062	6	n/a	8	n/a	0	
614520057	RM	Residential - Medium	0.17	7,318	6	n/a	8	n/a	1	
614520058	RM	Residential - Medium	0.15	6,684	6	n/a	8	n/a	0	
614520059	RM	Residential - Medium	0.13	5,529	6	n/a	8	n/a	0	
614520061	RM	Residential - Medium	0.13	5,760	6	n/a	8	n/a	0	
614520061	RM	Residential - Medium	0.12	5,437	6	n/a	8	n/a	0	
614520062	RM	Residential - Medium	0.12	5,186	6	n/a	8	n/a	0	
614520063	RM	Residential - Medium	0.12	5,278	6	n/a	8	n/a	0	
614520064	RM	Residential - Medium	0.12	5,312	6	n/a	8	n/a	0	
614520065	RM	Residential - Medium	0.12	5,245	6	n/a	8	n/a	0	
614520066	RM	Residential - Medium	0.12	5,408	6	n/a	8	n/a	0	
614520067	RM	Residential - Medium	0.13	5,533	6	n/a	8	n/a	0	
614520068	RM	Residential - Medium	0.14	5,988	6	n/a	8	n/a	0	
614520069	RM	Residential - Medium	0.14	6,069	6	n/a	8	n/a	0	
614520070	RM	Residential - Medium	0.14	6,288	6	n/a	8	n/a	0	
614520071	RM	Residential - Medium	0.12	5,388	6	n/a	8	n/a	0	
614520072	RM	Residential - Medium	0.12	5,268	6	n/a	8	n/a	0	
614520073	RM	Residential - Medium	0.12	5,340	6	n/a	8	n/a	0	
614520074	RM	Residential - Medium	0.21	9,310	6	n/a	8	n/a	1	
614520075	RM	Residential - Medium	0.18	8,024	6	n/a	8	n/a	1	
614520076	RM	Residential - Medium	0.14	6,237	6	n/a	8	n/a	0	
614520077	RM	Residential - Medium	0.14	6,248	6	n/a	8	n/a	0	
614520078	RM	Residential - Medium	0.14	6,268	6	n/a	8	n/a	0	
614520079	RM	Residential - Medium	0.15	6,491	6	n/a	8	n/a	0	
614520080	RM	Residential - Medium	0.15	6,359	6	n/a	8	n/a	0	
614520081	RM	Residential - Medium	0.12	5,335	6	n/a	8	n/a	0	

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
614520082	RM	Residential - Medium	0.13	5,818	6	n/a	8	n/a	0	
614520083	RM	Residential - Medium	0.17	7,581	6	n/a	8	n/a	1	
614520084	RM	Residential - Medium	0.15	6,616	6	n/a	8	n/a	0	
614520085	RM	Residential - Medium	0.14	5,967	6	n/a	8	n/a	0	
614520086	RM	Residential - Medium	0.17	7,402	6	n/a	8	n/a	1	
614520087	RM	Residential - Medium	0.16	6,896	6	n/a	8	n/a	0	
614520088	RM	Residential - Medium	0.18	7,906	6	n/a	8	n/a	1	
614520089	RM	Residential - Medium	0.17	7,325	6	n/a	8	n/a	1	
614520090	RM	Residential - Medium	0.12	5,350	6	n/a	8	n/a	0	
614520091	RM	Residential - Medium	0.12	5,369	6	n/a	8	n/a	0	
614520092	RM	Residential - Medium	0.12	5,439	6	n/a	8	n/a	0	
614520093	RM	Residential - Medium	0.12	5,157	6	n/a	8	n/a	0	
614520094	RM	Residential - Medium	0.12	5,442	6	n/a	8	n/a	0	
614520095	RM	Residential - Medium	0.13	5,518	6	n/a	8	n/a	0	
614520096	RM	Residential - Medium	0.13	5,539	6	n/a	8	n/a	0	
614520097	RM	Residential - Medium	3.31	144,332	6	n/a	8	n/a	19	
614520098	RM	Residential - Medium	1.73	75,675	6	n/a	8	n/a	10	
614520099	RM	Residential - Medium	0.63	27,316	6	n/a	8	n/a	3	
614530003	RM	Residential - Medium	6.84	298,433	6	n/a	8	n/a	41	
614530057	RM	Residential - Medium	1.41	61,394	6	n/a	8	n/a	8	
614530058	RM	Residential - Medium	0.05	2,134	6	n/a	8	n/a	0	
614540072	RM	Residential - Medium	2.11	91,932	6	n/a	8	n/a	12	
614540073	RM	Residential - Medium	0.81	35,526	6	n/a	8	n/a	4	
614540074	RM	Residential - Medium	0.18	7,999	6	n/a	8	n/a	1	
614540076	RM	Residential - Medium	0.28	12,381	6	n/a	8	n/a	1	
614540077	RM	Residential - Medium	0.63	27,667	6	n/a	8	n/a	3	
614550075	RM	Residential - Medium	2.99	130,647	6	n/a	8	n/a	17	
614560039	RM	Residential - Medium	0.13	5,772	6	n/a	8	n/a	0	
614560040	RM	Residential - Medium	1.54	67,339	6	n/a	8	n/a	9	
614570015	RM	Residential - Medium	0.56	24,389	6	n/a	8	n/a	3	
614571005	RM	Residential - Medium	0.12	5,417	6	n/a	8	n/a	0	
614571009	RM	Residential - Medium	0.12	5,388	6	n/a	8	n/a	0	
614571010	RM	Residential - Medium	0.14	5,939	6	n/a	8	n/a	0	
614571011	RM	Residential - Medium	0.53	23,112	6	n/a	8	n/a	3	
614580011	RM	Residential - Medium	0.12	5,048	6	n/a	8	n/a	0	
614580012	RM	Residential - Medium	0.12	5,032	6	n/a	8	n/a	0	
614580013	RM	Residential - Medium	0.12	5,032	6	n/a	8	n/a	0	
614580014	RM	Residential - Medium	0.12	5,064	6	n/a	8	n/a	0	
614580015	RM	Residential - Medium	0.12	5,049	6	n/a	8	n/a	0	
614580016	RM	Residential - Medium	0.13	5,561	6	n/a	8	n/a	0	
614580024	RM	Residential - Medium	0.24	10,486	6	n/a	8	n/a	1	
614580025	RM	Residential - Medium	0.03	1,096	6	n/a	8	n/a	0	
614580026	RM	Residential - Medium	0.13	5,818	6	n/a	8	n/a	0	
614580027	RM	Residential - Medium	0.03	1,336	6	n/a	8	n/a	0	
614582007	RM	Residential - Medium	0.14	5,905	6	n/a	8	n/a	0	
614582011	RM	Residential - Medium	0.13	5,507	6	n/a	8	n/a	0	
614582012	RM	Residential - Medium	0.13	5,558	6	n/a	8	n/a	0	
614582013	RM	Residential - Medium	0.03	1,343	6	n/a	8	n/a	0	
614585001	RM	Residential - Medium	0.15	6,500	6	n/a	8	n/a	0	
614585002	RM	Residential - Medium	0.13	5,555	6	n/a	8	n/a	0	
614585003	RM	Residential - Medium	0.13	5,798	6	n/a	8	n/a	0	
614585004	RM	Residential - Medium	0.15	6,443	6	n/a	8	n/a	0	
614585005	RM	Residential - Medium	0.22	9,407	6	n/a	8	n/a	1	
614585006	RM	Residential - Medium	0.22	9,558	6	n/a	8	n/a	1	
614585007	RM	Residential - Medium	0.22	9,635	6	n/a	8	n/a	1	
614585008	RM	Residential - Medium	0.22	9,637	6	n/a	8	n/a	1	
614585009	RM	Residential - Medium	0.14	6,065	6	n/a	8	n/a	0	
614585010	RM	Residential - Medium	0.14	5,902	6	n/a	8	n/a	0	
614585011	RM	Residential - Medium	0.13	5,619	6	n/a	8	n/a	0	
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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
614590001	RM	Residential - Medium	0.11	5,003	6	n/a	8	n/a	0	
614590002	RM	Residential - Medium	0.11	5,016	6	n/a	8	n/a	0	
614590003	RM	Residential - Medium	0.12	5,421	6	n/a	8	n/a	0	
614590004	RM	Residential - Medium	0.12	5,513	6	n/a	8	n/a	0	
614590005	RM	Residential - Medium	0.12	5,338	6	n/a	8	n/a	0	
614590006	RM	Residential - Medium	0.15	6,547	6	n/a	8	n/a	0	
614590007	RM	Residential - Medium	0.07	3,054	6	n/a	8	n/a	0	
614591001	RM	Residential - Medium	0.18	7,795	6	n/a	8	n/a	1	
614591002	RM	Residential - Medium	0.18	7,854	6	n/a	8	n/a	1	
614591003	RM	Residential - Medium	0.20	8,851	6	n/a	8	n/a	1	
614591004	RM	Residential - Medium	0.23	10,105	6	n/a	8	n/a	1	
614591005	RM	Residential - Medium	0.23	10,126	6	n/a	8	n/a	1	
614591006	RM	Residential - Medium	0.23	9,828	6	n/a	8	n/a	1	
614591007	RM	Residential - Medium	0.18	7,765	6	n/a	8	n/a	1	
614591008	RM	Residential - Medium	0.15	6,494	6	n/a	8	n/a	0	
614591009	RM	Residential - Medium	0.13	5,857	6	n/a	8	n/a	0	
614591010	RM	Residential - Medium	0.12	5,083	6	n/a	8	n/a	0	
614591011	RM	Residential - Medium	0.12	5,097	6	n/a	8	n/a	0	
614591012	RM	Residential - Medium	0.12	5,123	6	n/a	8	n/a	0	
614591013	RM	Residential - Medium	0.12	5,149	6	n/a	8	n/a	0	
614591014	RM	Residential - Medium	0.12	5,175	6	n/a	8	n/a	0	
614591015	RM	Residential - Medium	0.12	5,202	6	n/a	8	n/a	0	
614591016	RM	Residential - Medium	0.12	5,228	6	n/a	8	n/a	0	
614591017	RM	Residential - Medium	0.13	5,492	6	n/a	8	n/a	0	
614591018	RM	Residential - Medium	0.13	5,866	6	n/a	8	n/a	0	
614591019	RM	Residential - Medium	0.15	6,550	6	n/a	8	n/a	0	
614591020	RM	Residential - Medium	0.19	8,507	6	n/a	8	n/a	1	
614592005	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614593017	RM	Residential - Medium	0.23	10,055	6	n/a	8	n/a	1	
614594001	RM	Residential - Medium	0.15	6,490	6	n/a	8	n/a	0	
614594002	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614594003	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614594004	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614594005	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614594006	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614594007	RM	Residential - Medium	0.13	5,516	6	n/a	8	n/a	0	
614594008	RM	Residential - Medium	0.13	5,678	6	n/a	8	n/a	0	
614594009	RM	Residential - Medium	0.18	8,045	6	n/a	8	n/a	1	
614594010	RM	Residential - Medium	0.23	10,177	6	n/a	8	n/a	1	
614594011	RM	Residential - Medium	0.22	9,589	6	n/a	8	n/a	1	
614594012	RM	Residential - Medium	0.14	6,159	6	n/a	8	n/a	0	
614594013	RM	Residential - Medium	0.13	5,507	6	n/a	8	n/a	0	
614594014	RM	Residential - Medium	0.12	5,411	6	n/a	8	n/a	0	
614594015	RM	Residential - Medium	0.15	6,500	6	n/a	8	n/a	0	
614595001	RM	Residential - Medium	0.15	6,500	6	n/a	8	n/a	0	
614595002	RM	Residential - Medium	0.14	6,313	6	n/a	8	n/a	0	
614595003	RM	Residential - Medium	0.14	6,313	6	n/a	8	n/a	0	
614595004	RM	Residential - Medium	0.15	6,380	6	n/a	8	n/a	0	
614595005	RM	Residential - Medium	0.13	5,524	6	n/a	8	n/a	0	
614595006	RM	Residential - Medium	0.13	5,524	6	n/a	8	n/a	0	
614595007	RM	Residential - Medium	0.13	5,524	6	n/a	8	n/a	0	
614595008	RM	Residential - Medium	0.13	5,524	6	n/a	8	n/a	0	
614595009	RM	Residential - Medium	0.22	9,427	6	n/a	8	n/a	1	
614595010	RM	Residential - Medium	0.33	14,452	6	n/a	8	n/a	1	
616210031	RM	Residential - Medium	0.13	5,679	6	n/a	8	n/a	0	
616210033	RM	Residential - Medium	0.61	26,636	6	n/a	8	n/a	3	
616210034	RM	Residential - Medium	0.40	17,448	6	n/a	8	n/a	2	
616210035	RM	Residential - Medium	0.09	3,925	6	n/a	8	n/a	0	
616300037	RM	Residential - Medium	10.81	471,740	6	n/a	8	n/a	64	
616490001	RM	Residential - Medium	0.11	4,971	6	n/a	8	n/a	0	
616490002	RM	Residential - Medium	0.12	5,101	6	n/a	8	n/a	0	
616490003	RM	Residential - Medium	0.12	5,044	6	n/a	8	n/a	0	

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
616490004	RM	Residential - Medium	0.12	5,103	6	n/a	8	n/a	0	
616490005	RM	Residential - Medium	0.12	5,043	6	n/a	8	n/a	0	
616490006	RM	Residential - Medium	0.12	5,134	6	n/a	8	n/a	0	
616490007	RM	Residential - Medium	0.12	5,118	6	n/a	8	n/a	0	
616490008	RM	Residential - Medium	0.11	4,984	6	n/a	8	n/a	0	
616490009	RM	Residential - Medium	0.12	5,218	6	n/a	8	n/a	0	
616490010	RM	Residential - Medium	0.12	5,125	6	n/a	8	n/a	0	
616490011	RM	Residential - Medium	0.12	5,115	6	n/a	8	n/a	0	
616490012	RM	Residential - Medium	0.12	5,268	6	n/a	8	n/a	0	
616490013	RM	Residential - Medium	0.11	4,852	6	n/a	8	n/a	0	
616490014	RM	Residential - Medium	0.16	7,048	6	n/a	8	n/a	0	
616490015	RM	Residential - Medium	0.12	5,195	6	n/a	8	n/a	0	
616490016	RM	Residential - Medium	0.10	4,523	6	n/a	8	n/a	0	
616490017	RM	Residential - Medium	0.12	5,039	6	n/a	8	n/a	0	
616490018	RM	Residential - Medium	0.12	5,134	6	n/a	8	n/a	0	
616490019	RM	Residential - Medium	0.12	5,131	6	n/a	8	n/a	0	
616490020	RM	Residential - Medium	0.12	5,141	6	n/a	8	n/a	0	
616490021	RM	Residential - Medium	0.12	5,233	6	n/a	8	n/a	0	
616490022	RM	Residential - Medium	0.12	5,333	6	n/a	8	n/a	0	
616490023	RM	Residential - Medium	0.12	5,396	6	n/a	8	n/a	0	
616490024	RM	Residential - Medium	0.12	5,423	6	n/a	8	n/a	0	
616490025	RM	Residential - Medium	0.12	5,415	6	n/a	8	n/a	0	
616490026	RM	Residential - Medium	0.12	5,370	6	n/a	8	n/a	0	
616490027	RM	Residential - Medium	0.12	5,290	6	n/a	8	n/a	0	
616490028	RM	Residential - Medium	0.12	5,179	6	n/a	8	n/a	0	
616490029	RM	Residential - Medium	0.12	5,078	6	n/a	8	n/a	0	
616490030	RM	Residential - Medium	0.12	5,139	6	n/a	8	n/a	0	
616490031	RM	Residential - Medium	0.12	5,108	6	n/a	8	n/a	0	
616490032	RM	Residential - Medium	0.12	5,078	6	n/a	8	n/a	0	
616490033	RM	Residential - Medium	0.12	5,122	6	n/a	8	n/a	0	
616490034	RM	Residential - Medium	0.12	5,088	6	n/a	8	n/a	0	
616490035	RM	Residential - Medium	0.11	4,813	6	n/a	8	n/a	0	
616490036	RM	Residential - Medium	0.14	6,156	6	n/a	8	n/a	0	
616490037	RM	Residential - Medium	0.06	2,785	6	n/a	8	n/a	0	
616490038	RM	Residential - Medium	0.20	8,830	6	n/a	8	n/a	1	
616490039	RM	Residential - Medium	0.22	9,393	6	n/a	8	n/a	1	
616490040	RM	Residential - Medium	0.02	849	6	n/a	8	n/a	0	
616490041	RM	Residential - Medium	0.26	11,175	6	n/a	8	n/a	1	
616490042	RM	Residential - Medium	1.07	46,862	6	n/a	8	n/a	6	
600190005	RM	Residential - Medium	0.03	1,243	6	n/a	8	n/a	0	
600430007	RM	Residential - Medium	0.16	6,835	6	n/a	8	n/a	0	
600430008	RM	Residential - Medium	0.10	4,556	6	n/a	8	n/a	0	
600430009	RM	Residential - Medium	0.11	4,626	6	n/a	8	n/a	0	
600430010	RM	Residential - Medium	0.12	5,145	6	n/a	8	n/a	0	
600430011	RM	Residential - Medium	0.12	5,154	6	n/a	8	n/a	0	
600430012	RM	Residential - Medium	0.12	5,138	6	n/a	8	n/a	0	
600430013	RM	Residential - Medium	0.12	5,099	6	n/a	8	n/a	0	
600430014	RM	Residential - Medium	0.13	5,589	6	n/a	8	n/a	0	
600430037	RM	Residential - Medium	0.15	6,596	6	n/a	8	n/a	0	
600430038	RM	Residential - Medium	0.14	5,897	6	n/a	8	n/a	0	
600430039	RM	Residential - Medium	0.13	5,818	6	n/a	8	n/a	0	
600430040	RM	Residential - Medium	0.14	5,905	6	n/a	8	n/a	0	
600430041	RM	Residential - Medium	0.14	5,954	6	n/a	8	n/a	0	
600430042	RM	Residential - Medium	0.13	5,588	6	n/a	8	n/a	0	
600430043	RM	Residential - Medium	0.13	5,694	6	n/a	8	n/a	0	
600430044	RM	Residential - Medium	0.13	5,892	6	n/a	8	n/a	0	
600430045	RM	Residential - Medium	0.14	5,976	6	n/a	8	n/a	0	
600430046	RM	Residential - Medium	0.13	5,838	6	n/a	8	n/a	0	
600430047	RM	Residential - Medium	0.13	5,884	6	n/a	8	n/a	0	
600430048										

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
600430051	RM	Residential - Medium	0.14	5,918	6	n/a	8	n/a	0	
600430052	RM	Residential - Medium	0.14	5,987	6	n/a	8	n/a	0	
600430053	RM	Residential - Medium	0.14	5,925	6	n/a	8	n/a	0	
600430054	RM	Residential - Medium	0.13	5,737	6	n/a	8	n/a	0	
600430055	RM	Residential - Medium	0.13	5,778	6	n/a	8	n/a	0	
600430056	RM	Residential - Medium	0.14	5,971	6	n/a	8	n/a	0	
600430057	RM	Residential - Medium	0.14	6,105	6	n/a	8	n/a	0	
600430058	RM	Residential - Medium	0.14	6,178	6	n/a	8	n/a	0	
600430061	RM	Residential - Medium	1.10	47,913	6	n/a	8	n/a	6	
600430062	RM	Residential - Medium	0.28	12,342	6	n/a	8	n/a	1	
600430066	RM	Residential - Medium	1.90	83,040	6	n/a	8	n/a	11	
600460064	RM	Residential - Medium	0.74	32,166	6	n/a	8	n/a	4	
60137009	RM	Residential - Medium	28.72	1,253,842	6	n/a	8	n/a	172	
610123002	RM	Residential - Medium	0.20	8,744	6	n/a	8	n/a	1	
610123003	RM	Residential - Medium	0.19	8,233	6	n/a	8	n/a	1	
612260004	RM	Residential - Medium	0.57	24,727	6	n/a	8	n/a	3	
612260006	RM	Residential - Medium	15.78	688,643	6	n/a	8	n/a	94	
612260012	RM	Residential - Medium	10.57	461,517	6	n/a	8	n/a	63	
612280003	RM	Residential - Medium	5.55	242,468	6	n/a	8	n/a	33	
612280004	RM	Residential - Medium	5.78	252,401	6	n/a	8	n/a	34	
TOTAL VACANT	RM		224.28						1115	
616400084	RM-MH	Residential - Medium	2.62	114,387	n/a	n/a	10	0.07	26	
616334001	RM-MH	Residential - Medium	0.74	32,443	n/a	n/a	10	0.07	7	
616335011	RM-MH	Residential - Medium	0.37	16,135	n/a	n/a	10	0.07	3	
616335012	RM-MH	Residential - Medium	1.32	57,410	n/a	n/a	10	0.07	13	
616335013	RM-MH	Residential - Medium	3.75	163,799	n/a	n/a	10	0.07	37	
616335014	RM-MH	Residential - Medium	0.35	15,458	n/a	n/a	10	0.07	3	
616335016	RM-MH	Residential - Medium	1.35	58,795	n/a	n/a	10	0.07	13	
616380004	RM-MH	Residential - Medium	0.81	35,531	n/a	n/a	10	0.07	8	
616380009	RM-MH	Residential - Medium	1.98	86,281	n/a	n/a	10	0.07	19	
616380017	RM-MH	Residential - Medium	1.65	71,992	n/a	n/a	10	0.07	16	
616380019	RM-MH	Residential - Medium	0.15	6,547	n/a	n/a	10	0.07	1	
616380022	RM-MH	Residential - Medium	0.16	6,951	n/a	n/a	10	0.07	1	
616380026	RM-MH	Residential - Medium	0.16	7,049	n/a	n/a	10	0.07	1	
616380029	RM-MH	Residential - Medium	0.15	6,368	n/a	n/a	10	0.07	1	
616380032	RM-MH	Residential - Medium	1.46	63,931	n/a	n/a	10	0.07	14	
616380038	RM-MH	Residential - Medium	0.38	16,663	n/a	n/a	10	0.07	3	
616380039	RM-MH	Residential - Medium	0.56	24,307	n/a	n/a	10	0.07	5	
616380041	RM-MH	Residential - Medium	0.38	16,567	n/a	n/a	10	0.07	3	
616390003	RM-MH	Residential - Medium	1.56	68,162	n/a	n/a	10	0.07	15	
616390020	RM-MH	Residential - Medium	1.48	64,438	n/a	n/a	10	0.07	14	
616390027	RM-MH	Residential - Medium	0.15	6,676	n/a	n/a	10	0.07	1	
616390030	RM-MH	Residential - Medium	0.18	7,971	n/a	n/a	10	0.07	1	
616390031	RM-MH	Residential - Medium	0.17	7,489	n/a	n/a	10	0.07	1	
616390032	RM-MH	Residential - Medium	1.42	62,149	n/a	n/a	10	0.07	14	
616390040	RM-MH	Residential - Medium	0.43	18,925	n/a	n/a	10	0.07	4	
616400038	RM-MH	Residential - Medium	2.76	120,601	n/a	n/a	10	0.07	27	
616400041	RM-MH	Residential - Medium	0.16	7,151	n/a	n/a	10	0.07	1	
616400043	RM-MH	Residential - Medium	0.16	7,118	n/a	n/a	10	0.07	1	
616400051	RM-MH	Residential - Medium	0.17	7,545	n/a	n/a	10	0.07	1	
616400052	RM-MH	Residential - Medium	0.15	6,652	n/a	n/a	10	0.07	1	
616400053	RM-MH	Residential - Medium	0.16	6,877	n/a	n/a	10	0.07	1	
616400054	RM-MH	Residential - Medium	0.14	6,269	n/a	n/a	10	0.07	1	
616400055	RM-MH	Residential - Medium	0.15	6,540	n/a	n/a	10	0.07	1	
616400056	RM-MH	Residential - Medium	0.15	6,441	n/a	n/a	10	0.07	1	
616400057	RM-MH	Residential - Medium	0.16	6,850	n/a	n/a	10	0.07	1	
616400058	RM-MH	Residential - Medium	0.15	6,381	n/a	n/a	10	0.07	1	
616400059	RM-MH	Residential - Medium	0.18	7,706	n/a	n/a	10	0.07	1	
616400060	RM-MH	Residential - Medium	0.17	7,216	n/a	n/a	10	0.07	1	
616400061	RM-MH	Residential - Medium	0.17	7,451	n/a	n/a	10	0.07	1	
616400062	RM-MH	Residential - Medium	0.16	7,154	n/a	n/a	10	0.07	1	

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
616400063	RM-MH	Residential - Medium	0.20	8,812	n/a	n/a	10	0.07	2	
616400064	RM-MH	Residential - Medium	3.12	136,213	n/a	n/a	10	0.07	31	
616400068	RM-MH	Residential - Medium	0.17	7,772	n/a	n/a	10	0.07	1	
616400077	RM-MH	Residential - Medium	0.41	17,686	n/a	n/a	10	0.07	4	
616400078	RM-MH	Residential - Medium	0.14	6,269	n/a	n/a	10	0.07	1	
616400080	RM-MH	Residential - Medium	0.85	37,313	n/a	n/a	10	0.07	8	
616400081	RM-MH	Residential - Medium	0.69	30,319	n/a	n/a	10	0.07	6	
TOTAL VACANT	RM-MH			34.32						318
CONDITIONAL USE PERMIT FOR RESIDENTIAL										
600200006	CC	Community Commercial	7.49	326,918	12	n/a	15	n/a	89	
60020016	CC	Community Commercial	7.33	320,073	12	n/a	15	n/a	87	
60020033	CC	Community Commercial	0.77	33,434	12	n/a	15	n/a	9	
600130006	CC	Community Commercial	1.49	64,909	12	n/a	15	n/a	17	
600200006	CC	Community Commercial	0.23	9,889	12	n/a	15	n/a	2	
600230012	CC	Community Commercial	0.04	1,874	12	n/a	15	n/a	0	
600240012	CC	Community Commercial	8.84	385,744	12	n/a	15	n/a	106	
600260021	CC	Community Commercial	0.05	2,182	12	n/a	15	n/a	0	
600261020	CC	Community Commercial	0.05	2,094	12	n/a	15	n/a	0	
600261041	CC	Community Commercial	1.11	48,422	12	n/a	15	n/a	13	
600270025	CC	Community Commercial	0.05	2,093	12	n/a	15	n/a	0	
600270030	CC	Community Commercial	0.05	2,113	12	n/a	15	n/a	0	
600270089	CC	Community Commercial	0.77	33,454	12	n/a	15	n/a	9	
610080029	CC	Community Commercial	52.72	2,301,063	12	n/a	15	n/a	632	
612480006	CC	Community Commercial	0.13	5,605	12	n/a	15	n/a	1	
616090009	CC	Community Commercial	2.23	97,185	12	n/a	15	n/a	26	
692220014	CC	Community Commercial	9.92	433,173	12	n/a	15	n/a	119	
600130010	CC	Community Commercial	2.98	130,188	12	n/a	15	n/a	35	
600130011	CC	Community Commercial	9.78	426,920	12	n/a	15	n/a	117	
600130012	CC	Community Commercial	9.07	395,744	12	n/a	15	n/a	108	
600190001	CC	Community Commercial	1.48	64,760	12	n/a	15	n/a	17	
600190003	CC	Community Commercial	13.88	605,646	12	n/a	15	n/a	166	
600190004	CC	Community Commercial	4.78	208,718	12	n/a	15	n/a	57	
600190007	CC	Community Commercial	0.11	4,655	12	n/a	15	n/a	1	
600220001	CC	Community Commercial	3.84	167,625	12	n/a	15	n/a	46	
600220002	CC	Community Commercial	1.98	86,415	12	n/a	15	n/a	23	
600220003	CC	Community Commercial	2.52	110,034	12	n/a	15	n/a	30	
600220005	CC	Community Commercial	4.19	182,858	12	n/a	15	n/a	50	
600220009	CC	Community Commercial	0.20	8,795	12	n/a	15	n/a	2	
600230003	CC	Community Commercial	0.48	21,024	12	n/a	15	n/a	5	
600230007	CC	Community Commercial	2.17	94,747	12	n/a	15	n/a	26	
600230008	CC	Community Commercial	0.11	4,991	12	n/a	15	n/a	1	
600260003	CC	Community Commercial	0.05	2,088	12	n/a	15	n/a	0	
600260005	CC	Community Commercial	0.05	2,088	12	n/a	15	n/a	0	
600260013	CC	Community Commercial	0.05	2,099	12	n/a	15	n/a	0	
600260015	CC	Community Commercial	0.06	2,488	12	n/a	15	n/a	0	
600260018	CC	Community Commercial	0.06	2,486	12	n/a	15	n/a	0	
600260019	CC	Community Commercial	0.06	2,544	12	n/a	15	n/a	0	
600261001	CC	Community Commercial	0.05	2,099	12	n/a	15	n/a	0	
600261002	CC	Community Commercial	0.05	2,104	12	n/a	15	n/a	0	
600261008	CC	Community Commercial	0.05	2,100	12	n/a	15	n/a	0	
600261032	CC	Community Commercial	0.05	2,107	12	n/a	15	n/a	0	
600261038	CC	Community Commercial	0.05	2,021	12	n/a	15	n/a	0	
600270001	CC	Community Commercial	0.07	2,900	12	n/a	15	n/a	0	
600270002	CC	Community Commercial	0.05	2,113	12	n/a	15	n/a	0	
600270063	CC	Community Commercial	0.92	40,086	12	n/a	15	n/a	11	
600270064	CC									

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
600280043	CC	Community Commercial	0.18	8,030	12	n/a	15	n/a	2	
600280044	CC	Community Commercial	0.15	6,544	12	n/a	15	n/a	1	
600280045	CC	Community Commercial	0.74	32,348	12	n/a	15	n/a	8	
600280046	CC	Community Commercial	1.56	68,065	12	n/a	15	n/a	18	
600280047	CC	Community Commercial	1.02	44,395	12	n/a	15	n/a	12	
600280048	CC	Community Commercial	0.90	39,301	12	n/a	15	n/a	10	
600290041	CC	Community Commercial	2.60	113,283	12	n/a	15	n/a	31	
600290042	CC	Community Commercial	0.13	5,788	12	n/a	15	n/a	1	
600290043	CC	Community Commercial	0.99	43,134	12	n/a	15	n/a	11	
600290044	CC	Community Commercial	0.29	12,458	12	n/a	15	n/a	3	
600290090	CC	Community Commercial	0.55	23,983	12	n/a	15	n/a	6	
600290091	CC	Community Commercial	2.94	128,157	12	n/a	15	n/a	35	
600310083	CC	Community Commercial	1.53	66,773	12	n/a	15	n/a	18	
600310084	CC	Community Commercial	3.92	170,958	12	n/a	15	n/a	47	
600310085	CC	Community Commercial	0.29	12,725	12	n/a	15	n/a	3	
600310086	CC	Community Commercial	1.12	48,911	12	n/a	15	n/a	13	
601370033	CC	Community Commercial	23.99	1,047,281	12	n/a	15	n/a	287	
601370034	CC	Community Commercial	22.98	1,002,896	12	n/a	15	n/a	275	
601760052	CC	Community Commercial	0.32	13,774	12	n/a	15	n/a	3	
601760053	CC	Community Commercial	0.31	13,576	12	n/a	15	n/a	3	
600630011	CC	Community Commercial	7.92	345,831	12	n/a	15	n/a	95	
600630012	CC	Community Commercial	0.59	25,915	12	n/a	15	n/a	7	
600640017	CC	Community Commercial	0.38	16,646	12	n/a	15	n/a	4	
600640018	CC	Community Commercial	7.16	312,456	12	n/a	15	n/a	85	
600640019	CC	Community Commercial	1.33	58,181	12	n/a	15	n/a	15	
600660010	CC	Community Commercial	3.65	159,194	12	n/a	15	n/a	43	
600660011	CC	Community Commercial	23.51	1,026,000	12	n/a	15	n/a	282	
607260020	CC	Community Commercial	12.80	558,511	12	n/a	15	n/a	153	
607260022	CC	Community Commercial	18.48	806,751	12	n/a	15	n/a	221	
607260028	CC	Community Commercial	0.70	30,711	12	n/a	15	n/a	8	
607260035	CC	Community Commercial	1.14	49,551	12	n/a	15	n/a	13	
607260036	CC	Community Commercial	0.95	41,611	12	n/a	15	n/a	11	
607260037	CC	Community Commercial	0.97	42,411	12	n/a	15	n/a	11	
607260039	CC	Community Commercial	1.64	71,430	12	n/a	15	n/a	19	
607260040	CC	Community Commercial	1.26	54,804	12	n/a	15	n/a	15	
607260041	CC	Community Commercial	1.16	50,694	12	n/a	15	n/a	13	
607260042	CC	Community Commercial	1.15	50,325	12	n/a	15	n/a	13	
608080032	CC	Community Commercial	8.53	372,389	12	n/a	15	n/a	102	
610020021	CC	Community Commercial	19.96	871,227	12	n/a	15	n/a	239	
610020023	CC	Community Commercial	55.12	2,406,015	12	n/a	15	n/a	661	
610080030	CC	Community Commercial	11.45	499,969	12	n/a	15	n/a	137	
610080031	CC	Community Commercial	18.37	801,701	12	n/a	15	n/a	220	
611211016	CC	Community Commercial	0.24	10,524	12	n/a	15	n/a	2	
612482021	CC	Community Commercial	1.03	44,816	12	n/a	15	n/a	12	
612482022	CC	Community Commercial	0.16	6,874	12	n/a	15	n/a	1	
612482023	CC	Community Commercial	0.08	3,527	12	n/a	15	n/a	0	
612491013	CC	Community Commercial	0.09	4,064	12	n/a	15	n/a	1	
612491014	CC	Community Commercial	0.09	4,092	12	n/a	15	n/a	1	
612492021	CC	Community Commercial	0.27	11,722	12	n/a	15	n/a	3	
612492022	CC	Community Commercial	0.01	354	12	n/a	15	n/a	0	
616100013	CC	Community Commercial	0.24	10,403	12	n/a	15	n/a	2	
616100015	CC	Community Commercial	0.38	16,766	12	n/a	15	n/a	4	
616370073	CC	Community Commercial	1.96	85,681	12	n/a	15	n/a	23	
616370074	CC	Community Commercial	0.09	4,008	12	n/a	15	n/a	1	
616370075	CC	Community Commercial	0.06	2,641	12	n/a	15	n/a	0	
616370076	CC	Community Commercial	0.02	793	12	n/a	15	n/a	0	
616370077	CC	Community Commercial	0.06	2,635	12	n/a	15	n/a	0	
616370078	CC	Community Commercial	1.17	51,123	12	n/a	15	n/a	14	
616370079	CC	Community Commercial	0.01	564	12	n/a	15	n/a	0	
616370080	CC	Community Commercial	1.02	44,561	12	n/a	15	n/a	12	
616370081	CC	Community Commercial	0.03	1,364	12	n/a	15	n/a	0	
616370082	CC	Community Commercial	0.06	2,547	12	n/a	15	n/a	0	

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
616370083	CC	Community Commercial	0.01	267	12	n/a	15	n/a	15	0
616370084	CC	Community Commercial	1.09	47,384	12	n/a	15	n/a	15	13
616370085	CC	Community Commercial	0.00	108	12	n/a	15	n/a	15	0
616370086	CC	Community Commercial	0.05	2,127	12	n/a	15	n/a	15	0
600020021	CC	Community Commercial	5.16	225,445	12	n/a	15	n/a	15	61
600020022	CC	Community Commercial	1.41	61,618	12	n/a	15	n/a	15	16
600130016	CC	Community Commercial	0.24	10,429	12	n/a	15	n/a	15	2
600240010	CC	Community Commercial	1.45	63,473	12	n/a	15	n/a	15	17
600430063	CC	Community Commercial	0.12	5,290	12	n/a	15	n/a	15	1
601670019	CC	Community Commercial	0.11	4,876	12	n/a	15	n/a	15	1
607260038	CC	Community Commercial	1.54	67,380	12	n/a	15	n/a	15	18
610080021	RC	Community Commercial	4.14	180,868	12	n/a	15	n/a	15	49
610080022	RC	Community Commercial	1.34	58,427	12	n/a	15	n/a	15	16
610080025	RC	Community Commercial	1.37	59,871	12	n/a	15	n/a	15	16
610080026	RC	Community Commercial	2.41	105,228	12	n/a	15	n/a	15	28
610080032	CC	Community Commercial	4.72	206,052	12	n/a	15	n/a	15	56
610311001	RC	Community Commercial	0.35	15,144	12	n/a	15	n/a	15	4
611057017	CC	Community Commercial	0.41	17,925	12	n/a	15	n/a	15	4
612150014	RC	Community Commercial	5.13	223,896	12	n/a	15	n/a	15	61
607260019	CC	Community Commercial	2.11	91,974	12	n/a	15	n/a	15	25
610093037	CC	Community Commercial	2.54	110,659	12	n/a	15	n/a	15	30
610111001	CC	Community Commercial	0.53	23,182	12	n/a	15	n/a	15	6
610111016	CC	Community Commercial	1.05	45,685	12	n/a	15	n/a	15	12
610280001	CC	Community Commercial	5.36	233,812	12	n/a	15	n/a	15	64
610280012	CC	Community Commercial	0.52	22,578	12	n/a	15	n/a	15	6
611021026	CC	Community Commercial	1.35	58,849	12	n/a	15	n/a	15	16
611100006	CC	Community Commercial	5.16	225,438	12	n/a	15	n/a	15	61
611250156	CC	Community Commercial	0.29	12,629	12	n/a	15	n/a	15	3
611125028	CC	Community Commercial	0.25	10,937	12	n/a	15	n/a	15	3
611232008	CC	Community Commercial	0.13	5,583	12	n/a	15	n/a	15	1
616050002	CC	Community Commercial	0.08	3,685	12	n/a	15	n/a	15	1
616061005	CC	Community Commercial	3.22	140,623	12	n/a	15	n/a	15	38
616062003	CC	Community Commercial	0.29	12,629	12	n/a	15	n/a	15	3
616120007	CC	Community Commercial	5.55	242,275	12	n/a	15	n/a	15	66
616120024	CC	Community Commercial	6.65	290,435	12	n/a	15	n/a	15	79
608080021	CC	Community Commercial	0.28	12,027	12	n/a	15	n/a	15	3
608080025	CC	Community Commercial	0.23	10,010	12	n/a	15	n/a	15	2
608080030	CC	Community Commercial	0.70	30,436	12	n/a	15	n/a	15	8
611110046	CC	Community Commercial	0.89	38,942	12	n/a	15	n/a	15	10
611203007	CC	Community Commercial	0.13	5,641	12	n/a	15	n/a	15	1
611203008	CC	Community Commercial	0.21	9,183	12	n/a	15	n/a	15	2
611232022	CC	Community Commercial	0.11	4,641	12	n/a	15	n/a	15	1
611232024	CC	Community Commercial	0.11	4,689	12	n/a	15	n/a	15	1
611233012	CC	Community Commercial	0.25	11,064	12	n/a	15	n/a	15	3
611233013	CC	Community Commercial	0.07	3,121	12	n/a	15	n/a	15	0
611233014	CC	Community Commercial	0.51	22,478	12	n/a	15	n/a	15	6
611233015	CC	Community Commercial	0.20	8,759	12	n/a	15	n/a	15	2
611233016	CC	Community Commercial	0.10	4,369	12	n/a	15	n/a	15	1
611233017	CC	Community Commercial	0.11	4,805	12	n/a	15	n/a	15	1
611233018	CC	Community Commercial	0.11	4,692	12	n/a	15	n/a	15	1
611330023	CC	Community Commercial	3.24	141,466	12	n/a	15	n/a	15	38
611330024	CC	Community Commercial	0.29	12,520	12	n/a	15	n/a	15	3
611330025	CC	Community Commercial	8.75	381,917	12	n/a	15	n/a	15	104
614031003	CC	Community Commercial	0.66	29,021	12	n/a	15	n/a	15	7
614031004	CC	Community Commercial	1.78	77,868	12	n/a	15	n/a	15	21
614031006										

Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
6116120036	CC	Community Commercial	0.97	42,172	12	n/a	15	n/a	11
6116120037	CC	Community Commercial	1.00	43,623	12	n/a	15	n/a	11
6116120039	CC	Community Commercial	1.27	55,336	12	n/a	15	n/a	15
6116120040	CC	Community Commercial	1.21	52,617	12	n/a	15	n/a	14
6116120041	CC	Community Commercial	0.93	40,686	12	n/a	15	n/a	11
6116120042	CC	Community Commercial	0.93	40,686	12	n/a	15	n/a	11
6116120043	CC	Community Commercial	4.88	213,218	12	n/a	15	n/a	58
6116120049	CC	Community Commercial	0.37	16,040	12	n/a	15	n/a	4
603082004	RC	Community Commercial	0.24	10,623	12	n/a	15	n/a	2
603082005	RC	Community Commercial	3.44	150,167	12	n/a	15	n/a	41
606080004	RC	Community Commercial	0.15	6,727	12	n/a	15	n/a	1
606080005	RC	Community Commercial	6.75	294,732	12	n/a	15	n/a	81
611125019	RC	Community Commercial	0.79	34,337	12	n/a	15	n/a	9
611125021	RC	Community Commercial	0.50	21,740	12	n/a	15	n/a	5
611134007	RC	Community Commercial	0.24	10,371	12	n/a	15	n/a	2
611134008	RC	Community Commercial	0.25	10,765	12	n/a	15	n/a	2
611134014	RC	Community Commercial	0.72	31,476	12	n/a	15	n/a	8
611134015	RC	Community Commercial	0.49	21,256	12	n/a	15	n/a	5
611372006	RC	Community Commercial	0.11	4,877	12	n/a	15	n/a	1
611372010	RC	Community Commercial	0.17	7,634	12	n/a	15	n/a	2
611372016	RC	Community Commercial	0.32	13,873	12	n/a	15	n/a	3
612031005	RC	Community Commercial	2.32	101,343	12	n/a	15	n/a	27
612040005	RC	Community Commercial	0.14	6,177	12	n/a	15	n/a	1
610111017	CC	Community Commercial	2.03	88,822	12	n/a	15	n/a	24
610280002	CC	Community Commercial	3.67	160,144	12	n/a	15	n/a	44
611053003	CC	Downtown Commerce	0.16	6,986	12	n/a	15	n/a	1
611057009	CC	Downtown Commerce	0.47	20,578	12	n/a	15	n/a	5
611152027	CC	Downtown Commerce	0.47	20,617	12	n/a	15	n/a	5
611153007	CC	Downtown Commerce	0.12	5,334	12	n/a	15	n/a	1
611153010	CC	Downtown Commerce	0.22	9,757	12	n/a	15	n/a	2
611173008	CC	Downtown Commerce	0.17	7,574	12	n/a	15	n/a	2
611174009	CC	Downtown Commerce	0.17	7,629	12	n/a	15	n/a	2
611174018	CC	Downtown Commerce	0.17	7,444	12	n/a	15	n/a	2
611175030	CC	Downtown Commerce	0.34	15,042	12	n/a	15	n/a	4
611212039	CC	Downtown Commerce	0.34	14,867	12	n/a	15	n/a	4
611214013	CC	Downtown Commerce	0.04	1,817	12	n/a	15	n/a	5
611221010	CC	Downtown Commerce	0.17	7,527	12	n/a	15	n/a	2
611222017	CC	Downtown Commerce	0.17	7,533	12	n/a	15	n/a	2
611223013	CC	Downtown Commerce	0.17	7,584	12	n/a	15	n/a	2
611340030	CC	Downtown Commerce	0.28	12,068	12	n/a	15	n/a	3
611053010	CC	Downtown Commerce	0.01	326	12	n/a	15	n/a	0
611053016	CC	Downtown Commerce	0.34	14,654	12	n/a	15	n/a	4
611151017	CC	Downtown Commerce	0.17	7,384	12	n/a	15	n/a	2
611151018	CC	Downtown Commerce	0.17	7,412	12	n/a	15	n/a	2
611151020	CC	Downtown Commerce	0.16	7,136	12	n/a	15	n/a	1
611151025	CC	Downtown Commerce	0.17	7,563	12	n/a	15	n/a	2
611151026	CC	Downtown Commerce	0.12	5,115	12	n/a	15	n/a	1
611172017	CC	Downtown Commerce	0.35	15,235	12	n/a	15	n/a	4
611172019	CC	Downtown Commerce	0.35	15,195	12	n/a	15	n/a	4
611172020	CC	Downtown Commerce	0.12	5,257	12	n/a	15	n/a	1
611172022	CC	Downtown Commerce	0.18	7,667	12	n/a	15	n/a	2
611172023	CC	Downtown Commerce	0.22	9,672	12	n/a	15	n/a	2
611172024	CC	Downtown Commerce	0.09	3,847	12	n/a	15	n/a	1
611173013	CC	Downtown Commerce	0.17	7,441	12	n/a	15	n/a	2
611173015	CC	Downtown Commerce	0.68	29,760	12	n/a	15	n/a	8
611173016	CC	Downtown Commerce	0.17	7,381	12	n/a	15	n/a	2
611173017	CC	Downtown Commerce	0.17	7,454	12	n/a	15	n/a	2
611173018	CC	Downtown Commerce	0.18	7,654	12	n/a	15	n/a	2
611173019	CC	Downtown Commerce	0.38	16,625	12	n/a	15	n/a	4
611174020	CC	Downtown Commerce	0.17	7,615	12	n/a	15	n/a	2
611174024	CC	Downtown Commerce	0.18	8,019	12	n/a	15	n/a	2
611174031	CC	Downtown Commerce	0.69	30,270	12	n/a	15	n/a	8

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Table B-2-1: Vacant Land Resources

APN	Zone	General Plan	Acres	Square feet	Threshold	Density (du/ac)	Min. Lot Size (ac)	Max Density (du/ac)	Min. Lot Size (ac)	Potential Units
611174032	CC	Downtown Commerce	0.14	6,166	12	n/a	15	n/a	15	n/a 1
611174041	CC	Downtown Commerce	0.26	11,269	12	n/a	15	n/a	15	n/a 3
611174042	CC	Downtown Commerce	0.15	6,456	12	n/a	15	n/a	15	n/a 1
611174045	CC	Downtown Commerce	0.49	21,419	12	n/a	15	n/a	15	n/a 5
611174046	CC	Downtown Commerce	0.17	7,438	12	n/a	15	n/a	15	n/a 2
611174047	CC	Downtown Commerce	0.19	8,340	12	n/a	15	n/a	15	n/a 2
611174048	CC	Downtown Commerce	0.18	7,880	12	n/a	15	n/a	15	n/a 2
611174049	CC	Downtown Commerce	0.67	29,099	12	n/a	15	n/a	15	n/a 8
612111008	CC	Downtown Commerce	0.34	14,832	12	n/a	15	n/a	15	n/a 4
612111009	CC	Downtown Commerce	0.52	22,675	12	n/a	15	n/a	15	n/a 6
612111010	CC	Downtown Commerce	0.34	14,996	12	n/a	15	n/a	15	n/a 4
612111011	CC	Downtown Commerce	0.35	15,102	12	n/a	15	n/a	15	n/a 4
612111013	CC	Downtown Commerce	0.51	22,479	12	n/a	15	n/a	15	n/a 6
612112007	CC	Downtown Commerce	0.17	7,427	12	n/a	15	n/a	15	n/a 2
612112008	CC	Downtown Commerce	0.17	7,435	12	n/a	15	n/a	15	n/a 2
612112012	CC	Downtown Commerce	0.17	7,431	12	n/a	15	n/a	15	n/a 2
612112019	CC	Downtown Commerce	0.20	8,913	12	n/a	15	n/a	15	n/a 2
612123004	CC	Downtown Commerce	0.17	7,556	12	n/a	15	n/a	15	n/a 2
612123005	CC	Downtown Commerce	0.17	7,327	12	n/a	15	n/a	15	n/a 2
612123007	CC	Downtown Commerce	0.18	7,717	12	n/a	15	n/a	15	n/a 2
612123008	CC	Downtown Commerce	0.17	7,548	12	n/a	15	n/a	15	n/a 2
612123009	CC	Downtown Commerce	0.17	7,487	12	n/a	15	n/a	15	n/a 2
612122002	CC	Downtown Commerce	0.08	3,643	12	n/a	15	n/a	15	n/a 1
612122003	CC	Downtown Commerce	0.08	3,644	12	n/a	15	n/a	15	n/a 1
612122005	CC	Downtown Commerce	0.17	7,258	12	n/a	15	n/a	15	n/a 2
612221006	CC	Downtown Commerce	0.18	7,658	12	n/a	15	n/a	15	n/a 2
612222001	CC	Downtown Commerce	0.34	14,947	12	n/a	15	n/a	15	n/a 4
612222005	CC	Downtown Commerce	0.18	7,640	12	n/a	15	n/a	15	n/a 2
612222006	CC	Downtown Commerce	0.34	14,837	12	n/a	15	n/a	15	n/a 4
614400018	CC	Downtown Commerce	0.38	16,420	12	n/a	15	n/a	15	n/a 4
614400019	CC	Downtown Commerce	0.30	12,974	12	n/a	15	n/a	15	n/a 3
614400026	CC	Downtown Commerce	1.68	73,160	12	n/a	15	n/a	15	n/a 20
614400027	CC	Downtown Commerce	1.04	45,365	12	n/a	15	n/a	15	n/a 12
601370020	CC	Regional Commercial	24.43	1,066,376	12	n/a	15	n/a	15	n/a 293
614020021	CC	Regional Commercial	0.54	23,411	12	n/a	15	n/a	15	n/a 6
614100001	CC	Regional Commercial	1.01	43,881	12	n/a	15	n/a	15	n/a 12
61310012	CC	Regional Commercial	1.07	46,581	12	n/a	15	n/a	15	n/a 12
61310013	CC	Regional Commercial	21.41	934,737	12	n/a	15	n/a	15	n/a 256
61310021	CC	Regional Commercial	0.22	9,672	12	n/a	15	n/a	15	n/a 2
611110047	CC	Residential - High	4.80	209,313	12	n/a	15	n/a	15	n/a 57
TOTAL VACANT	CC			628.63						7427

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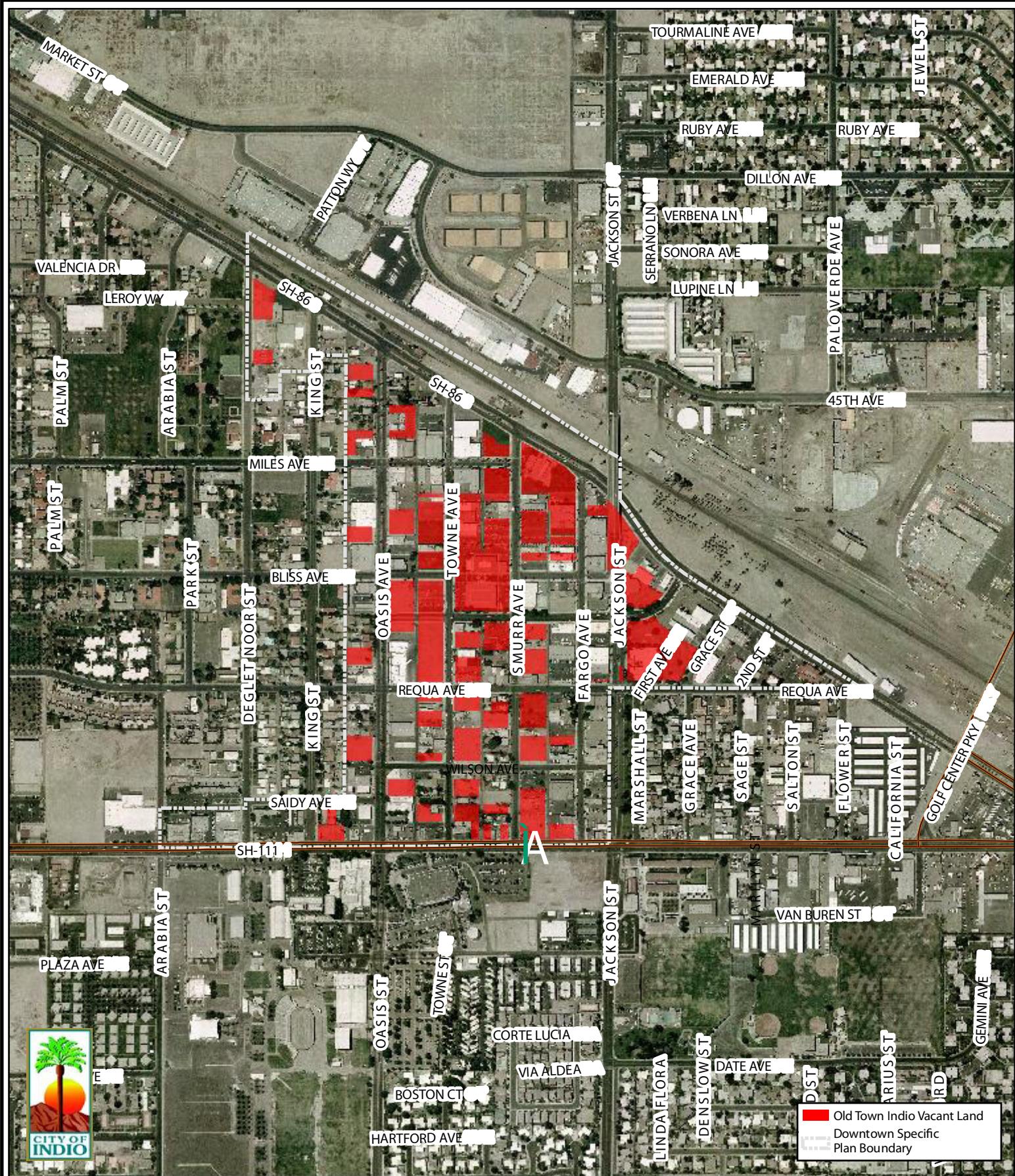


Table B-3-1
Old Town Indio Specific Plan Vacant Parcels

APN	Existing Zoning	Exisiting General Plan	Parcel Status	Specific Plan Area	Acres	Projected Units
611214013	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.04	1
611400024		Downtown Commerce	Vacant		0.05	1
611172024	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.09	2
611221002	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.08	2
611221003	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.08	2
611233013	CC	Community Commercial	Vacant	Downtown Commercial 1	0.07	2
611151026	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.12	3
611153007	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.12	3
611172020	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.12	3
611203002	RH	Community Commercial	Vacant		0.12	3
611203007	CC	Community Commercial	Vacant		0.13	3
611222009	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.12	3
611232008	CC	Community Commercial	Vacant	Downtown Commercial 1	0.13	3
611232022	CC	Community Commercial	Vacant	Downtown Commercial 1	0.11	3
611232024	CC	Community Commercial	Vacant	Downtown Commercial 1	0.11	3
611233016	CC	Community Commercial	Vacant	Downtown Commercial 1	0.10	3
611233017	CC	Community Commercial	Vacant	Downtown Commercial 1	0.11	3
611233018	CC	Community Commercial	Vacant	Downtown Commercial 1	0.11	3
611151020	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.16	4
611174032	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.14	4
611174042	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.15	4
611221005	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	4
611222010	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.16	4
611223002	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	4
611151017	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611151018	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611151025	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611164011	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611164013	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611172022	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611172025	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611172026	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611172027	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611173008	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611173013	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611173016	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611173017	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611173018	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611174009	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611174018	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611174020	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611174024	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611174046	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611174047	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.19	5
611174048	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611193016	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611193017	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611193018	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.18	5
611211015	CC		Vacant	Downtown Commercial 1	0.17	5
611212007	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611212008	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611212012	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611213004	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611213005	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611213007	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611213008	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611213009	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611221006	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611221010	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611222005	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611222011	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5
611222017	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611223003	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.18	5

Table B-3-1
Old Town Indio Specific Plan Vacant Parcels

APN	Existing Zoning	Exisiting General Plan	Parcel Status	Specific Plan Area	Acres	Projected Units
611223005	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611223013	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.17	5
611231003	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.17	5
611231004	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.18	5
611232002	RL	Community Commercial	Vacant	Downtown Commercial 1	0.17	5
611232003	RL	Community Commercial	Vacant	Downtown Commercial 1	0.18	5
611232014	RL	Community Commercial	Vacant	Downtown Commercial 1	0.17	5
611141022	M	Downtown Commerce	Vacant		0.21	6
611153010	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.22	6
611172023	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.22	6
611203008	CC	Community Commercial	Vacant		0.21	6
611212019	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.20	6
611233015	CC	Community Commercial	Vacant	Downtown Commercial 1	0.20	6
611174041	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.26	7
611211016	CC		Vacant	Downtown Commercial 1	0.24	7
611231021	RL	Community Commercial	Vacant	Downtown Commercial 1	0.26	7
611233012	CC	Community Commercial	Vacant	Downtown Commercial 1	0.25	7
611340030	CC	Downtown Commerce	Vacant		0.28	8
611400019	CC	Downtown Commerce	Vacant	Downtown Commercial 2	0.30	8
611172017	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.35	10
611172019	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.35	10
611175030	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611184025	CC	Residential - Medium	Vacant	Downtown Commercial 1	0.35	10
611211008	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611211010	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611211011	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.35	10
611212039	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611212040	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611222001	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611222006	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611223001	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611223020	RL	Downtown Commerce	Vacant	Downtown Commercial 1	0.34	10
611232005	RL	Community Commercial	Vacant	Downtown Commercial 1	0.34	10
611173019	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.38	11
611400018	CC	Downtown Commerce	Vacant		0.38	11
611152027	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.47	14
611174045	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.49	14
611173012	P	Downtown Commerce	Vacant	Public	0.50	15
611211009	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.52	15
611211013	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.51	15
611233014	CC	Community Commercial	Vacant	Downtown Commercial 1	0.51	15
611141020	M	Downtown Commerce	Vacant		0.60	18
611211014	CC		Vacant	Downtown Commercial 1	0.62	18
611174049	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.67	19
611173015	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.68	20
611174031	CC	Downtown Commerce	Vacant	Downtown Commercial 1	0.69	20
611400021	RC	Downtown Commerce	Vacant	Downtown Commercial 2	0.92	27
611400027	CC	Downtown Commerce	Vacant		1.04	31
611173014	P	Downtown Commerce	Vacant	Public	1.16	34
611212041	P	Downtown Commerce	Vacant	Public	1.58	47
611400026	CC	Downtown Commerce	Vacant		1.68	50
Total Capacity of Vacant Land in the Old Town Indio Specific Plan Area					31.81	914
						(284 units on parcels with capacity for at least 16 units per site)

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Appendix C

Review of Past Performance

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APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
<p>Goal 1: It is the Goal of the City of Indio to concentrate its efforts to increase the availability of permanent housing for all community residents.</p>		
<i>Policy Action 1.1. Revise Density Bonus.</i>	Revise the Density Bonus Ordinance of the Municipal Code in accordance with SB 1818.	<p>Progress: In September 2013, the Planning Commission adopted Resolution 1655 recommending approval of a zone text amendment modifying various section of the Municipal Code, which included repealing the current language of the Municipal Code Section 154.04 through 154.08 (Density Bonuses and Other Incentives for Low Income and Senior Housing) and replacing it with new Section 154.04 (Grant of Development Incentives) to state a developer shall be entitled to a development incentive as described in California Government Code 65915 Density Bonuses and Other Incentives. The Ordinance was adopted by the City Council in October 2013 (Ordinance 1638).</p> <p>Effectiveness: With the adoption of the ordinance, the City complies with SB 1818 and has clear standards that are consistent with State law.</p> <p>Appropriateness: Policy Action 1.1 has been implemented and is not appropriate for the Housing Element update.</p>
<i>Policy Action 1.2. First Time Homebuyer Program Referrals.</i>	Refer potential first time homebuyers to the County of Riverside Economic Development Agency's First Time Homebuyer Program.	<p>Progress: The City ceased participation in County CDBG and HOME programs in 2009 as anticipated. Interested parties are currently referred to various other programs administered by the County of Riverside. First-time homebuyers are also assisted through the City's Neighborhood Stabilization Program (NSP).</p> <p>Effectiveness: Since the City has ceased participation in this program, it is no longer effective in assisting first-time homebuyers.</p> <p>Appropriateness: Policy Action 1.2 is no longer active and is not appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 1.3. Adequate Sites for Emergency Shelters and Transitional Housing.	Comply with SB 2 by amending the Zoning Ordinance to identify a zone to permit emergency shelters by right and permit transitional and supportive housing as a residential use subject to the same development standards as any permitted residential use under the same zone.	<p>Progress: In July 2013, the Indio City Council adopted Ordinance No. 1633 to amend the Zoning Map to designate an Emergency Shelter Overlay Zone District for emergency shelters at specific sites. In addition, the City Council adopted Ordinance No. 1634 to create an Emergency Shelter Overlay Zone District and amend definitions related to housing, including emergency shelters, transitional housing and supportive housing. Transitional and supportive housing are a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.</p> <p>Effectiveness: The adoption of the ordinance has brought the City into compliance with SB 2 and has achieved the program's objective.</p> <p>Appropriateness: With the new designation of the Emergency Shelter Overlay Zone District, Policy Action 1.3 is no longer appropriate for the Housing Element update. The City should continue to monitor the availability of sites zoned for emergency, transitional and supportive housing as well as the need for these housing types within the community</p>
Policy Action 1.4. Reasonable Accommodation Policy.	Comply with State law (SB 520) and adopt a Reasonable Accommodation procedure.	<p>Progress: Reasonable accommodation procedures are currently under review by the City.</p> <p>Effectiveness: While the City is required to make reasonable accommodation for persons with disabilities with respect to planning and building regulations and permitting procedures, it has not yet adopted a formal policy for processing requests for accommodation and determining their reasonableness.</p> <p>Appropriateness: Policy Action 1.4 remains appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 1.5. Farmworker Housing.	Encourage and facilitate development of up to 200 units to address farmworker housing needs.	<p>Progress: The City conducts ongoing discussions with developers when possible. In January 2011, the City adopted Ordinance No. 1585 approving the 60-acre Fred Young Specific Plan, which includes the potential for 950 affordable housing units, with a portion to be constructed for new farmworker units.</p> <p>Effectiveness: The Coachella Valley Housing Coalition broke ground on the construction of 85 new farmworker units at the Fred Young Farmworker Apartment Complex. These units will supplement the existing 341 units in the City developed to serve the farmworker population.</p> <p>Appropriateness: Policy Action 1.5 remains appropriate for the Housing Element update. It is recommended that the City produce an annual report memorandum assessing the housing needs of the farmworker population and identifying further opportunities to partner with developers to provide additional units, as necessary.</p>
Policy Action 1.6. Mixed Income Housing.	Encourage mixed income housing.	<p>Progress: The City has ongoing discussions with developers regarding opportunities; however, developers cite current market conditions and lack of available public funding as detrimental to development.</p> <p>Effectiveness: Indio's 11 existing affordable housing complexes are fairly well spread-out, stretching over an area of approximately four to five square miles. Most complexes are at least one-half mile from all other complexes, with the exception of two pairs of complexes (four complexes total) that are each separated by less than a quarter-mile. No affordable complexes exist as yet north of Interstate 10.</p> <p>Appropriateness: Policy Action 1.6 remains appropriate for the Housing Element update; however, the unavailability of Low/Mod Housing Funds means that alternative funding sources will need to be identified to support affordable development in specific locations.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 1.7. Partnerships with Housing Developers.	Establish partnerships with non-profit housing developers.	<p>Progress: Through the HUD-financed Neighborhood Stabilization Program, the City has partnered with developers to assist with the implementation of the NSP2 and NSP3 programs to acquire foreclosed homes, rehabilitate them and resell them to first-time homebuyers of low-moderate incomes. A total of 37 units have been resold, with 15 units being purchased by very low-income buyers and the remaining 22 units by low- and moderate-income buyers.</p> <p>Effectiveness: A total of 37 lower-income and moderate-income households have been given opportunities for affordable homeownership under the NSP2 and NSP3 programs.</p> <p>Appropriateness: Policy Action 1.7 remains appropriate for the Housing Element update.</p>
Policy Action 1.8. Infill Opportunity Partnership.	Support and facilitate the development of 1,504 infill housing units for very low and low-income households.	<p>Progress: The Redevelopment Agency (RDA) was dissolved under AB 1X 26. RDA funds are no longer available for new land acquisition, technical assistance, infrastructure improvements, or other activities related to infill housing. The City has ongoing discussions with developers regarding opportunities for infill development that meets the needs of lower-income households. Since 2007, a total of 79 deed-restricted units (39 very low and 40 low-income units) have been constructed as infill development during the planning period. Additionally, three units were rehabilitated in partnership with Habitat for Humanity in 2012.</p> <p>Effectiveness: The City has fallen short of the 1,504 affordable unit construction objective. This can be attributed partially to real estate market conditions and partially to the unavailability of Low/Mod Housing Funds to underwrite affordable housing development.</p> <p>Appropriateness: Policy Action 1.7 remains appropriate for the Housing Element update. While further acquisition of sites and provision of improvements cannot be accomplished using redevelopment monies, it is recommended that alternative funding sources be identified to support these activities.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 1.9. Single-Room Occupancy.	Evaluate and amend the Zoning Ordinance, if appropriate, to permit Single-Room Occupancy (SRO) units as a residential use.	<p>Progress: In July 2013, the City Council adopted Ordinance No. 1634 amending the definitions related to housing in the Indio Municipal Code, which added the definition of Single-Room Occupancy as a residential facility. The current Zoning Ordinance (Section 159.262) permits SROs in the DC (Downtown Commercial District) with a CUP.</p> <p>Effectiveness: To date, the City has not received any SRO conversion applications.</p> <p>Appropriateness: Policy Action 1.9 is no longer appropriate for the Housing Element update.</p>

Goal 2: It is the goal of the City of Indio to remove constraints that hinder the construction of affordable housing.

Policy Action 2.1. Expedited Development Processing.	Monitor processing times for discretionary development permits on an annual basis.	<p>Progress: Processing times are monitored annually by the City, and in September 2013, the Planning Commission adopted Resolution No. 1655 modifying various section of the Municipal Code to streamline and reduce development and business related impediments. This zone text amendment adds an administrative design review process to reduce processing time for certain land use entitlements.</p> <p>Effectiveness: Annual reviews have found that processing times and procedures pose no constraints to affordable housing development.</p> <p>Appropriateness: Policy Action 2.1 remains appropriate for the Housing Element update.</p>
Policy Action 2.2. Standard Application Package.	Continue to provide Standard Application package to each developer.	<p>Progress: The City continues to offer the Standard Application package, which includes an explanation of the permit process, timelines, and schedule of fees, as well as a form where the developer can mark all requested actions.</p> <p>Effectiveness: The program has been effective in establishing consistent expectations for the information applicants are required to provide and eliminating unnecessary delays in the review and approval process.</p> <p>Appropriateness: Policy Action 2.2 remains appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
<i>Policy Action 2.3. Encourage Housing for Extremely Low-Income Households.</i>	Encourage and facilitate construction of 478 extremely-low income housing units during the 2006-2014 Planning Period.	<p>Progress: The City has ongoing discussions with developers regarding the development of extremely low-income units. With the dissolution of the RDA, Low/Mod Housing Funds are no longer available to assist with extremely low-income housing development.</p> <p>Effectiveness: No extremely low-income units have been built in the City during the 2006-2014 planning period.</p> <p>Appropriateness: While the development of extremely low-income units remains an appropriate strategy for fulfilling the City's fair-share allocation, the financing of such development cannot be accomplished using redevelopment monies. It is recommended that alternative funding sources be identified to support these activities. Policy Action 2.3 remains appropriate for the Housing Element update. The City should continue to offer in-kind technical assistance and expedited processing as appropriate.</p>
<i>Policy Action 2.4. Inventory of Units Built Based on Income Level.</i>	Track and create income-based inventory of units built.	<p>Progress: On an annual basis, the City completed and submitted the Housing Element Annual Progress Reports (APR) to HCD. According to the most recent 2012 APR, between 2006 to 2012 there were a total of 1,630 housing units constructed in the City. Of this total, 39 units were deed-restricted for very low-income households and 40 units were deed-restricted for low-income households. The City is in the process of developing a procedure for tracking estimated sales/rental values of housing units.</p> <p>Effectiveness: The procedure for obtaining information on the sales/rental values are currently being developed.</p> <p>Appropriateness: Policy Action 2.4 remains appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 2.5. Consistency with the General Plan.	Review the Housing Element for consistency with the General Plan as part of the General Plan Progress Report.	<p>Progress: The Housing Element and other elements of the General Plan are reviewed annually.</p> <p>Effectiveness: The Housing Element remains consistent with other General Plan elements.</p> <p>Appropriateness: Policy Action 2.5 remains appropriate for the Housing Element update.</p>
Policy Action 2.6. Zoning for Employee and Farmworker Housing.	Amend the Zoning Ordinance to define and provide zoning for farmworker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6.	<p>Progress: In January 2011, the City adopted Ordinance No. 1584 approving a Zone Change from RH (Residential High) and BP (Business Park) to SP (Specific Plan) at the southwest corner of Dr. Carreon Boulevard and Van Buren Street. This was followed by the adoption of Ordinance No. 1585, also in January 2011, which approved a Fred Young Specific Plan. The 60-acre Specific Plan proposed the housing to very low, low and moderate income level individuals and families. The allowable types of units include multi-family units, townhomes, attached and detached single family units. The units will be built in a series of phases; the overall project build out is anticipated to take 15 years. A maximum of 950 units are proposed for the site, replacing 253 units existing on the site currently. The exact number of units to be constructed in each phase will be determined upon the funding conditions available at the time of development.</p> <p>Effectiveness: With the adoption of the Specific Plan, the City has created zoning for up to 697 additional farmworker and employee units.</p> <p>Appropriateness: Policy Action 2.6 is no longer necessary. However, the City shall continue to monitor the housing needs of farmworkers and their families and identify additional sites and zoning as necessary.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 2.7. Minimum Unit Size Requirements.	Amend the Zoning Ordinance to reduce the minimum unit size requirements, if appropriate.	Progress: The review of minimum units is pending. The review will determine whether maximum unit size standards constrain the provision of affordable housing. Effectiveness: The review has yet to be completed. Appropriateness: Policy Action 2.7 remains appropriate for the Housing Element update.
Policy Action 2.8. Revise Definition of Family.	Revise the definition of "family" by removing reference to "domestic employees."	Progress: In July 2013, the City adopted Ordinance No. 1634 which amended the Municipal Code to redefine "family" in accordance with State law. References to domestic employees were removed. Effectiveness: Ordinance No. 1634 achieved the program objective. Appropriateness: Policy Action 2.8 is no longer necessary.

Goal 3: It is the goal of the City of Indio to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, site, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

Policy Action 3.1. Vacant Land Inventory.	Develop an annual vacant land inventory and integrate it into the City's GIS system.	Progress: As part of the 2014-2021 Housing Element update, the vacant land inventory has been updated and integrated into the City's GIS system. Effectiveness: The inventory is presented in Appendix B3 Appropriateness: The City shall monitor and update the Vacant Land Inventory on an annual basis. Policy Action 3.1 remains appropriate for the Housing Element update.
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Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 3.2. Residential Supporting Services and Amenities.	Encourage development of supportive services and amenities adjacent to and in conjunction with new residential development.	<p>Progress: The City continues, through land use regulation and in discussions with project applicants, to encourage the setting aside of land for neighborhood-serving retail, open space, community meeting facilities, and other supporting uses.</p> <p>Effectiveness: Developers of new residential units continue to provide space for parks, houses of worship, community centers, and other facilities that serve residents.</p> <p>Appropriateness: Policy Action 3.2 remains appropriate for the Housing Element update.</p>
Policy Action 3.3. Provide Adequate Sites for Housing Development.	Rezone a minimum of 50.1 acres to permit by-right single and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac. A minimum of 23.1 acres of the rezoned land shall allow exclusively by-right residential development to accommodate at least 50 percent of the City's very-low and low income growth need.	<p>Progress: In July 2013, the Successor Agency of the RDA entered into an agreement with a consultant to prepare a new Old Town Indio Specific Plan. The new Specific Plan will be an update of the existing Old Town Specific Plan which covers approximately 240 acres. The new Specific Plan will review and address the need for higher density residential and affordable housing to accommodate the very low and low-income households. In addition, the City has recently released RFPs for two City-owned properties for development as residential mixed-use projects with a minimum 30 dwelling units/acre.</p> <p>In 2012, the City approved a Project Master Plan for the Las Montañas Marketplace project, a mixed-use community consisting of residential, hotel, office retail and medical components. The PMP permits an average residential density of 20 du/ac over the entire 91-acre site, meaning the site is permitted for slightly more than 1,800 total units. The conceptual land use plan contained within the PMP envisions a total of 1,782 units covering only about one-third of the total site acreage. This brings the effective density of the project's residential component to approximately 60 units per acre, well in excess of the minimum 30 du/ac default density.</p> <p>Additionally, the City approved the Fred Young Specific Plan, the initial phase of which will include 85 units affordable to very low-income families and will be oriented toward farmworker households. These units are currently under construction. The buildup of this approximately 60-acre site will permit up to</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
		<p>950 affordable units in place of the 253 existing units, leaving a net gain of 697 units for the community.</p> <p>Effectiveness: The combined effect of rezoning and other entitlement approvals in the updated Old Town Specific Plan, Las Montanas Project Master Plan and Fred Young Specific Plan will address Indio's fair share of the regional need for affordable housing. It is anticipated that the Old Town Specific Plan will be completed in Summer of 2014. A total of up to 2,479 units are now entitled at densities of at least 30 du/ac, exceeding the City's commitment to rezone sufficient land to accommodate at least 1,504 units at this density or higher.</p> <p>Appropriateness: Since the City has largely satisfied the requirements of its rezoning program, Policy Action 3.3 is not appropriate for the Housing Element update.</p>
Policy Action 3.4. Annexation of Sphere of Influence.	The City of Indio will pursue phased annexation of the City's sphere of influence to provide additional growth opportunities consistent with infrastructure capacities.	<p>Progress:</p> <ul style="list-style-type: none">▪ Annexation 88 (approved by LAFCO in November 2010). Annexed 89.2 acres generally located in central Indio.▪ Annexation 91 (approved by LAFCO in June 2012). Annexed 122.2 acres generally located in the central Indio area.▪ Annexation 86 (approved by LAFCO in January 2013). Annexed approximately 1,617 acres located in northeast Indio. <p>Effectiveness: The annexations have effectively provided opportunity for additional growth along existing roads.</p> <p>Appropriateness: Policy Action 3.4 is no longer necessary.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
<i>Policy Action 3.5. Encourage Mixed Use and High Density Residential Development in the Downtown Area.</i>	Encourage mixed use and high density residential development in the downtown area and consider incentives for developers that construct higher density residential/commercial projects in the downtown area.	<p>Progress: In July 2013, the City selected a consultant to prepared the new Old Town Indio Specific Plan, which will review and address the need for higher density residential and affordable housing to accommodate the very low and low-income households. In addition, the City has recently released RFPs to develop two City-owned properties as residential mixed-use projects with a minimum density of 30 dwelling units/acre. The City is also updating its existing Economic Development Plan, which will provide a strategy to help the City with its economic development efforts. Further, the City approved the La Montanas Market Plan Project Master Plan in December 2012. The 91-acre Master Plan consists of a mixed-use development of commercial and residential uses. The residential component includes approximately 1,800 units of townhomes and multi-family residential housing. Housing would be allowed to develop at a maximum density of 20 units per acres.</p> <p>Effectiveness: The updated Old Town Specific Plan will address the need for affordable housing. It is anticipated that the Specific Plan will be completed in Summer of 2014. The Economic Development Plan, which is anticipated to be completed in mid-2014, will examine mixed-use developments.</p> <p>Appropriateness: Policy Action 3.5 remains appropriate for the Housing Element update.</p>
<i>Policy Action 3.6. Jobs-Housing Balance Evaluation.</i>	Analyze jobs-housing balance and provide information to large employers of new commercial and industrial projects on housing developments within the community.	<p>Progress: Jobs-housing balance is evaluated on an annual basis.</p> <p>Effectiveness: The City continues to monitor Indio's jobs-housing balance.</p> <p>Appropriateness: Policy Action 3.6 remains appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
<p>Goal 4: It is the goal of the City of Indio to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.</p>		
<i>Policy Action 4.1. Preserve Existing Residential Neighborhoods.</i>	Protect existing residential neighborhoods from incompatible land uses.	<p>Progress: Neighborhood preservation is ongoing through careful review of proposed projects and uses. No modification to City ordinances and policies have been deemed necessary.</p> <p>Effectiveness: The City continues to maintain appropriate buffers around residential uses.</p> <p>Appropriateness: Policy Action 4.1 remains appropriate for the Housing Element update.</p>
<i>Policy Action 4.2. Proactive Code Enforcement.</i>	Increase the Code Enforcement Unit's response to calls for service (both self-initiated and community/resident initiated) by 10 percent each year.	<p>Progress: Information from the Code Enforcement Unit from the beginning of calendar year 2008 through May 2013, a total of 16,089 calls for service were received, of which 15,880 (less than 99 percent) were closed as of the end of the reporting period. Generally, all cases get resolved as time goes on. Calls for service recorded in the earlier years of the reporting period had a lower percentage of cases remaining open than calls for service recorded in the later years. No open cases remained for calls reported in 2008, 2009, 2010. Only 0.3 percent of cases from 2011 had yet to be resolved, while two percent of cases from 2012, and 13 percent of cases from January through May of 2013 remained open. The number of calls for service reported peaked in 2009 at just over 4,000 — a 19 percent increase from the previous year. Calls for service dropped precipitously in 2010, falling by nearly one-third to approximately 2,700, and remained relatively flat through 2012, the last full year reported.</p> <p>Effectiveness: Calls for service, while being recorded with less frequency, are nonetheless being resolved in a timely manner, with virtually all cases being closed within two years. The City is providing timely code enforcement response.</p> <p>Appropriateness: Policy Action 4.2 remains appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 4.3. Promote Energy Conservation.	Work with the Imperial Irrigation District to obtain information on loans, grants, or other incentives that might be available for voluntary energy reduction; and provide energy conservation awareness brochures in all public meeting places including City Hall and the City Library.	<p>Progress: Energy conservation is informally encouraged of all public projects in the course of discussions that take place during the review and approval process. The City will contact the Imperial Irrigation District or produced energy conservation brochures in 2013.</p> <p>Effectiveness: The City continues to encourage conservation, but its objective to provide information has not been met.</p> <p>Appropriateness: The program remains appropriate for the Housing Element update.</p>
Policy Action 4.4. Encourage Green Building Practices.	Develop a program to encourage and facilitate the use of green building technologies, and develop a program that would provide density incentives for developments that incorporate green building technologies.	<p>Progress: Green building practices are encouraged of all public projects, and the city continues to monitor best practices. The City website includes information on Best Management Practices for residents, businesses and developers to use in helping to reduce the potential for pollutants to enter the environment. The website also identifies recycling events and programs, water conservation, and other recycling information. http://www.indio.org/index.aspx?page=14</p> <p>Effectiveness: No program has been developed to offer density incentives for incorporating green building technologies.</p> <p>Appropriateness: Policy Action 4.4 remains appropriate for the Housing Element update.</p>
Policy Action 4.5. Housing Rehabilitation Program.	Provide technical and financial assistance to 120 eligible low and moderate income homeowners to rehabilitate existing single family, owner-occupied dwelling units through grants or low interest loans.	<p>Progress: The Housing Rehabilitation Program has been canceled due to the elimination of RDA and depletion of available Housing Funds. Staff will seek alternative funding sources that may help resurrect the program.</p> <p>Effectiveness: While staff continue to seek funding for housing rehab activities, homeowners are currently unable to benefit from this program.</p> <p>Appropriateness: Since low- and moderate-income homeowners continue to need assistance with repairs to address health and safety issues, Policy Action 4.5 remains appropriate for the Housing Element update, subject to funding availability.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 4.6. Rental Housing Rehabilitation.	Study the possibility of developing a housing rehabilitation loan program to assist renter-occupied housing units.	Progress: A review of a potential renter-occupied rehab loan program is pending. Effectiveness: The City currently has no renter-occupied rehab loan program. Appropriateness: Policy Action 4.6 remains appropriate for the Housing Element update.
Policy Action 4.7. Neighborhood Clean-Up Program.	Identify targeted neighborhoods on an annual basis and organize four events per year serving about 250 units per neighborhood.	Progress: Neighborhood cleanups are ongoing. However, as a result of RDA dissolution, only two cleanups per year are being held through the Better Neighborhoods Program, funded by federal CDBG funds. Effectiveness: Only half as many events as anticipated were held, resulting in fewer neighborhoods benefiting from the program. Appropriateness: Policy Action 4.7 remains appropriate for the Housing Element update, with scaled-back objectives commensurate with reduced funding levels.
Policy Action 4.8. Multi-Family Acquisition and Rehabilitation Program.	Partner with non-profit and for-profit housing developers to acquire and rehabilitate multi-family family complexes and rehabilitate 100 units.	Progress: The amount of funding available to support partnerships with developers was diminished as a result of RDA dissolution. Effectiveness: The City has been unable to rehabilitate any multi-family complexes or units through this program. Appropriateness: Since there continue to be multi-family complexes in need of rehabilitation, the program remains appropriate for the Housing Element update; however, the City should work to identify alternative funding sources to support these activities.



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 4.9. Senior Emergency Assistance Grant Program.	Offer three (3) grants annually to senior citizens to improve accessibility and correct health and safety violations.	<p>Progress: This program is currently on hold due to the dissolution of the RDA and the lack Low/Mod Housing Funds which was the main funding source for this program.</p> <p>Effectiveness: Currently, the City's senior residents are unable to receive assistance with addressing health and safety issues through this program. City staff are working to identify alternative funding sources.</p> <p>Appropriateness: Since there continues to be a need to address health and safety violations and improve accessibility in units occupied by senior residents, Policy Action 4.9 remains appropriate for the Housing Element update. It is crucial that alternative funding be secured and that objectives be adjusted to reflect available funds.</p>
Policy Action 4.10. Monitor and Preserve At-Risk Units.	Develop a monitoring and preservation strategy that includes contacting potential purchasers, pursuing available funds, ensuring compliance with noticing requirements and conducting tenant education.	<p>Progress: The City Palo Verde Apartments received City approval/support to continue affordability of the units by applying to HUD for long-term project-based Section 8 financing. Staff holds meetings with property owners/managers as needed.</p> <p>Effectiveness: Although formal monitoring system and preservation strategies have not be developed, the City holds meeting with property owners/managers on a as needed case by case basis.</p> <p>Appropriateness: Policy Action 4.10 remains appropriate for the Housing Element update</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
<p>Goal 5: It is the goal of the City of Indio to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.</p>		
Policy Action 5.1. Fair Housing Commitment.	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	<p>Progress: The City continues to require acknowledgment of fair housing law from all recipients of local assistance.</p> <p>Effectiveness: Housing providers remain committed to complying with all applicable fair housing laws.</p> <p>Appropriateness: The Policy Action 5.1 remains appropriate for the Housing Element update.</p>
Policy Action 5.2. Fair Housing Information.	Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City sponsored events.	<p>Progress: The Housing Division serves as a clearinghouse for information regarding equal housing opportunities. The City's Housing Manager is in frequent contact with the Fair Housing Council of Coachella Valley, makes referrals to this agency, and also co-sponsored a Fair Housing Conference. The City works closely with the County of Riverside's First-time Homebuyers Program staff to coordinate outreach efforts. City staff refers potential participants to the County program. The Inland Fair Housing and Mediation Board also distributes information via print, radio and television media. The Board's information is available at the City's public counters.</p> <p>Effectiveness: While the City has not developed its own flyers and brochures, there is nonetheless a wide variety of information available concerning fair housing laws.</p> <p>Appropriateness: Policy Action 5.2 remains appropriate for the Housing Element update.</p>



Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 5.3. Fair Housing Referrals.	Refer all housing discrimination inquiries to the County of Riverside Fair Housing Council.	<p>Progress: The City continues to work with complainants to ensure their housing discrimination complaints are reported to the State Fair Employment and Housing Commission. Complaints are referred to the City's Housing Resource Center, which is staffed by a HUD-approved Housing Agency (Inland Fair Housing and Mediation Board).</p> <p>Effectiveness: Housing discrimination inquiries are referred to the appropriate regulatory agency.</p> <p>Appropriateness: Policy Action 5.3 remains appropriate for the Housing Element update; however, it is recommended that the objective be revised to require referrals to "appropriate State and County regulatory agencies."</p>

Goal 6: It is the goal of the City of Indio to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Policy Action 6.1. Section 8 Housing Choice Vouchers.	Provide information on the availability of Section 8 programs to qualified residents.	<p>Program: The City relies on the Riverside County Housing Authority to administer Section 8 rental assistance on behalf of the unincorporated areas and the 16 cities, including Indio, under the Authority's Section 8 Program. That program provides rental subsidies to very low-income households as a means of providing affordable rental housing not otherwise provided by the private market.</p> <p>Effectiveness: The City continues its participation in the County Section 8 program. Indio residents remain qualified for Section 8 Housing Choice vouchers.</p> <p>Appropriateness: Policy Action 6.1 remains appropriate for the Housing Element update.</p>
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Table C-1 (cont.)
Review of 2006-2014 Housing Element Past Performance

Goal/Policy Action	Action Objective	Progress in Implementation
Policy Action 6.2. Participation in SCAG RHNA Process.	Provide strong and active representation to SCAG to ensure that SCAG's annual determination of a jurisdiction's housing production requirements constitutes a locality's fair share portion for fulfilling its regional housing needs.	<p>Progress: City Staff meets regularly with Coachella Valley Association of Governments and other Coachella Valley Cities to discuss housing production requirements and fair share issues. The City is also represented on the SCAG Regional Council.</p> <p>Effectiveness: The City continues to provide strong and active representation by both City staff and elected officials to SCAG in the RHNA process.</p> <p>Appropriateness: Policy Action 6.2 remains appropriate for the Housing Element update.</p>
Policy Action 6.3. Maximize External Funding Resources.	Secure State and Federal housing funds.	<p>Progress: The City's ongoing search for new funding has resulted in more than \$12 million in Federal NSP funds becoming available to address foreclosures and associated blight in the City.</p> <p>Effectiveness: The two rounds of NSP funding have resulted in 37 foreclosed homes being rehabilitated and resold to low- and moderate-income buyers.</p> <p>Appropriateness: Policy Action 6.3 remains appropriate for the Housing Element update.</p>
Policy Action 6.4. Housing Programs Information.	Develop and disseminate informational materials to inform residents of housing program availability and requirements. Informational materials may be disseminated via the City's website, through print media at publicly accessible locations and/or through public workshops and meetings.	<p>Progress: The City continues to develop and update information on housing programs for dissemination to interested parties.</p> <p>Effectiveness: Information continues to be available to residents in print, on the City's website http://www.indio.org/index.aspx?page=503, at public counters, at community centers and at public meetings.</p> <p>Appropriateness: Policy Action 6.4 remains appropriate for the Housing Element update.</p>

Appendix D

Glossary

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APPENDIX D: GLOSSARY

Above Moderate-Income Household. A household with an annual income usually greater than 120% of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to Low- or Moderate-Income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "Low-Income" or "Moderate-Income." (2) The financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD), for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")



Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Disabled; Disabled Person. A person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, as those terms are defined in the fair housing laws.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Dwelling, Multiple-Family. A permanent building containing three or more dwelling units. Transitional and supportive housing are allowed in all residential districts and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Dwelling, Single-Family. A permanent building containing one dwelling unit. Transitional and supportive housing are allowed in all residential district and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Dwelling Group. One or more buildings, not more than two stories in height, containing dwelling units and arranged around two or three sides of a court which opens onto a street, including single-family, duplex and multiple-family dwellings, and group homes. Transitional and supportive housing are allowed in all residential district and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.



Emergency Shelter. A facility operated by a non-profit or government agency provider that provides temporary or emergency accommodations to homeless persons or families with minimal supportive services that limits occupancy by homeless persons or families to six months or less.

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

Family. An Individual or a group of two or more persons occupying a dwelling and living together as a single housekeeping unit. Family also includes any group of individual living together as a functional equivalent of a family where the residents share living expenses and chores meals together and are a close group with social, economical and psychological commitments to each other. Family does not include larger institutional groups living situations such as dormitories, fraternities, sororities, monasteries, convents, nor does it include such commercial group living arrangements such as boardinghouses, lodging houses, and the like.

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Group Homes. Any dwelling, residence or facility which provides temporary, interim or permanent housing to six or fewer persons who are defined as disabled under state or federal law including six or fewer elderly persons.

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)



Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of Low-and Moderate-Income households.

Housing Element. One of the seven State-mandated elements of a local general plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for Low-Income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory and, which since June 15, 1976, have been regulated by the Federal



Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

Parcel. A lot or tract of land.

Persons with Disabilities. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.



Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SCAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for Low-Income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.



Single Room Occupancy (SRO). A residential facility where individual secure rooms are intended or designed to be used, or which are used, rented or hire out, to be occupied by a one or two person household for sleeping purposes. Rooms generally include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented on a weekly or monthly basis.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the form of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing occupied by a specified target population defined in Section 50675.14 of the California Health and Safety Code that has no limit on length of stay, and that is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, and – when possible—work in the community.

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low- and Low-Income households.

Tax Increment. Additional tax revenues that result from increases in property values within a Redevelopment Area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of Very Low- and Low-Income housing.

Tenure. A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is owned only if it is mortgaged or not fully paid for. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Rental housing operated under program requirements that terminate assistance to residents and recirculate the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the initial occupancy date of the recipient. Transitional housing is a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as “undevelopable” by the City.



Very Low-Income Household. A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

ACRONYMS USED

ACS	American Community Survey
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
HCD:	California Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	U.S. Department of Housing and Urban Development
MFI:	Median Family Income
RHNA	Regional Housing Needs Assessment
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SF:	Summary File (U.S. Census)
SOI:	Sphere of Influence
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development