

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA ADOPTING GENERAL PLAN AMENDMENT NO. 1-13 TO THE CITY OF SAN JACINTO GENERAL PLAN, AN AMENDMENT TO THE GENERAL PLAN TO ADOPT THE 2013-2021 HOUSING ELEMENT UPDATE

WHEREAS, state law requires that all city and county general plans include a housing element; and

WHEREAS, the City of San Jacinto ("City") has an adopted General Plan which includes a duly adopted Housing Element; and

WHEREAS, each city within the Southern California Association of Governments region is required by state law to prepare an update to its housing element for the 2013-2021 period; and

WHEREAS, in conformance with the requirements of state law, the City has prepared an update to the Housing Element of the General Plan for the 2013-2021 period ("Housing Element Update"); and

WHEREAS, in conformance with state law, the draft Housing Element Update was submitted to the California Department of Housing and Community Development ("HCD") for review; and

WHEREAS, in its letter of May 31, 2013 HCD found that the proposed Housing Element Update will be in compliance with state law upon adoption of the element; and

WHEREAS, as required by Government Code Section 65585, the City Council has considered the comments of HCD in its deliberations on the 2013-2021 Housing Element update; and

WHEREAS, the future residential development reflected in the 2013-2021 Housing Element is consistent with the land use plan described in the Land Use Element of the General Plan and the official Zoning Map; and

WHEREAS, a duly noticed public workshop was conducted by the Planning Commission on March 28, 2013 to review the 2013-2021 Housing Element Amendment; and

WHEREAS, on June 27, 2013 the Planning Commission conducted duly noticed public hearing and considered the agenda report and public comments regarding the

proposed General Plan Amendment 1-13, and adopted a resolution recommending its approval by the City Council; and

WHEREAS, on September 17, 2013 the City Council conducted a duly noticed public hearing and considered the agenda report, public comments and oral public testimony regarding the proposed General Plan Amendment 1-13; and

WHEREAS, Addendum No. 2 to Final Environmental Impact Report No. 2001111165 (Exhibit A) has been prepared in compliance with the California Environmental Quality Act to evaluate whether adoption of General Plan Amendment 1-13 would result in any new significant impacts that were not previously analyzed and considered.

NOW, THEREFORE, the City Council of the City of San Jacinto does hereby resolve as follows:

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): Addendum No. 2 to Final Environmental Impact Report No. 2001111165 (Exhibit A) has been prepared, processed and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) for General Plan Amendment 1-13 in compliance with the California Environmental Quality Act (CEQA) and City Policy. Pursuant to Sections 15162, 15164, and 15183 of the CEQA Guidelines, the City Council finds, on the basis of substantial evidence in the light of the whole record, that:

(a) The proposed Housing Element amendment does not propose substantial changes to the project which would require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR; and

(b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR; and

(c) No new information of substantial importance as described in subsection (a)(3) of Section 15164 has been revealed that would require major revisions to the FEIR or its conclusions.

Additionally, all appropriate project design features and mitigation measures will be incorporated in future development projects, as required by applicable development regulations and mitigation measures. In accordance with CEQA Guidelines Section 15164, the Addendum to the previously certified FEIR is the appropriate environmental documentation for the proposed project. Potential environmental impacts resulting from the adoption of General Plan Amendment 1-13 have been evaluated and, except for

those previously determined to be significant and unavoidable in the FEIR, the impacts would be less than significant.

On the basis of all of the evidence in the record, the City Council finds that the Addendum reflects the independent judgment of the Planning Agency and hereby approves the Addendum.

Section 2. The City Council hereby approves General Plan Amendment No. 1-13, an Amendment to the General Plan to Adopt the 2013-2021 Housing Element Update to the City of San Jacinto General Plan (Exhibit B) based upon the following findings:

- A. The Housing Element Update establishes goals, policies and objectives/programs that address the provision of adequate, safe, and decent housing for all economic segments of the community.
- B. The Housing Element Update is consistent with all provisions of Section 65580 *et seq.* of the California Government Code, which sets forth state requirements for Housing Elements.
- C. The Housing Element Update is consistent with the Land Use Element and the Land Use Policy Map, and with all of the other Elements of the General Plan.

PASSED, APPROVED AND ADOPTED this 17th, day of September, 2013 by the following vote:


AYES: Ledezma, Miller, Ruiz, Bartel

NAYS: None

ABSTAIN: None

ABSENT: Kotyuk

City of San Jacinto



Mark Bartel, Mayor

ATTEST:



Richard Miller, City Clerk

Attachments:

Exhibit A: Addendum to Final EIR No. 2001111165
Exhibit B: 2013-2021 Housing Element Update of the San Jacinto General
Plan

Housing Element

City of San Jacinto

September 2013

City Council Resolution No. 3479

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A. Introduction

The Housing Element is the City's primary policy guide for the maintenance, improvement, and development of housing within San Jacinto. The Element provides an indication of the need for housing in the community in terms of affordability, availability, adequacy, and accessibility. It provides a strategy to address housing needs and identifies a series of specific housing program actions to meet community needs. A detailed Housing Needs Assessment, Constraints Analysis, and Resources Summary was prepared as part of the Housing Element update and serves as the technical background document to the Housing Element. Together, the two documents comprise the complete Housing Element.

PURPOSE OF THE HOUSING ELEMENT

The Housing Element is the City's official response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides San Jacinto with the opportunity to plan for the existing and future housing needs in the community. The San Jacinto Housing Element has been prepared in compliance with the 2013-2021 update cycle for cities in the Southern California Association of Governments (SCAG) region. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.

SCOPE AND CONTENT OF THE HOUSING ELEMENT

The San Jacinto Housing Element consists of two documents: 1) the Housing Element, which contains the Housing Plan (goals, policies, and programs) and 2) a Housing Element Technical Report, which contains the Needs Assessment, Constraints, and Resources chapters. Appendix A of the Technical Report provides an Evaluation of the previous Housing Element and Appendix B includes the detailed Residential Land Inventory for evaluating the City's ability to meet its regional growth needs for the this planning period.

The State Legislature recognizes the role of local general plans and particularly the Housing Element in implementing statewide housing goals to provide decent and adequate housing and a suitable living environment for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups.

The major concerns of the Legislature with regards to the preparation of Housing Elements are:

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;
- Preparation and implementation of City and County Housing Elements which coordinate with State and federal efforts in achieving State housing goals;

- Participation by local jurisdictions in determining efforts required to attain State housing goals; and
- Cooperation between local governments to address regional housing needs.

The State Department of Housing and Community Development (HCD) sets forth specific guidelines regarding the scope and content of housing elements.

A number of local and regional plans and programs relate to the Housing Element. A brief description of these plans and programs follows.

RELATED PLANS AND PROGRAMS

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State Housing Element Law requires SCAG, or a designated subregion, to prepare a Regional Housing Needs Assessment (RHNA) every eight years to identify existing and future housing needs. For the projection period of January 1, 2014 through October 31, 2021, the RHNA allocation for San Jacinto is 2,433 units. The RHNA process and how the City will address this requirement is discussed further in the Resources section of the Technical Report.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Jacinto General Plan is comprised of the following seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Resource Management; 5) Noise; 6) Public Safety; and 7) Community Services and Facilities. Background information and policy direction presented in one element is also reflected in other General Plan elements. For example, residential development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Circulation Element plays a role in the location of residential development in relation to roadways, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever one element of the General Plan is amended, other elements, including the Housing Element, will be reviewed and modified, if necessary, to ensure consistency between elements.

Recent changes to *Government Code* §65302 require amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. If necessary, amendments to this Housing Element will be processed concurrently in order to maintain consistency between elements.

State law also requires that water and sewer providers grant service priority to new developments with units that are affordable to lower-income households. The Housing Element will be transmitted to these providers upon adoption of the element to ensure that they have up-to-date information regarding the housing needs and objectives in San Jacinto.

Senate Bill 244 of 2011 amended the *Government Code* and the *Water Code* to require cities and counties to analyze unincorporated island, fringe and legacy communities and amend the Land Use Element of the General Plan prior to or concurrent with the next update of the Housing Element. This bill also imposes requirements on Local Agency Formation Commissions (LAFCOs) regarding annexations and the analysis of municipal services in disadvantaged unincorporated communities (DUCs). The City is working with Riverside County and LAFCO staff to compile the required information regarding unincorporated communities and the water, sewer and fire protection services in these communities for inclusion in the Land Use Element concurrent with the Housing Element update.

COMMUNITY PARTICIPATION

Section 65583(c)(5) of the *Government Code* states that “the local government shall make diligent efforts to achieve public participation of all the economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The City’s efforts to encourage public participation along with a summary of the comments received during the update process are presented in Appendix C of the Technical Report.

During the required 60-day review by HCD, copies off the Draft Housing Element were made available to interested parties at the Planning Department and the San Jacinto Library. In addition, a total of three public hearings were held on the Housing Element by the Planning Commission and City Council. Notification was published in the local newspaper in advance of each hearing, and direct notices were mailed to interested individuals.

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Housing Plan

The following goals and policies focus on the maintenance and provision of a variety of housing in terms of type, affordability, and style. The Housing Plan sets forth goals and policies to address the following issue areas: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting the development of affordable housing; 4) removing governmental constraints; and 5) promoting equal housing opportunity.

A. Goals and Policies

CONSERVE AND IMPROVE AFFORDABLE HOUSING

Substandard and deteriorating housing units, in addition to the obvious problems of blight and appearance, can expose occupants to a variety of hazards ranging from electrical fire to toxic substances and materials used in construction. A number of factors will determine the life expectancy of a housing unit including quality of workmanship, age of unit, location, type of construction and degree of maintenance. As a city with a large number of older housing units, it is important that on-going maintenance programs are implemented in San Jacinto. In addition to rehabilitation efforts, conservation of the existing stock of affordable housing is also important, as the cost to preserve existing affordable housing is often lower than replacing the units.

HOUSING GOAL 1: CONSERVE, IMPROVE, AND REHABILITATE EXISTING HOUSING.

- Policy 1.1:** Develop and foster activities to increase the health, safety, and property values of the City's existing housing stock.
- Policy 1.2:** Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.
- Policy 1.3:** Preserve existing single-family home neighborhoods.
- Policy 1.4:** Encourage continued and new investments in established communities.
- Policy 1.5:** Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

Related Housing Element Programs: 1, 2, 3, 4, 8

PROVIDE ADEQUATE HOUSING SITES

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in San Jacinto for new housing opportunities. From 1990 to 2008 the population of San Jacinto more than doubled. Although the recent housing market downturn has interrupted this pattern of rapid growth, history suggests that

the pause will be temporary and the long-term prospect for the Inland Empire is continued economic expansion.

To keep pace with future growth, the Southern California Association of Governments (SCAG) has identified a need for 2,433 new housing units in San Jacinto for the January 1, 2014 through October 31, 2021 planning period. These new housing units must provide a range of housing opportunities to allow for the upward mobility of San Jacinto residents, as well as affordable housing opportunities for households of modest means.

HOUSING GOAL 2: PROVIDE ADEQUATE SITES FOR NEW RESIDENTIAL CONSTRUCTION TO MEET THE NEEDS OF ALL SEGMENTS OF THE COMMUNITY WITHOUT COMPROMISING THE CHARACTER OF THE CITY.

Policy 2.1: Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 2,433 units in the 2014-2021 planning period.

Related Housing Element Programs: 5, 10

ASSIST IN THE PROVISION OF HOUSING

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction can be high in comparison to housing preservation programs. In addition, market-rate new construction may not provide housing that is affordable, or adequate, for special needs populations such as the elderly, disabled, farmworkers, and homeless. Incentive programs such as density bonuses offer a cost-effective means of promoting affordable housing development. Public sector assistance can also promote the construction of affordable housing that meets the needs of all segments of the community. San Jacinto is fortunate in that the cost of land is relatively low in comparison to much of Southern California, keeping the cost of new housing affordable to most income groups.

HOUSING GOAL 3: ASSIST IN THE DEVELOPMENT OF A HOUSING SUPPLY WHICH IS AFFORDABLE TO ALL SEGMENTS OF THE COMMUNITY.

Policy 3.1: Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.

Policy 3.2: Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.

Policy 3.3: Promote the development of attractive and safe housing to meet community needs.

Related Housing Element Programs: 7, 8, 9

REMOVE GOVERNMENTAL CONSTRAINTS

Under current State law, the San Jacinto Housing Element must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

HOUSING GOAL 4: REMOVE GOVERNMENTAL CONSTRAINTS TO THE PROVISION OF HOUSING TO THE GREATEST EXTENT FEASIBLE AND LEGALLY PERMISSIBLE.

- Policy 4.1:** Promote efficient and creative alternatives to help reduce governmental constraints.
- Policy 4.2:** Provide incentives and regulatory concessions for affordable and senior housing.
- Policy 4.3:** Improve the City’s development review and approval process to facilitate housing construction.
- Policy 4.4:** Provide reasonable accommodation for housing for persons with disabilities.

Related Housing Element Programs: 5, 10, 11

PROMOTE EQUAL HOUSING OPPORTUNITIES

Housing should be made available to all persons regardless of race, religion, sex, family size, marital status, national origin, color, age, disability, or income. To make adequate provisions for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities for all residents.

HOUSING GOAL 5: PROMOTE EQUAL OPPORTUNITY FOR HOUSING THROUGHOUT THE CITY OF SAN JACINTO.

- Policy 5.1:** Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, gender, family size, marital status, national origin, color, or income.
- Policy 5.2:** Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.
- Policy 5.3:** Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.
- Policy 5.4:** Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City’s Development Code.

Related Housing Element Programs: 10, 11

B. Housing Programs

This section describes the programs that will implement Housing Element goals and policies. The housing programs define the specific actions the City will undertake in order to achieve the goals for the current planning period. Pursuant to State law, the programs address the following issue areas:

1. Conserve and improve the existing housing stock
2. Provide adequate sites for the development of new housing
3. Assist in the provision of affordable housing
4. Minimize the impact of governmental constraints on housing production
5. Assure equal housing opportunity for all residents

CONSERVE AND IMPROVE AFFORDABLE HOUSING

1. CODE ENFORCEMENT

As part of its Neighborhood Strategy, code enforcement staff use proactive techniques to improve the physical condition of the City's homes and neighborhoods. The code enforcement team addresses the following:

- Substandard housing
- Weed abatement
- Abandoned vehicle abatement
- General property and building maintenance
- Health and safety conditions

The most important elements of the code enforcement program are assisting in the identification of substandard housing and providing information to the public about City and County housing programs. During this Housing Element cycle, the City will seek grant funding to complete a comprehensive windshield survey of housing conditions to determine the number and types of housing problems and substandard housing conditions in the City. The results of the survey will be used to target rehabilitation programs to those areas in greatest need.

Responsible Agency: Code enforcement staff

Financing: General fund

Program Objectives: Continue to implement code enforcement program. By the end of FY 14/15, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B, if available.

Schedule: Housing conditions survey in FY 14/15; code enforcement throughout the planning period

2. HOUSING REHABILITATION PROGRAMS

A. Home Rehabilitation Loan Program. The Home Rehabilitation Loan Program targets lower-income homeowners who need extensive repairs to improve the condition of their homes. The primary focus of the program is code-related improvements, including major improvements such as roofing, plumbing, and electrical, followed by aesthetic improvements, such as paint, carpet, and landscaping. The program includes improvements needed to correct health and safety violations. The program provides loans of up to \$50,000, with affordability covenants and no interest for 45 years. The City is attempting to find an alternate source of funding for this program after the loss of redevelopment funds. Since San Jacinto is not an “entitlement city” it does not receive funding directly from HUD. The City will investigate the possibility of obtaining funding assistance for this program through Riverside County.

Responsible Agency: Not determined at this time

Financing: A replacement funding source has not been identified after the loss of Redevelopment set-aside funds

Program Objectives: Two units/year (although funding has not been identified at this time).

Schedule: Contact Riverside County EDA annually regarding funding opportunities

B. Enhanced Senior Home Repair Grant Program: The Enhanced Senior Home Repair Grant Program provides one-time grants of up to \$3,000 to qualified low-income seniors for needed repairs to both mobile home units and conventional housing. As noted in Program 2.A above, the City will investigate the possibility of obtaining funding assistance for this program through Riverside County.

Responsible Agency: Not determined at this time

Financing: A replacement funding source has not been identified after the loss of Redevelopment set-aside funds

Program Objectives: Two units/year (although funding has not been identified at this time).

Schedule: Contact Riverside County EDA annually regarding funding opportunities

3. CONSERVATION OF EXISTING AND FUTURE AFFORDABLE UNITS

San Jacinto has several assisted affordable housing developments, although none is at risk of conversion to market rate during the current planning period. However, the City will continue to monitor the status of these projects and take steps to preserve affordability should any become at-risk of conversion in the future.

Responsible Agency: Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development

ment of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)

- Financing:** HUD Section 8 vouchers, other funding sources as available.
- Program Objectives:** Monitor the status of assisted projects.
- Schedule:** Throughout the planning period

4. SECTION 8 RENTAL ASSISTANCE

The Section 8 Rental Assistance Program provides rental subsidies to very-low-income (up to 50 percent of areawide median income – [AMI]) family and elderly households who spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of monthly income and the actual rent. Section 8 assistance is issued to the recipients as vouchers, which permit tenants to choose their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

According to the Housing Authority of Riverside County (HARIVCO), approximately 300 households are receiving Section 8 assistance in San Jacinto.

- Responsible Agency:** Housing Authority of Riverside County
- Financing:** Section 8 vouchers
- Program Objectives:** Continue to support the HARIVCO’s applications for additional Section 8 allocations and efforts to provide vouchers for lower income San Jacinto residents.
- Schedule:** Throughout the planning period

PROVIDE ADEQUATE HOUSING SITES

5. LAND USE ELEMENT

Planning and regulatory actions to ensure adequate housing sites are achieved through the Land Use Element and Development Code. The Land Use Element provides for a variety of residential types, ranging from lower-density single-family houses to higher-density apartments and condominiums. A significant portion of the inventory of sites for higher-density housing is located in large planned developments. In some cases, large parcels must be subdivided to create suitable building sites prior to construction. When large sites must be divided into smaller parcels prior to development, the City will facilitate this process through pre-application meetings to clarify procedures, concurrent priority processing of subdivision maps with any other required approvals, and incentives such as density bonus and modified development standards when the project includes affordable multi-family housing. The City has a successful track record of facilitating development applications, and will continue to work cooperatively with developers to streamline the permit process for large parcels requiring subdivisions.

The Very High Density Residential (VHDR) land use designation allows multi-family residential development at 18.1 – 22.0 units/acre (excluding density bonus) and is suitable for lower-income housing in the San Jacinto market area. The High Density Residential (HDR) land use designation allows multi-family housing at a density of 14.1 – 18.0 units/acre. As noted in the Technical Appendix, all recent multi-family developments (both market rate and deed-restricted) in San Jacinto have been affordable to lower-income households regardless of density.

Responsible Agency: Planning Department

Financing: General fund

Program Objectives: Maintain adequate sites to accommodate San Jacinto’s regional housing needs throughout the planning period.

Schedule: Throughout the planning period

FACILITATE THE PROVISION OF AFFORDABLE HOUSING

6. PROVIDE INCENTIVES AND ASSISTANCE TO AFFORDABLE AND SPECIAL NEEDS HOUSING DEVELOPMENTS

In order to facilitate the development of housing for low- and moderate-income households and persons with disabilities (including developmental disabilities), the City will implement the following actions:

- Provide administrative assistance to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing
- Facilitate projects that incorporate affordable units and accessible units by granting modifications to development standards, expedited processing, or financial incentives consistent with state law.
- Affordable housing developers will be contacted each year to solicit interest and apprise them of available assistance programs.
- Targeted assistance for special needs housing and extremely-low-income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, when feasible.
- Coordinate with the Inland Regional Center regarding the needs and assistance programs targeted for persons with developmental disabilities, and make information available on the City website.

Responsible Agency: Planning Department

Financing: General Fund

Program Objectives: Facilitate affordable housing development commensurate with the RHNA and the production of accessible housing for persons with disabilities.

Schedule: Contact the Inland Regional Center annually and apply for funding assistance at least once during the planning period; Program implementation throughout the planning period.

7. DOWNPAYMENT ASSISTANCE PROGRAM

Prior to the dissolution of the Redevelopment Agency in 2012, the Downpayment Assistance Program provided downpayment or closing cost assistance of up to 6% of the sales price (up to \$390,450) to persons or families earning up to 120% of the area median income. This program may be reactivated if an alternate funding source becomes available.

Responsible Agency: TBD

Financing: TBD

Program Objectives: If funding is available, provide downpayment or closing cost assistance to five qualified persons or families annually.

Schedule: Throughout the planning period

8. SINGLE-FAMILY INFILL HOUSING PROGRAM

Development of single-family infill housing helps to promote homeownership and neighborhood improvement. Single-family infill housing can be developed in the older portions of the City, which helps to improve vacant lots and provide additional affordable housing opportunities. Several City-owned properties may be available for development. To enhance the affordability of the units, down payment assistance may be provided. The City may continue to identify individual vacant lots that are appropriate for single-family housing development and cooperate with private property owners to develop housing on these properties if staff and funding is available. The City may offer assistance for developing the properties with housing for income-qualified households to the extent feasible.

Responsible Agency: TBD

Financing: CDBG, HOME, tax credits, bond financing

Program Objectives: Assist in the development of one single-family home annually.

Schedule: Throughout the planning period

9. PURSUE STATE AND FEDERAL FUNDING

The City will continue to pursue available state and federal funding sources in cooperation with private developers, non-profit housing corporations, and other interested entities to assist in meeting the needs of lower-income households. The City will work with developers or other entities to identify the funding sources most appropriate to meet a specific need and apply for funds, or assist other entities in applying for funds, during available funding cycles. City assistance to other entities will include, but not be limited to:

- Providing data that is necessary for a funding request; and
- Expediting permit decisions on proposed projects that require City approval or that will be more competitive with City approval, prior to submitting funding requests.

For example, the City is not eligible to apply directly for HOME funds, but this program is available through the County of Riverside Economic Development Agency (EDA). HOME funds are disbursed on a project-need basis. The City has worked with developers to design and construct low-income housing projects and will continue to support developer applications for HOME funds through the County EDA. During the timeframe of this Housing Element, the City will work with affordable housing providers to assist in the development of at least one family housing project that will reduce the incidence of overcrowding among low-income families who rent.

Responsible Agency: County of Riverside EDA, HCD, CalHFA, and others.

Financing: CDBG, HOME, tax credits, and bonds

Program Objectives: Work with at least one developer or interested entity annually. When a developer expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.

Schedule: Throughout the planning period

10. MORTGAGE CREDIT CERTIFICATE PROGRAM

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The Riverside County MCC Program provides for a 15% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 15% of the interest paid during the year. Since the borrowers taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 85% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower is able to qualify for a larger loan than would otherwise be possible. This program was initiated by the Riverside County Economic Development Agency (EDA) in 2008. The City will provide information regarding this program on the City website, at City Hall and other public locations.

Responsible Agency: Riverside County EDA

Financing: Federal tax credits and EDA

Program Objectives: Provide information regarding the MCC Program to eligible home buyers.

Schedule: Throughout the planning period

PROMOTE EQUAL HOUSING OPPORTUNITIES

11. FAIR HOUSING SERVICES

San Jacinto is not an Entitlement City and is therefore not required to contract directly with a fair housing service provider. The City will continue to work with County of Riverside, which provides fair housing services to all unincorporated areas of the county and non-entitlement cities. Fair housing services offered by the County include counseling and information on potential discrimination and landlord/tenant problems; special assistance for ethnic minorities and single-parent households; and bilingual housing literature. Information regarding available services will be provided at City Hall, on the City website, and at other governmental offices within the city. In addition, the City will work cooperatively with the County of Riverside to distribute fair housing information annually.

Responsible Agency: Riverside County

Financing: General fund

Program Objectives: Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto.

Schedule: Throughout the planning period

12. REASONABLE ACCOMMODATION IN HOUSING FOR PERSONS WITH DISABILITIES

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. The Development Code establishes administrative procedures for reviewing and approving such requests in conformance with state law. The City will continue to implement this ordinance.

Responsible Agency: Planning Department

Financing: Department budget

Program Objectives: Continue to process requests for reasonable accommodation in conformance with state law and the Development Code.

Schedule: Throughout the planning period

13. HOUSING FOR EXTREMELY-LOW-INCOME PERSONS

State law requires local governments to consider the needs of extremely-low-income (ELI) persons in formulating housing programs. In San Jacinto, housing is much more affordable than most areas of Southern California, and therefore ELI households have less difficulty finding suitable housing than many other areas. However, in order to encourage and facilitate additional housing for persons with extremely-low-incomes the City will pursue the following actions:

- Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing

- Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments
- Conduct annual outreach to non-profit developers

Responsible Agency: Planning Department

Financing: Grant funds, Riverside County EDA

Program Objectives: Strive to facilitate development of 50 ELI units, if feasible, during the planning period.

Schedule: Throughout the planning period.

14. RESIDENTIAL ENERGY CONSERVATION

With the adoption of AB 32, California’s greenhouse gas legislation, energy conservation is a growing concern. In addition to helping to mitigate greenhouse gas emissions, residential energy efficiency can reduce home heating and cooling costs.

- Through the Energy Leader Partnership Program, Southern California Edison provides support to local governments to identify and address energy efficiency opportunities in municipal facilities, take actions supporting the California Long Term Energy Efficiency Strategic Plan and increase community awareness and participation in demand side management opportunities. A key goal in SCE's local government partnerships is helping cities and counties lead by example in addressing energy efficiency first in their own municipal facilities. In addition, the program strives to expand the policies and the energy management capacity at local governments to maintain a long term sustainability focus. The City of San Jacinto will seek to participate in the Energy Leader Program with SCE to encourage and facilitate opportunities for energy efficiency.
- Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.
- Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and the Western Riverside Council of Governments (WRCOG) HERO Program, that assist homeowners in providing energy conservation measures.
- Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

Objectives: Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.

Responsible Agency: Planning Department
Funding: General Fund; grant programs, as available
Timeline: Throughout the planning period

C. Quantified Objectives

The City’s quantified objectives for the development, rehabilitation, and conservation of housing during the 2008-2014 planning period are summarized in the following table. The accomplishment of these objectives will depend on general economic conditions and the availability of funding assistance.

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely-Low	281	5*	417**
Very Low	281	5*	
Low	394	5*	
Moderate	441		
Above Moderate	1,036		

Notes:

*Depending on available funding to replace lost redevelopment revenues

**Assisted units (see Technical Report Table 18)

**2013-2021
HOUSING ELEMENT
TECHNICAL REPORT**

CITY OF SAN JACINTO

SEPTEMBER 2013

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I. Introduction

A successful strategy for improving housing conditions and expanding housing opportunities must be preceded by an assessment of the housing needs of the community and region. This Housing Element Technical Report for the City of San Jacinto discusses the major components of assessing housing needs, including trends in population, households, and types of housing available in San Jacinto.

The technical report examines the following topics for San Jacinto:

- Population, employment, household, and housing characteristics;
- Constraints on housing production; and
- Available housing resources.

The Housing Element Technical Report for San Jacinto will serve as the basis for identifying appropriate policies and programs for the 2013-2021 planning period.

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II. Housing Needs Assessment

This section of the Housing Element Technical Report examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained through field surveys and from private vendors. In addition, Riverside County's Consolidated Plan provides useful information for this update of the Housing Element.

Community Profile

San Jacinto is located in western Riverside County, approximately 40 miles west of Palm Springs and 35 miles southeast of Riverside. The City is approximately 26.8 square miles in area. Except for the City of Hemet located just over three miles to the south, San Jacinto is relatively isolated. However, it is situated in an area that has experienced high rates of growth during the last 20 years in large part due to pressure from surrounding counties. Located within commuting distance from Orange, Los Angeles, and San Diego Counties, Riverside County provides less expensive housing options for many of those working in the neighboring counties who are unable to afford the higher housing costs associated with those counties. The population's median household income in 2012 was \$47,645 which is approximately 18% lower than that of Riverside County (\$58,365).

To avoid serving simply as "bedroom" communities for adjacent counties, Riverside County jurisdictions, including San Jacinto, are working to attract new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes, and improves the local air quality and quality of life in general.

Population Characteristics

Population Growth Trends

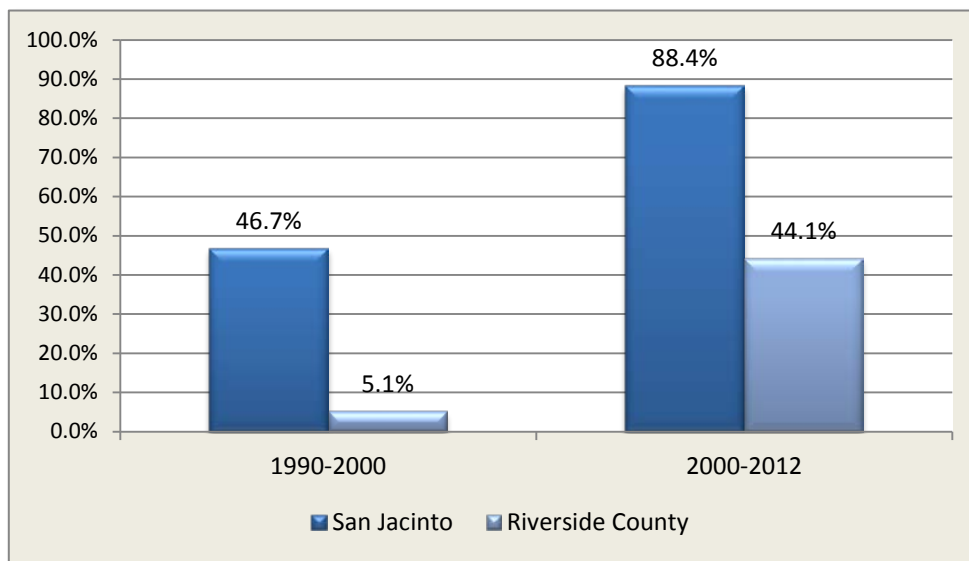
According to the Census, San Jacinto's population was 16,210 in 1990 (see Table 1 and Figure 1). During the period from 1990 to 2000, the City's population increased by 47%, to 23,779. The city grew rapidly by over 88% from 2000 to 2012. The city's 2012 population of 44,803 represented approximately 2% of the county's total population of 2,227,577.

Table 1
Population Trends, 1990-2012 –
San Jacinto vs. Riverside County

	1990	2000	2012	1990-2000	2000-2012
San Jacinto	16,210	23,779	44,803	46.7%	88.4%
Riverside County	1,470,413	1,545,387	2,227,577	5.1%	44.1%

Source: U.S. Census, California Department of Finance Table E-5 (2012)

Figure 1
Population Growth 1990-2012 –
San Jacinto vs. Riverside County



The severe recession that began in 2008 has significantly reduced population growth due to job losses. It is expected that during the 2013-2021 planning period, the economy will continue to recover and population growth will strengthen in the Western Riverside area. The Land Use Element of the San Jacinto General Plan estimates that by buildout of the Plan, the population of San Jacinto, including the sphere of influence, will have increased to more than 100,000 persons, more than doubling the current population of approximately 45,000.

Age Characteristics

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Traditionally, both the young adult population (20-34) and the elderly population (65+) tend to require low to moderate cost, smaller units. Persons between 35 to 54 years old usually reside in more expensive, larger units because they typically have higher incomes and larger households.

Table 2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that the age distribution of the city’s population is practically the same as Riverside County as a whole. The median age of the city’s population is 2.4 years lower than the county median.

Table 2
Age Distribution –
San Jacinto vs. Riverside County

Age Group	San Jacinto		Riverside County	
	Persons	%	Persons	%
Under 5 years	3,902	9%	162,438	7%
5 to 9 years	3,970	9%	167,065	8%
10 to 14 years	4,079	9%	177,644	8%
15 to 19 years	4,056	9%	187,125	9%
20 to 24 years	2,884	7%	154,572	7%
25 to 29 years	3,028	7%	143,992	7%
30 to 34 years	3,111	7%	138,437	6%
35 to 39 years	2,869	6%	143,926	7%
40 to 44 years	2,877	7%	149,379	7%
45 to 49 years	2,777	6%	152,722	7%
50 to 54 years	2,371	5%	140,016	6%
55 to 59 years	1,930	4%	114,765	5%
60 to 64 years	1,677	4%	98,974	5%
65 to 69 years	1,319	3%	78,495	4%
70 to 74 years	1,151	3%	62,103	3%
75 to 79 years	887	2%	49,003	2%
80 to 84 years	722	2%	36,793	2%
85 years and over	589	1%	32,192	1%
Total	44,199	100%	2,189,641	100%
Median age	30.3		32.7	

Source: 2010 Census, Table DP-1

Race/Ethnicity Characteristics

The racial and ethnic composition of the city differs from the county in that a higher percentage of city residents are Hispanic/Latino, and a lower percentage of city residents are non-Hispanic white (Table 3). Approximately 52% of city residents are Hispanic/Latino contrasted with 45% for the county as a whole. Non-Hispanic white residents comprise 35% of the city's population compared with 40% of the county's residents. Approximately 6% of county residents are Asian, contrasted with 3% for the city.

Table 3
Race/Ethnicity –
San Jacinto vs. Riverside County

Racial/Ethnic Group	San Jacinto		Riverside County	
	Persons	%	Persons	%
Not Hispanic or Latino	21,090	48%	1,194,384	55%
-White	15,508	35%	869,068	40%
-Black or African American	2,702	6%	130,823	6%
-American Indian/Alaska Native	405	1%	10,931	0%
-Asian	1,254	3%	125,921	6%
-Native Hawaiian/Pacific Islander	102	0%	5,849	0%
-Other races or 2+ races	1,119	3%	51,792	2%
Hispanic or Latino (any race)	23,109	52%	995,257	45%
Total	44,199	100%	2,189,641	100%

Source: 2010 Census, Table DP-1

Employment Characteristics

Occupation and Labor Participation

According to the latest Census data, 17,034 San Jacinto residents were in the civilian labor force, representing a labor participation rate of approximately 58% (Table 4). (The labor force includes employed and unemployed persons aged 16 years and above.)

Table 4
Labor Force –
San Jacinto vs. Riverside County

Labor Force Status	San Jacinto		Riverside County	
	Persons	%	Persons	%
Population 16 years and over	29,743	100%	1,571,629	100%
In labor force	17,200	58%	978,372	62%
Civilian labor force	17,034	57%	974,178	62%
Employed	14,156	48%	865,088	55%
Unemployed	2,878	10%	109,090	7%
Armed Forces	166	1%	4,194	0%
Not in labor force	12,543	42%	593,257	38%

Source: Census 2006-2010 ACS, Table DP3

As shown in Table 5, residents were employed in three major occupation categories: managerial/professional, sales/office, and service positions. The first two categories tend to provide higher pay jobs but service occupations tend to be lower pay.

Table 5
Employment by Occupation –
San Jacinto

Occupation	San Jacinto	
	Persons	%
Civilian employed population 16 years and over	14,156	100%
Management, business, science, and arts occupations	3,251	23%
Service occupations	3,438	24%
Sales and office occupations	3,429	24%
Natural resources, construction, and maintenance occupations	2,159	15%
Production, transportation, and material moving occupations	1,879	13%

Source: U.S. Census 2006-2010 ACS, Table DP3

Job Location

According to recent Census data, approximately 80% of employed San Jacinto workers worked in Riverside County, and approximately 22% of all workers were employed within the city limits (Table 6).

**Table 6
Job Location –
City of San Jacinto**

Workplace Location	%
Worked in state of residence	99.3%
Worked in county of residence	80.2%
Worked in place of residence	22.4%
Worked outside county of residence	19.2%
Worked outside state of residence	0.7%

Source: Census 2006-2010 ACS, Table S0801

Employment Growth

San Jacinto has a diverse business and job base that includes manufacturing, as well as non-manufacturing businesses including agriculture, retail, and support services. Principal manufacturing products include electronic components, mobile homes, casting, and parts assembly.

The City of San Jacinto is active in attracting and retaining businesses within the community to provide local employment opportunities for city residents. The updated General Plan land use map includes additional industrial lands to the north of the Colorado River Aqueduct and commercial land along major roadways. The Land Use Element estimates that at buildout of the General Plan, there will be approximately 32,626 persons employed in San Jacinto, an increase of over 200% from 2000. This ultimate growth will most likely not occur before the year 2050.

While the recession has taken a severe toll on the Inland Empire, the Economic Development Department continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within San Jacinto.

In addition to the City’s economic development activities, there are other regional organizations involved with economic development within the San Jacinto area. For example, the Valley Economic Development Corporation supports business retention and attraction by providing assisting to businesses with site location, governmental permitting, and other necessary information.

Household Characteristics

Household Composition and Size

Household characteristics are important indicators of the types of housing needed in a community. The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Among the 13,152 households in San Jacinto, 76% were considered families (“family” is defined as two or more related persons living together). Among the 3,165 non-family households, 19% were single persons living alone, 26% included households with individuals 65 years of age and older, and 49% had at least one individual under 18 years of age (Table 7).

Table 7
Housing by Type –
San Jacinto vs. Riverside County

Household Type	San Jacinto		Riverside County	
	Households	%	Households	%
Family households:	9,987	76%	510,241	74%
Husband-wife family	6,954	53%	376,381	55%
With own children under 18 years	3,865	29%	185,194	27%
Male householder, no wife present	912	7%	42,845	6%
With own children under 18 years	506	4%	22,059	3%
Female householder, no husband present	2,121	16%	91,015	13%
With own children under 18 years	1,227	9%	49,824	7%
Nonfamily households:	3,165	24%	176,019	26%
Householder living alone	2,459	19%	132,494	19%
Households with individuals under 18 years	6,460	49%	294,200	43%
Households with individuals 65 years and over	3,464	26%	187,484	27%
Total households	13,152	100%	686,260	100%
Average household size	3.34		3.14	

Source: 2010 Census, Table DP-1

Household Income and Overpayment

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in San Jacinto was \$47,645, which was 18% lower than the Riverside County median income of \$58,365 (Table 8).

Table 8
Median Household Income –
San Jacinto vs. Riverside County

Jurisdiction	Median Income	% of County Median Income
San Jacinto	\$47,645	82%
Riverside County	\$58,365	100%

Source: U.S. Census, 2007-2011 ACS

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely-low-income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very-low-income households** earn between 31% and 50% of the AMI, adjusted for household size;

- **Low-income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate-income households** earn between 81% and 120% of the AMI, adjusted for household size; and,
- **Above-moderate-income households** earn over 120% of the AMI, adjusted for household size.

State and federal standards consider a household as overpaying for housing if it spends more than 30% of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay more often than owner households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

Recent Census data reported that about 64% of lower-income owners and 75% of lower-income renters in San Jacinto overpaid for housing (Table 9). Overpayment was most prevalent among extremely-low-income households.

Table 9
Overpayment by Income and Tenure

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	365		670	
Households overpaying	345	94.5%	670	100.0%
Very low households	1,265		1,345	
Households overpaying	655	51.8%	1,095	81.4%
Low households	1,820		895	
Households overpaying	1,215	66.8%	405	45.3%
Subtotal: All lower-income households	3,450		2,910	
Subtotal: Households overpaying	2,215	64.2%	2,170	74.6%
Moderate households	1,685		410	
Households overpaying	845	50.1%	195	47.6%
Above moderate households	3,025		765	
Households overpaying	1,180	39.0%	55	7.2%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

Based on the above analysis, additional rental subsidies or affordable rental housing would help to reduce the number of households paying over 30% of their monthly income towards housing.

Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely-low-income is defined as less than 30% of area median income, adjusted for household size. As of 2013 the area median income in Riverside County is \$65,000¹. For extremely-low-income households, this results in an

¹ California Department of Housing and Community Development, State Income Limits for 2013, 2/25/2013

income of \$19,500 or less. Households with extremely low-incomes have a variety of housing problems and needs.

Existing Needs

As noted in Table 9, recent Census data estimated that there are 365 ELI owner households and 670 ELI renter households in San Jacinto. Of these, 95% of owners and 100% of renters were reported as overpaying for housing.

Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 562 units. As a result, the City has a projected need for 281 new extremely-low-income units during the 2014-2021 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element and Technical Report. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/ Special Needs Populations and Housing Constraints/Provision for a Variety of Housing discussions in this Technical Report.

Overcrowding

An overcrowded household is defined as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Table 10 summarizes overcrowding for the City of San Jacinto and Riverside County.

**Table 10
Overcrowding –
San Jacinto vs. Riverside County**

Occupants per Room	San Jacinto		Riverside County	
	Units	%	Units	%
Owner occupied units	9,077	100%	467,086	100%
1.01 to 1.50	267	2.9%	15,586	3.3%
1.51 to 2.00	142	1.6%	3,952	0.8%
2.01 or more	36	0.4%	-1,021	-0.2%
Renter occupied units	3,877	100%	199,820	100%
1.01 to 1.50	457	11.8%	18,488	9.3%
1.51 to 2.00	72	1.9%	5,685	2.8%
2.01 or more	72	1.9%	1,852	0.9%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overcrowding was more prevalent among renters than owners. Approximately 16% of the City’s renter-occupied households were overcrowded compared to 5% of owner-occupied households.

Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These “special needs” populations include elderly persons, agricultural workers, single-parent households, persons with disabilities, large households, and the homeless. Many of these households also fall under the category of extremely-low-income.

A variety of City policies and programs described in the Housing Element address the needs of extremely-low-income households, including those in need of residential care facilities and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

Elderly

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located within vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

According to recent Census estimates, San Jacinto had 3,137 households with residents age 65 or older. About 28% (2,580) of all owner-households and 13% (557) of the renter-households were headed by elderly persons. Many elderly owner-households reside in mobile homes, which are among the lowest cost housing options in the City. Elderly residents are more likely to have a disability, which may require special housing design (Table 11).

**Table 11
Elderly Households by Tenure -
San Jacinto**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	6,497	72%	3,320	86%
65 to 74 years	1,213	13%	328	8%
75 to 84 years	1,073	12%	173	4%
85 years and over	294	3%	56	1%
Total Households	9,077	100%	3,877	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

Finally, many elderly live on fixed incomes and occupy older homes. These factors make paying for needed home repairs and maintenance difficult. While there are over 100 assisted units in San Jacinto that target seniors and the mobility impaired, the high incidence of overpayment among elderly households suggests that more affordable senior housing is needed to meet current and future needs. The City’s programs to increase senior affordable housing opportunities help to address this issue.

Agricultural Workers

Agriculture is a major industry in Riverside County and the San Jacinto valley. However, the City is also rapidly converting from a rural community to a suburban community, and agricultural operations

have decreased over the years. Recent Census estimates reported 261 San Jacinto residents employed in farming, forestry, fishing and mining occupations². Agricultural workers face various housing issues due to their typically lower incomes and the seasonal nature of their work.

According to the local San Jacinto office of the Riverside County Agricultural Commissioner, the majority of the local agricultural operations in the San Jacinto area are associated with vegetable crops, and dairy and horse farms. The type of agricultural employment associated with these local operations generally consists of year-round employment and housing is provided through the conventional housing market. When temporary labor is required in San Jacinto, the farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers, and according to the Agricultural Commissioner office, this use of temporary workers does not result in an increase in rural homeless. The Development Code allows agricultural employee housing with up to 12 units or 36 beds as an agricultural use, consistent with state law.

Single Parent Families

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. According to recent Census data, 1,169 households in San Jacinto were headed by single-parents, 744 (64%) of which were headed by women. San Jacinto's housing programs aimed to increase the supply of affordable housing in the City help to assist single parent households.

Table 12
Household Type by Tenure –
San Jacinto

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	5,635	62%	1,548	40%
Male householder, no wife present	425	5%	321	8%
Female householder, no husband present	744	8%	953	25%
Non-family households	2,273	25%	1,055	27%
Total Households	9,077	100%	3,877	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

Persons with Disabilities

In 2000, approximately 28% of the San Jacinto residents age five or over were recorded by the Census as having a disability. The elderly population in San Jacinto has a higher incidence of disabilities, with approximately 49% of the population 65 and older reporting a disability in 2000. Disabled elderly comprise about 32% of the total disabled population in San Jacinto.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements of disabled persons are limited in supply and often costly to provide.

² 2006-2010 ACS, Table DP-3

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, housing rehabilitation assistance programs can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the City has procedures in place for reviewing and approving requests for reasonable accommodation in housing for persons with disabilities in accordance with state law.

Developmentally Disabled

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall 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 is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Currently, nearly 600 Inland Regional Center staff members provide services to more than 25,000 people with developmental disabilities and their families in San Bernardino and Riverside counties. Once a consumer is found eligible, he/she is paired with a Consumer Services Coordinator (CSC) who becomes their primary contact at the center. They will meet on an ongoing basis to develop an annual Individual Program Plan (IPP) that lists specific, agreed upon goals and objectives that will enhance opportunities to live more closely in line with the core values of the agency. To better meet the needs of consumers, Inland Regional Center designed programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0-3; School Age 3-15; Transition 16-22; Adult 23-59; and Senior 60+.

Large Households

Large households are defined as those with five or more persons. Recent Census data reported that 2,620 households in San Jacinto have five or more members, representing 20% of all City households. The Census Bureau estimated that 19% of owner-households and 24% of renter-households had five or more persons. Typically, the availability of adequately-sized and affordable housing units is an obstacle facing large households. The City has an adequate supply of large-size housing units. In 2000, San Jacinto had 2,808 three-bedroom housing units and another 912 housing units with four or more

bedrooms. In addition, the majority of new homes on the market have three or more bedrooms. The issue for large households is often related to affordability, particularly among renters.

Table 13
Household Size by Tenure –
San Jacinto

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	1,813	20%	909	23%
2 persons	3,023	33%	784	20%
3 persons	1,204	13%	687	18%
4 persons	1,354	15%	560	14%
5 persons	989	11%	519	13%
6 persons	346	4%	226	6%
7 persons or more	348	4%	192	5%
Total Households	9,077	100%	3,877	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

Homeless

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The 2011 Riverside County Point-in-Time Homeless Survey estimated that there were a total of 6,203 sheltered or unsheltered homeless persons countywide at the time of the survey. This represented nearly a doubling compared to the 2009 homeless count of 3,366 in 2009. The 2011 count identified 62 homeless persons in San Jacinto.

Inventory of Homeless Facilities

In response to the growing needs of the homeless population in Riverside County, a Continuum of Care (COC) process began in 1994 in order to provide the delivery of facilities and services to the homeless population at each step of the transition from living on the street, to permanent and sustained, independent living. The COC consists of four components:

1. Outreach and Assessment;
2. Emergency Shelters with Supportive Services;
3. Transitional Housing with Supportive Services; and
4. Permanent and Affordable Housing.

There are 19 emergency shelters, 19 transitional housing facilities, and 11 permanent supportive housing facilities in Riverside County. While there are no homeless shelters in San Jacinto, the Valley Restart Shelter is located nearby in Hemet.

Senate Bill (SB) 2 of 2007 strengthened local planning requirements for emergency shelters and transitional housing. In compliance with SB 2, the Development Code allows emergency shelters by-right in the Industrial Light (IL) zone.

Housing Stock Characteristics

Table 14 shows the change in San Jacinto’s housing stock from 2000 to 2012 compared to Riverside County. The housing stock in San Jacinto increased by approximately 58% during this period compared to 38% for the County as a whole. The majority (10,922 units or 73%) of the existing housing stock in San Jacinto consisted of single-family detached and attached homes. With several mobile home parks dispersed throughout the City, mobile homes represented the next largest segment (19%). Multi-family developments of two or more units comprised the remainder (8% or 1,263 units) of the housing units in San Jacinto. Small multi-family complexes are concentrated around the core of the community and along major roadways.

**Table 14
Housing by Type –
San Jacinto vs. Riverside County**

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
San Jacinto						
Single-family	5,670	60%	10,922	73%	5,252	95%
Multi-family	1,217	13%	1,263	8%	46	1%
Mobile homes	2,589	27.3%	2,816	18.8%	227	4%
Total units	9,476	100%	15,001	100%	5,525	100%
Riverside County						
Single-family	398,752	68%	599,723	74%	200,971	90%
Multi-family	103,034	18%	129,326	16%	26,292	12%
Mobile homes	82,888	14%	78,921	10%	-3,967	-2%
Total units	584,674	100%	807,970	100%	223,296	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

San Jacinto has the following 13 recognized neighborhoods:

- Heritage
- California
- De Anza
- Ramona
- Alessandro
- Spice Ranch
- Rose Ranch
- Hill
- College
- River
- Soboba
- Equestrian Downs
- Sunrise Ranch

As new areas are developed, additional neighborhood areas will be identified. The neighborhood planning concept allows the City to ensure that adequate levels of public services and facilities are available throughout the community and not concentrated in only a few areas. For example, the San Jacinto Parks Master Plan analyzes the need for parks by neighborhood versus simply looking at the need for parks at a community level of analysis. This ensures that each neighborhood is provided

adequate parkland, which is especially important for older areas that may not have been developed originally with adequate amounts of parkland.

Tenure and Vacancy Rates

Table 15 illustrates the tenure (owner vs. renter) of occupied housing in San Jacinto and surrounding communities. The table shows that San Jacinto has a homeownership rate of 60% compared to 28% renter-occupied units.

Table 15
Housing Tenure – San Jacinto vs. Riverside County

Housing Type	San Jacinto		Riverside County	
	Units	%	Units	%
Occupied housing units	13,152	88%	686,260	86%
Owner-occupied housing units	8,943	60%	462,212	58%
Average household size of owner-occupied units	3.22		3.10	
Renter-occupied housing units	4,209	28%	224,048	28%
Average household size of renter-occupied units	3.61		3.22	
Vacant housing units	1,825	12%	114,447	14%
For rent	483	3%	23,547	3%
Rented, not occupied	17	0.1%	1,107	0.1%
For sale only	542	4%	18,417	2%
Sold, not occupied	57	0.4%	3,255	0.4%
For seasonal, recreational, or occasional use	235	2%	50,538	6%
All other vacants	491	3%	17,583	2%
Homeowner vacancy rate (%)	5.7		3.8	
Rental vacancy rate (%)	10.3		9.5	
Total housing units	14,977	100%	800,707	100%

Source: 2010 Census, Table DP-1

Vacancy rate is a measure of housing availability in a community. A vacancy rate of 2% for ownership housing and 5% for rental housing generally indicates an adequate supply of vacant housing to allow mobility. According to recent Census data, the homeowner vacancy rate in San Jacinto was 5.7% and the rental vacancy rates was 10.3%. In Riverside County, the homeowner vacancy rate was 3.8% and the rental vacancy rate was 9.5%. A high number of units were listed as “Other Vacant”, which could be attributable to the high foreclosure rate in Riverside County after the housing market crash of 2008.

Housing Stock Age and Condition

The age of housing is commonly used as an indicator of need for major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, or plumbing.

As depicted in Table 16, about 70% of the housing units in San Jacinto were built after 1979 and most are likely to be in good condition. Approximately 30% of units are over 30 years of age and may be in need of major repairs or even replacement. The City’s age of housing is similar to the county as a whole.

**Table 16
Age of Housing Stock –
San Jacinto vs. Riverside County**

Year Built	San Jacinto		Riverside County	
	Units	%	Units	%
Built 2005 or later	2412	16%	69,098	9%
Built 2000 to 2004	2,581	17%	130,497	17%
Built 1990 to 1999	2,420	16%	131,438	17%
Built 1980 to 1989	2,883	19%	179,429	23%
Built 1970 to 1979	2,150	14%	123,182	16%
Built 1960 to 1969	1,168	8%	65,589	8%
Built 1950 to 1959	760	5%	51,864	7%
Built 1940 to 1949	261	2%	16,139	2%
Built 1939 or earlier	195	1%	15,880	2%
Total units	14,830	100%	783,116	100%

Source: Census 2006-2010 ACS, Table DP-4

Based on discussions with the City’s code enforcement officer, many of the houses in San Jacinto that are dilapidated or have other property maintenance issues are located in the eastern portion of the City in the older, lower-income neighborhoods. Other code enforcement issues in San Jacinto include weed abatement, which is concentrated on rental properties with absentee landlords, as well as vehicle abandonment, which is an issue throughout the City.

Due to staffing limitations a comprehensive housing conditions survey has not been done recently, and no specific information is available regarding the number of houses in need of rehabilitation or replacement. Due to budget constraints, it is not likely that the City will be able to conduct a comprehensive survey in the near future. To address this issue, the City will pursue grant funding for a housing conditions survey as part of the City’s code enforcement and housing rehabilitation programs (see Program 1 in the Housing Plan).

Housing Costs and Affordability

This section discusses current real estate market trends in San Jacinto, both for-sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the “sub-prime” mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit San Jacinto and other Riverside County communities particularly hard. The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

Housing Affordability

Housing affordability is determined by the ratio of income to housing costs. According to HCD guidelines for 2013, the area median income (AMI) for a family of four in Riverside County is \$65,000. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be “affordable” are shown in Table 17.

An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 17. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

Table 17
Income Categories and Affordable Housing Costs – Riverside County

2013 Areawide Median Income = \$65,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,100	\$503	--
Very Low (31-50% AMI)	\$33,500	\$838	\$150,000
Low (51-80% AMI)	\$53,600	\$1,340	\$250,000
Moderate (81-120% AMI)	\$78,000	\$1,950	\$350,000
Above moderate (120%+ AMI)	\$78,000+	\$1,950+	\$350,000+

Assumptions: --Based on a family of 4
 -30% of gross income for rent or PITI
 -5% down payment, 4% interest, 1.25% taxes & insurance
 Source: Cal. HCD; J.H. Douglas & Associates

Ownership Housing

According to DataQuick Information Systems³, 2012 median resale single-family home prices for the two ZIP codes in San Jacinto ranged from \$118,000 to \$148,000, which were significantly lower than the median price of \$195,000 for Riverside County as a whole (Table 18). The median resale price for condos was \$55,000, far below the county median of \$158,000. However, it should be noted that many condos in the resort communities of the Coachella Valley (Palm Springs, etc.) are second homes and are generally higher priced than primary homes in non-resort areas of the county.

Table 18
House and Condo Median Sales Prices, February 2012

ZIP Code	SFD	Condo
San Jacinto		
ZIP 92582	148,000	NA
ZIP 92583	118,000	55,000
Riverside County	195,000	158,000

Source: DataQuick Information Systems, 2013

³ <http://www.dqnews.com/Charts/Monthly-Charts/LA-Times-Charts/ZIPLAT.aspx>

New home developments in recent years have included both moderately-priced senior housing and large move-up homes. The subdivision shown here is Hampton at Coventry Acres by D.R. Horton⁴. These large homes with 3-car garages sold in the low- to mid-\$200,000 range in 2007-08. This tract is considered luxury move-up housing for the San Jacinto market area. Based on the income and affordability criteria for 4-person households, these new homes could have been purchased by lower-income families at affordable prices.



Tract 32276 is a 22-lot subdivision of 2-bedroom single-family homes on the east side of Palm Avenue south of De Anza Drive. These small-lot detached homes, which are restricted for seniors, were built at a density of 12 units per acre and sold at prices ranging from \$80,000 to \$90,000. Based on affordability criteria for 2-person households, these new homes were affordable to very-low-income seniors.



Graciella Court (Tract 33053) is a 9-lot single-family subdivision on 6th Street in the downtown area adjacent to City Hall. These market-rate homes were offered for sale at prices affordable to lower-income families and are currently renting in the \$1,200/month range, which is also within the lower-income affordability range.



A 2013 survey found that home prices are similar to those in 2008-2009. A KB project, Edgewood at the Cove, currently offers new single-family detached homes with 1,394 to 2,616 square feet priced from \$178,990 to \$217,990⁵.

Based on the estimated affordable prices (Table 17) and home prices presented above, housing affordability is currently considered excellent in San Jacinto. Sales prices for new housing, even large move-up homes, are within the affordability range for lower-income households. The current recession, while creating severe hardship for many, has resulted in much improved affordability in the housing market.

⁴ <http://www.drhorton.com/corp/GetCommunity.do?dv=25&pr=41278>

⁵ <http://www.newhomesource.com/communitydetail/builder-1214/community-46633>

Rental Housing

The rental housing market in San Jacinto includes apartments, townhomes, and single-family homes. In order to determine the affordability level of apartment units, current rental rates for recently-built multi-family projects were surveyed (Table 19).

Table 19
Rental Market Data –
San Jacinto

Unit Size	Rent
2 bedroom / 1½ bath	\$999
3 bedroom / 2½ bath	\$1,300

Source: Rent.com, 3/2013 (Willowcreek Meadows)

Willowcreek Meadows at 1555 S. Santa Fe Street, a gated 52-unit market-rate townhome apartment project with 2-car attached garages, is built at a density of 13.7 units/ acre and offers 2-bedroom units for \$999/month and 3-bedroom units for \$1,300/month⁶. Based on the affordability levels shown in Table 17 (page 18), all of these units are affordable to lower-income households. It should be noted that this project is less than 7 years old and represents the “high end” of the rental market in San Jacinto, and most (if not all) other apartment projects in the city are expected to have lower rents.



Based on Riverside County income limits and current rental rates, most very-low-, low-, and moderate-income households can afford market rents in San Jacinto. However, households with extremely-low incomes face an “affordability gap.” Programs to facilitate development of new assisted rental housing and Section 8 vouchers can help to address this gap, and are discussed in the Resources section and the Housing Plan.

Assisted Housing At-Risk of Conversion

State Housing Element law requires cities to prepare an inventory of assisted multi-family rental units that are eligible to convert to market rate due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under Housing Element law, this inventory is required to cover the ten-year period from 2013 to 2023.

Table 20 summarizes the inventory of assisted rental housing projects in San Jacinto. A total of 417 assisted units are provided in seven developments, including units assisted through a variety of programs. These programs include the USDA Rural Development 515-RRH, Rural Housing Construction Program, and Low Income Housing Tax Credit programs. None of these projects is at-risk of conversion during the current planning period.

⁶ <http://www.rent.com/california/san-jacinto-apartments/willowcreek-meadows-4-664903?sp=1&searchrank=3&page=1&rank=3&fl=0>

Table 20
Inventory of Assisted Rental Housing

Development Name	Total Units	Density (du/ac)	Household Type	Funding Source	Expiration of Affordability Covenants
San Jacinto Garden Apartments 324 E. Shaver Street	97	9.7	Family	USDA 515-RRH	2025
San Jacinto Manor 1672 S. Santa Fe Street	65	15.0	Seniors and Mobility Impaired	USDA 515-RRH	Original contract expired, but still maintained as affordable on an annual basis through USDA. Conversion to market-rate unlikely due to non-profit ownership.
Manzanita Gardens 537 N. Ramona Boulevard	36	14.1	Family	USDA 515-RRH	Original contract expired, but still maintained as affordable on an annual basis through USDA. Conversion to market-rate unlikely.
San Jacinto Senior Apartments 633 E. Main Street	45	17.1	Seniors	USDA 515-RRH	2064
San Jacinto Village Apartments 700 Idyllwild Drive	38	16.2	Family	USDA 515-RRH	2040
Terracina Apartments-LINC Housing 1825 S. Santa Fe Street (Rehabilitation, not new construction)	17	20.6	Family	Rural Housing Construction Program	2074
	39		Family	Low Income Housing Tax Credit (LIHTC)	2074
San Jacinto Villas Apartments 1692 S. Santa Fe Ave.	80	17.6	Family	RDA, HOME, LIHTC, Tax- exempt bonds	2062
Total	417				

*Loans may be prepaid at any time subject to the "1965-E process".
Sources: Property owners, City of San Jacinto, 2010.

Additional information regarding these projects is provided below:

- San Jacinto Garden Apartments.** The San Jacinto Garden Apartments consists of 97 subsidized rental units (32 one-bedroom and 65 two-bedroom units) and is for-profit owned. The project was financed through the USDA Rural Development 515-RRH program. In 2007, the affordability contract with the USDA was renewed for an additional 18 years. The project is not at-risk to conversion to market rate housing during this Housing Element cycle since the current contract will not expire until 2025.
- San Jacinto Manor.** San Jacinto Manor consists of 65 deed restricted units (60 one-bedroom and 5 two-bedroom units) for seniors and the mobility impaired. The project was financed through the USDA Rural Development 515-RRH program. The original contract has expired, however the project has continued to participate on a year to year basis. The City does not foresee the early conversion of the apartments to market-rate units since the project is owned by a non-profit.
- Manzanita Gardens.** This for-profit 36-unit family complex is funded by the USDA Rural Development 515-RRH program and contains 16 one-bedroom units, 16 two-bedroom units,

and 4 three-bedroom units. While the original program contract with USDA has expired, the project has continued to participate on a year-to-year basis. If the loan were repaid early, the project could be pulled from the program. However, a loan prepayment is unlikely, and the most cost effective way to maintain the affordable housing is to encourage continued participation in the USDA Rural Development 515-RRH program.

- **San Jacinto Senior Apartments.** San Jacinto Senior Apartments is non-profit owned and consists of 46 one-bedroom subsidized units financed through the USDA Rural Development 515-RRH program. According to USDA records, the units cannot convert to market rate until 2064 and the loan cannot be prepaid.
- **San Jacinto Village Apartments.** The 38 units at the San Jacinto Village Apartments are also financed through the USDA Rural Development 515-RRH program and are owned by a limited non-profit partnership. There are 16 one-bedroom units, 16 two-bedroom units, and 6 three-bedroom units. USDA records indicate that the project cannot convert until 2040 and the loan cannot be prepaid.
- **San Jacinto Villas Apartments.** This 80-unit affordable housing project consists of 9 two-story buildings (40 2-bedroom units, 40 three-bedroom units and 1 three-bedroom manager unit). The project received assistance from various funding sources with a majority from 9% tax credits and other sources including Redevelopment Agency funds, tax-exempt bonds and private equity. 32 units are restricted to at or below 50% AMI, 30 units at or below 80% AMI, and 18 units at or below 120% AMI.
- **Terracina Apartments.** The for-profit Terracina Apartments has 56 assisted rental units (33 two-bedroom units and 23 three-bedroom units) financed through two programs; 39 units through the Low Income Housing Tax Credit (LIHTC) program, and 17 units funded by a State bond through the Rural Housing Construction Program. All 56 units are affordable in perpetuity and are not at risk of converting to market rate.

Growth Needs 2014-2021

Overview of the Regional Housing Needs Assessment

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

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of the parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2014-2021 San Jacinto Growth Needs

The total housing growth need for the City of San Jacinto during the 2014-2021 period is 2,433 units. This total is distributed by income category as shown in Table 21. While the RHNA did not address the needs of the extremely-low-income category, state law requires jurisdictions to analyze this segment. As allowed by state law, the extremely-low category is assumed to be one-half of the very-low-income need.

**Table 21
Regional Housing Growth Needs 2014-2021**

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
281 11.5%	281 11.5%	394 16.2%	441 18.1%	1,036 42.6%	2,433 100%

Source: SCAG 2012

How the City’s growth needs will be accommodated is discussed in the Resources section of this report.

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III. Housing Constraints

Market, governmental, and infrastructure factors pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to low- and moderate income households, persons with special needs, or may render residential construction economically infeasible for developers.

Market Constraints

Development and Financing Costs

San Jacinto is fortunate in that the cost of vacant land for residential development is relatively affordable, especially when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over materials and labor costs, and the building codes and development standards in San Jacinto are not substantially different than most other cities in Riverside County.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

Cost and Availability of Financing. Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Currently (2013) mortgage interest rates for new home purchases are at historically low levels of under 4% for a 30-year fixed-rate mortgage, which increases housing affordability. Although rates are currently low, they can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the “easy credit” practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site

improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in San Jacinto.

Land Use Controls

The Land Use Element of the San Jacinto General Plan and corresponding Development Code provide for a range of residential types and densities dispersed throughout the City. The Land Use Element designates nearly 9,000 acres (48%) of the City's total land inventory (including sphere of influence) for residential uses, including: single-family homes, multi-family units, and mobile homes. Residential densities allowed by the General Plan cover a wide spectrum, including the following categories:

- Estate Residential (ER) - maximum of 0.5 units/ acre
- Rural Residential (RR) - maximum of 2 units/ acre
- Low Density Residential (LDR) - 2.1 to 5 units/acre
- Medium Density Residential (MDR) - 5.1 to 10.0 units/acre
- Medium High Density Residential (MHDR) - 10.1 to 14.0 units/acre
- High Density Residential (HDR) – 14.1 to 18.0 units/acre
- Very High Density Residential (VHDR) – 18.1 to 22.0 units/acre

In the previous Housing Element cycle the City redesignated properties in the HDR district (10.1 to 14.0 units/acre) to “Medium High Density Residential” (MHDR) and created a new HDR district with allowable densities of 14.1 to 18.0 units/acre. Owners of property in the MHR land use designation have the opportunity to request redesignation to the new HDR designation subject to the provision of community benefits (such as housing affordability or public improvements) in recognition of the increased property value that is created with higher densities.

The Land Use plan generally designates areas within hillsides or areas subject to flooding for lower-density development to reduce the number of people subject to potential safety hazards. Higher-density residential uses have been concentrated in those areas that have good access to regional transportation corridors and necessary services, such as retail and commercial areas.

Residential Development Standards

The City of San Jacinto regulates the type, location, density, and scale of residential development primarily through the Development Code. The new Development Code was adopted in 2012 and reconciled some prior inconsistencies between previous zoning designations and the 2006 General Plan land use categories. Development regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the City's General Plan. The Development Code also serves to preserve the character and integrity of existing neighborhoods. The Code sets forth the City's residential development standards, which include density, lot area, coverage, height, and setbacks.

The Development Code contains the following residential categories:

- **RE (Residential Estate) Zone.** The RE zone is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in semi-rural areas and areas where scenic and natural resources should be protected, together. The RE zone may also allow mobile and modular homes, second dwelling units, agricultural uses, public facilities, and other uses that are compatible with rural estate single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 1.0 dwelling unit per two net acres of land. The RE zone is consistent with the Estate Residential (ER) land use designation of the General Plan.
- **RR (Residential Rural) Zone.** The RR zone is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in a semi-rural setting. The RR zone may also allow mobile and modular homes, second dwelling units, public facilities, and other uses that are compatible with rural single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 2.0 dwelling units per acre of land. The RR zone is consistent with the Rural Residential (RR) land use designation of the General Plan.
- **RL (Residential, Low Density) Zone.** The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban parcels, together with appropriate accessory structures and uses. The RL zone may also allow mobile and modular homes, second dwelling units, condominiums, townhomes, public facilities, and other uses that are compatible with low density single-family neighborhoods. This zone allows a density ranging from 2.1 to 5.0 dwelling units per net acre. The RL zone is consistent with the Low Density Residential (LDR) land use designation of the General Plan.
- **RM (Residential, Medium Density) Zone.** The RM zone is applied to areas appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. The housing types range from attached and detached single-family residential dwelling units, duplexes, triplexes, fourplexes, condominiums, townhomes, mobile home parks, recreational vehicle parks, as well as accessory structures and uses. The RM zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, and other uses that are compatible with medium density neighborhoods. This zone allows a density ranging from 5.1 to 10.0 dwelling units per net acre. The RM zone is consistent with the Medium Density Residential (MDR) land use designation of the General Plan.
- **RMH (Residential, Medium High Density) Zone.** The RMH zone is applied to areas appropriate for neighborhoods with a variety of multi-family attached housing types (for example, duplexes, triplexes, apartments, garden-style units, condominiums, townhomes, etc.), as well as accessory structures and uses primarily on larger parcels where site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. This zone allows a density ranging from 10.1 to 14.0 dwelling units per net acre. The RMH zone is consistent

with the Medium High Density Residential (MHDR) land use designation of the General Plan.

- **RH (Residential, High Density) Zone.** The RH zone is applied to areas appropriate for a variety of multi-family attached housing types (for example, apartments, garden style units, condominiums, townhomes, etc.), as well as accessory structures and uses primarily on larger parcels where site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. The RH zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, and other accessory structures and uses that are compatible with high density neighborhoods. This zone allows a density ranging from 14.1 to 18.0 dwelling units per net acre. The RH zone is consistent with the High Density Residential (HDR) land use designation of the General Plan.
- **RVH (Residential, Very High Density) Zone.** The RVH zone is applied to areas appropriate for apartments, senior housing, and housing affordable to lower and moderate income families located near commercial areas and public services. The RVH zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, accessory structures and uses, and other uses that are compatible with high density neighborhoods. This zone allows a density ranging from 18.1 to 22.0 dwelling units per net acre. The RVH zone is consistent with the Very High Density Residential (VHDR) land use designation of the General Plan.

Overall, the City's development standards do not create an unreasonable constraint to the construction of affordable housing. Figure 2 identifies the development standards within the residential zoning categories.

**Figure 2
Development Standards for RM, RMH, RH, and RVH Zones**

Development Feature See Article 8 (Definitions)	RE	RR	RL 20,000	RL 15,000	RL 10,000	RL 7,200
Parcel Dimensions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).</i>					
Parcel Area (Net)	2 acres	20,000 sq ft	20,000 sq ft	15,000 sq ft	10,000 sq ft	7,200 sq ft
Parcel Width	150 ft	100 ft	Corner Parcel = 72 ft		Interior Parcel = 60 ft	
Parcel Depth	300 ft	100 ft	100 ft	100 ft	100 ft	100 ft
Density	One dwelling unit per parcel.		<i>Minimum and maximum number of dwelling units allowed per net acre. See Section 17.215.040 (Residential Zone Amenity Density Incentives). See "Area, Net" in Article 8 (Definitions).</i>			
			Minimum 2.1 dwelling units per net acre			
			Maximum 5.0 dwelling units per net acre			
Floor Area	<i>Minimum required interior floor area. See Chapter 17.425 (Single-Family Development) for compatibility standards that may require or allow a different minimum floor area.</i>					
	1,200 sq ft					1,000 sq ft
Setbacks	<i>Minimum required setbacks. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 for setback requirements applicable to specific land uses.</i>					
Front	25 ft	25 ft	20 ft	20 ft	20 ft	20 ft
Interior Side	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Street Side	Primary Structure = 10 ft		and Detached Garage = 20 ft			
Rear	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Impervious Surface Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures and impervious surfaces.</i>					
	50%	50%	50%	50%	50%	55%
Structure Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures.</i>					
	35%	35%	35%	35%	35%	40%
Height	<i>Maximum allowable height of structures. See Section 17.305.060 for height measurement requirements and height limit exceptions.</i>					
Agricultural Structure	40 ft	40 ft	N/A	N/A	N/A	N/A
Primary Structure	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Accessory Structure	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Slope	Rear Setback Area = 3% maximum slope Rear Yard Area = 5% maximum slope with 20 ft min depth					
Separation Distance	10 ft minimum separation distance between primary and accessory structures.					
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).					
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).					
Landscaping	See Chapter 17.325 (Landscaping Standards).					
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).					
Paving Within Front Setback Area	See Section 17.305.090 (Paving Within Residential Front Yard Area); Section 17.330.100 (Paving Limitations for Driveways in Residential Zones); and Chapter 17.655 (Zoning Clearances).					
Satellite Antennas	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).					
Signs	See Chapter 17.335 (Sign Standards).					

Development Feature See Article 8 (Definitions)	RM	RMH	RH	RVH
Parcel Dimensions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).</i>			
Parcel Area (Net)	50,000 sq ft			
Parcel Width	100 ft			
Parcel Depth	100 ft			
Density	<i>Minimum and maximum number of dwelling units allowed per net acre. See Section 17.215.040 (Residential Zone Amenity Density Incentives).</i>			
Minimum	5.1	10.1	14.1	18.1
Maximum	10.0	14.0	18.0	22.0
Floor Area (Interior)	Studio = 550 sq ft minimum 1 bedroom = 750 sq ft minimum 2 bedroom = 900 sq ft minimum 3 bedroom = 1,000 sq ft minimum 4+ bedroom = 1,200 sq ft minimum			
Setbacks	<i>Minimum setbacks required. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 (Standards for Specific Land Uses) for setback requirements applicable to specific land uses.</i>			
Front	First Floor = 20 ft and Second Floor = 25 ft			
Interior Side	One story structure = 10 ft			
	Two story structure = 15 ft; or 20 ft if abutting any RL zone			
	Three story structure = 20 ft; or 25 ft if abutting any RL zone			
Street Side	One story structure = 10 ft			
	Two story structure = 15 ft			
	Three story structure = 20 ft			
Rear	One story structure = 15 ft			
	Two story structure = 20 ft; or 30 ft if abutting any RL zone			
	Three story structure = 50 ft; or 70 ft if abutting any RL zone			
Impervious Surface Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures and impervious surfaces.</i>			
	60%			
Building Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures.</i>			
	40%	45%	45%	45%
Open Space	<i>Minimum open space to be provided for each dwelling unit.</i>			
Common	250 sq ft	250 sq ft	250 sq ft	250 sq ft
Private	150 sq ft	100 sq ft	100 sq ft	100 sq ft
Height	<i>Maximum allowable height of structures. See Section 17.305.060 for height measurement requirements and height limit exceptions.</i>			
Primary Structure	45 ft			
Accessory Structure	15 ft			
Separation Distance	10 ft minimum separation distance between structures. See also Chapter 17.420 (Multi-Family Development).			

Residential Compatibility Standards

The Development Code contains residential compatibility standards to ensure that proposed dwelling units within existing uncompleted residential subdivisions are generally compatible in size, site location, and appearance with existing development. The following standards are established:

1. Transitions. If the size(s) of proposed dwelling units vary from the size(s) of existing dwelling units within an existing subdivision, the review authority shall require appropriate transitioning in bulk, scale, and mass for the portions of the dwelling units that are visible from public rights-of-way.

2. Setbacks.
 - a. Blocks with existing structures. The setbacks for the proposed primary structure shall be:
 - (1) No greater than and no less than the minimum and maximum setbacks of the existing primary structures on the block on which the proposed development is located; and
 - (2) The same or greater than the front setbacks of the structures on either side of the proposed development.
 - b. Blocks without existing structures. If there are no existing structures on the block proposed for the infill development, the setbacks shall be determined by the review authority to be compatible with the structures on the opposite side of the street.
3. Site coverage. Site coverage shall meet the standards for the applicable residential zones as specified in Table 2-3 (Development Standards for RE, RR, and RL Zones) and Table 2-4 (Development Standards for RM, RMH, RH, and RVH Zones).
4. Landscaping. Proposed development shall be landscaped with plant materials that are consistent as to type and maturity with other landscaped lots within the subdivision. For the purposes of this paragraph, larger specimen trees and plants shall not exceed 48-inch box trees and five-gallon shrubs.

Standards for Multi-Family Housing

The key standards that control project size and intensity include height limit and maximum density. The minimum lot size for newly subdivided lots is 50,000 sq. ft. in the multi-family districts, although development of existing non-conforming lots is permitted. In all multi-family districts the height limit is 45 feet and the maximum density ranges from 10 to 22 units per acre depending on the General Plan Land Use category. Projects conforming to the development standards for multi-family housing are allowed to develop at the minimum density specified in the General Plan designation on the property. Additional density up to the maximum may be gained by exceeding the development standards or otherwise qualifying as follows:

- Development is within one-half mile of a community shopping center and medical facilities (1 additional du/acre)
- Development is within one-half mile of public transportation or a shuttle service is provided (1 additional du/acre)
- Development is part of a larger mixed-use project (1 additional du/acre)
- Development exhibits a strong commitment to compatibility with adjacent land uses (1 additional du/acre)
- Existing natural features such as rock outcroppings and trees are saved on-site and integrated into the development (1 additional du/acre)
- An on-site professional management service is provided full-time (one-half additional du/acre)

- Active and passive solar energy concepts are used to lower energy costs to residents (one-half additional du/acre)
- Units are “smart-wired” and/or a computer lab is provided on-site (one-half additional du/acre)
- The open space requirement is exceeded by 25% or more (one-half additional du/acre)
- Day care services are provided on-site (one-half additional du/acre)

These bonus density standards create incentives for sustainable development patterns and do not pose a constraint to housing affordability or the ability of the City to accommodate its fair-share housing needs since most multi-family sites and projects can meet these standards without difficulty or significant expense. As noted in Chapter II, all recent multi-family projects have been affordable to lower-income households.

Density Bonus

Under current law, applicants are eligible for a range of density bonuses up to 35% based on the percentage of affordable units in a development. Applicants are also eligible for a land donation density bonus. The City is required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose. The City’s density bonus regulations are in conformance with current state law.

Condominium and Condominium Conversion Requirements

The Development Code contains development standards for new condominiums and condominium conversions. The standards include development requirements, such as lighting and landscaping, open space, parking, safety design, and storage space (minimum of 125 cubic feet per each new unit and 90 cubic feet for each converted unit). The open space requirements for new condominiums are:

- **Common Open Space:** 250 square feet per dwelling unit.
- **Private Open Space:** Each unit must have direct access to private open space such as a private patio, deck, balcony, atrium, or solarium, with no dimension less than 8 feet. Minimum private open space is 150 square feet per unit in the RM zone and 100 square feet in the RMH, RH and RVH zones.

To help mitigate the impact of eviction as a result of units being converted to condominiums and to increase the amount of owner-occupied housing affordable to lower economic segments of the community, the Development Code requires the subdivider to provide notice to tenants as required by *Government Code* §66452.18, et seq., and offer tenants the exclusive right to purchase their unit in accordance with State law.

Planned Development Permit Requirements

The Planned Development Permit process allows for more flexibility in the design and development of residential developments of at least two acres. The permit may adjust or modify all applicable development standards (e.g., lot coverage, FAR, height, setbacks, fence and wall heights, landscaping,

parking, open space, street layout, etc.). PDPs are approved by the Planning Commission at a public hearing.

The PUD Overlay district and/or Planned Development Permit process may be established on land that is zoned for residential use, and which is suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purpose of the district.

Off-Street Parking Requirements

Table 22 depicts the off-street parking requirements for residential uses in San Jacinto. The San Jacinto off-street parking requirements are fairly typical for a Southern California community and are not considered to be a constraint to the production of affordable housing. The City will offer reduced parking requirements as an incentive associated with applications for density bonuses in compliance with state law.

**Table 22
Off-Street Parking Requirements**

Residential Unit Type	Required Parking Spaces
Single Family Home (5 or less sleeping rooms)*	2 enclosed spaces
Single Family Home (over 5 sleeping rooms)*	3 enclosed spaces; or 2 enclosed spaces and 100 cubic feet of built-in permanent storage in the garage
Mobilehomes or Trailers in Parks	2 spaces (tandem approved) plus 1 guest space/5 spaces
Mobilehome on a Private Lot	2 garage spaces
Two Family Dwelling on a Single Lot	2 garage spaces/unit
New Condominium	2 covered spaces, one of which must be enclosed and no tandem parking used to comply; and If no on-street parking is allowed on the street the project fronts, 1 visitor space/8 units will be required.
Condominium Conversion	1.5 covered spaces/unit built prior to 1974; Parking as required by the underlying zone for units built between 1974 and February 1981; or 2 covered spaces for each unit constructed after February 1981.
1-Bedroom and Studio Apartment	1.5 spaces/unit, of which 1.25 spaces are covered, plus guest parking (as described below).
2-Bedroom Apartment	1.75 spaces/unit, of which 1.25 are covered, plus guest parking (as described below).
3-Bedroom Apartment	2 spaces/unit, of which 1.5 are enclosed, plus guest parking (as described below).
Apartment Guest Parking	In addition to the parking requirements for apartments described above, the following amount of guest parking will be required: 0-10 units: No spaces 11-30 units: 1/4 spaces/unit 31-60 units: 1/5 spaces/unit 61 units and over: 1/6 spaces/unit
Senior Rental Housing (in S-D Zone)	0.75 covered spaces/unit, plus 1 guest space/10 units.

Source: San Jacinto Zoning Ordinance, 2002.

* For new residential development with a sphere of compatibility, three-car garages will need to be provided at approximately 50% of the ratio as existing homes within the sphere of compatibility.

Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of

types of housing for all income levels and for persons with special needs, including mobile homes, congregate care facilities, senior housing, emergency shelters, and transitional housing. Table 23 summarizes the various housing types that are permitted within San Jacinto’s primary residential zone districts.

**Table 23
Permitted Housing Uses**

Housing Types Permitted	RE	RR	RL	RM	RMH	RH	RVH
Residential Uses							
Single Family Dwelling	P	P	P	--	--	--	--
Two Family Dwellings	P	P	P	P	P	P	--
Multi-Family Dwelling	--	--	--	P	P	P	P
Mobilehome Park/Subdivision	C	C	C	C	C	C	C
Agricultural Employee Housing	P	--	--	--	--	--	--
Organizational House	--	--	--	C	C	C	C
Second Dwelling	P	P	P	--	--	--	--
Single Room Occupancy facilities	--	--	--	C	C	C	C
Supportive Housing	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P
Care Facilities							
Community Care Facilities (6 or less residents)	P	P	P	P	P	P	P
Community Care Facilities (7 or more residents)	--	--	--	C	C	C	C
Congregate Care Facilities (6 or less residents)	P	P	P	P	P	P	P
Congregate Care Facilities (7 or more residents)	--	--	--	C	C	C	C
Convalescent Home (6 or less residents)	P	P	P	P	P	P	P
Convalescent Home (7 or more residents)	--	--	--	C	C	C	C
Residential Care Facility (6 or less residents)	P	P	P	P	P	P	P
Residential Care Facility (7 or more residents)	--	--	--	C	C	C	C
Residential Care Facility for the Elderly (6 or less residents)	P	P	P	P	P	P	P
Residential Care Facility for the Elderly (7 or more residents)	--	--	--	C	C	C	C

Source: City of San Jacinto Zoning Ordinance, 10/2008. P= Permitted, C=Conditionally Permitted, --= Not Permitted

The following paragraphs describe how the City provides for a variety of housing types.

Housing Affordable to Lower-Income Persons: As noted previously in the Needs Assessment, housing in San Jacinto is much more affordable than many metropolitan areas of Southern California. While the current recession has caused increased unemployment and financial strain for some families, it has also brought about a significant decline in home prices and rents. As a result many new single-family homes, and all attached housing (both for-sale and rental), are affordable to lower-income households. The City’s General Plan also facilitates affordable housing by providing a balance of land use designations with densities up to 22 units/acre (excluding density bonus) in the Very High Density Residential district.

All recently built multi-family projects, including market-rate units, have been affordable to lower-income households. Discussions with affordable housing developers have indicated that the densities and development standards currently allowed by the City’s existing zoning regulations are appropriate for this market area and facilitate construction of lower-income housing.

Second Units: As shown in Table 23, second units are permitted uses in all single-family zones in accordance with the following conditions:

- A single-family residence exists on the lot;
- The existing unit meets all of the requirements of the underlying zone classification;
- Either the existing residence or the second unit will be owner occupied;
- The second unit is not intended for sale and may be rented;
- The second unit may be attached to the existing dwelling or be detached;
- The floor area of the second unit does not exceed 30% of the living area of the principal dwelling unit and does not exceed a maximum size of 1,200 square feet;
- A detached second unit shall be located a minimum of 10 feet from any other structure on the lot, and shall conform to all other height, setback, and lot coverage requirements of the zone.
- A one-car carport or garage shall be provided for the second unit, and shall conform to the development standards and setback requirements required for such structures in the zone.
- The second unit shall conform substantially to the architectural style and design of the main structure, including materials and colors.
- The second unit shall conform to the utility requirements of the main structure.

Two second units were approved during 2007-2012, indicating that these requirements do not pose an unreasonable constraint.

Mobilehomes: Mobilehome subdivisions and parks provide an important affordable housing source for residents of San Jacinto, with mobile homes comprising 19% of the housing stock. The Development Code allows mobilehome parks and subdivisions in all zones, subject to approval of a conditional use permit. The City currently has 13 mobilehome parks.

Housing for Persons with Disabilities and Care Facilities: The Development Code Allows Community Care Facilities, Congregate Care Facilities, Convalescent Homes, Residential Care Facilities, and Residential Care Facilities for the Elderly for six persons or less in all residential zones by right. All of these types of facilities are permitted subject to a conditional use permit in the RM, RMH, RH and RVH zones when seven or more persons occupy the facility, excluding staff.

Definition of “Family”

Development Code §17.800.200 defines “family” as a “single housekeeping unit”, as follows: “The functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single-unit dwelling, including the joint use of common areas and sharing household activities and responsibilities (i.e., chores, expenses, and meals).” This definition is consistent with state law.

Separation Requirements

There is no City requirement for minimum separation distance between group homes or care facilities other than as may be provided in state law.

Parking Standards

One parking space is required for every three residents.

Supportive Services

There are no limitations on supportive services in group homes or care facilities.

Emergency Shelters: State law (Senate Bill 2 of 2007) requires that emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district. Emergency shelters are currently permitted by-right in the Industrial Light (IL) zone. This zone is in a mixed-use area of residential, commercial, and industrial uses along both sides of State Street between Cottonwood Avenue and the southerly City boundary. State Street is a Major Highway with bus service and commercial services. There are approximately 200 acres in the IL Zone, with lot sizes ranging from approximately 7,000 sq. ft. to approximately 365 acres. This area has undeveloped and underutilized parcels that could accommodate emergency shelters.

Transitional and Supportive Housing: “Transitional and supportive housing” means a residential facility that provides temporary accommodations, typically for six months to two years, to low- and moderate-income persons and families or persons with special needs, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use that is permitted under the same procedures and requirements as for other residential uses of the same type in the same zone. The Development Code allows transitional and supportive housing in conformance with SB 2.

Farmworker Housing: State law⁷ provides that employee housing for 6 or fewer workers shall be considered a single-family use and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. State law further provides that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The Development Code is consistent with these provisions of state law.

Single Room Occupancy: Single room occupancy (SRO) facilities are small studio-type apartment units, typically intended for very-low- or extremely-low-income persons. The Development Code allows SROs in the RM, RMH, RH and RVH zones subject to a conditional use permit.

Development and Planning Fees

After the passage of Proposition 13 and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. In order to ensure public health and safety, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

⁷ *Health and Safety Code* §17021.5 and §17021.6.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. These fees are typically assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

While the cost of planning and development impact fees may be viewed as a constraint to housing supply and affordability, local governments and service providers have little discretion in this matter due to the state's legal and budgetary framework established under Proposition 13 and other related laws. In order to reduce development costs and encourage new construction, traffic impact fees were temporarily reduced in 2010 in an attempt to encourage construction.

San Jacinto charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Under state law, these fees are limited to the actual cost of providing these services. Table 24 depicts the City's development impact fees for residential development, while Table 25 summarizes the City's planning fee requirements for residential development. The City derives its building permit fees based on building valuation and fee data established by International Congress of Building Officials (ICBO).

Table 24
Development Fee Schedule

Type of Development Fee	Single-Family	Multi-Family
Government Services	\$408/unit	\$345/unit
Flood Control Improvements - Area 1	\$5,990/acre	\$5,990/acre
Flood Control Improvements - Area 2	\$4,975/acre	\$4,975/acre
Traffic Signalization - Road Construction	\$1,468/unit	\$1,239/unit
Traffic Signalization - Bikeways	\$49/unit	\$41/unit
Traffic Signalization - Traffic Signals	\$256/unit	\$216/unit
Transportation Uniform Mitigation Fee (TUMF)	\$8,873/unit	\$6,231 per unit (must be 8.1 du/acre or more to qualify for MF rate)
Eastern Municipal Water District	\$14,250/unit	\$14,250/unit
City Sewer Fee	\$200/unit	\$200/unit
Public Safety Facilities - Police	\$198/unit	\$198/unit
Public Safety Facilities - Fire	\$212/unit	\$179/unit
Park and Open Space Facilities (Park Facility Improvements)	\$589/unit	\$497/unit
Park and Open Space Facilities (Park Land Acquisition)	\$1,131/unit	\$955/unit
Park and Open Space Facilities (Park Land Improvements)	\$1,290/unit	\$1,090/unit
Street Signs	\$175/each	--
Multi-Species Habitat Conservation Program (MSHCP)	\$1,938/unit	\$1,241/unit (8.1-14 du/acre) \$1,008/unit (>14.1 du/acre)
Community Amenities	\$630/unit	\$532/unit
Administration	\$20/unit	\$17/unit
San Jacinto Unified School District Development Fee	\$3.95/sq.ft.	\$3.95/sq.ft.

Source: City of San Jacinto Development Fee Schedule

**Table 25
Planning Fee Schedule**

Project Type	Fee
Planning and Zoning	
Advanced Planning Fee	\$150/residential unit
Amended Specific Plan	\$1,250
Amended Development Plan	\$500
Building Fee (\$1-500 valuation)	\$23.50
Building Fee	Ranges from \$23.50 (for building valued at up to \$500) to \$5,608.75 plus \$3.65 per fractional increase of value (for buildings valued at \$1,000,001 or more).
Building Permit Surcharge	1% of Total Permit Fee (\$1 min and \$50 max)
Change of Zone	\$3,500
Comprehensive Specific Plan	\$4,000
Conceptual Specific Plan	\$6,000
Conditional Use Permit	\$3,000
Current Planning Fee	\$50/residential unit
Development Agreement	\$5,000
General Plan Amendment	\$4,000
Site Plans <1,000 sf or Change in Use	\$200
Site Plans 1,000-5,000 sf	\$400
Site Plans >5,000 sf	\$750
Temporary Use Permit	\$35
Variance	\$750
Subdivisions	
Amended Tract Map	\$1,000
Final Parcel Map	\$1,200
Final Tract Map	\$2,500
Lot Line Adjustment	\$200
Phasing Plans	\$250
Planned Development Permit	\$2,000
Revised Map	\$250
Subdivision Agreement	\$500
Tentative Parcel Map	\$3,000
Tentative Tract Map	\$4,000
Vesting Tentative Tract Map	\$5,000
Miscellaneous Fees	
Appeal	\$750
Environmental Impact Report	Cost of preparation plus greater of \$7,500 or 25%
Environmental Assessment	\$500

Additional professional consulting fees may be charged equaling the consulting costs plus 15%.

Source: City of San Jacinto

**Table 26
Development Fee Summary – Single-Family and Multi-Family**

Project Type	Fee ³
Single-Family ¹	
Planning & Building Fees	\$5,596
Impact Fees	\$39,644
Total Fees	\$45,240
Est. total cost	\$220,000
% of total cost	21%
Multi-Family ²	
Planning & Building Fees	\$2,590
Impact Fees	\$24,728 (\$21,064 for affordable project)
Total Fees	\$27,318 (\$23,654 for affordable project)
Est. total cost	\$100,000
% of total cost	27% (24% for affordable project)

Source: City of San Jacinto

Notes:

1. Per unit fees based on a 2,233- sq.ft. single-family house on a subdivided lot
2. Per unit fees based on an 80-unit apartment project (affordable projects are exempt from TUMF and CFD fees)

Building Codes and Enforcement

San Jacinto has adopted the 2010 version of the California Building Codes with minor amendments. The California Building Code is considered to be the minimum necessary to protect the public health, safety, and welfare, and is used by most jurisdictions in the state. The City is responsible for enforcement of the code. Ordinance 08-01, adopted January 2008, included amendments to require building permits for fences over 18 inches in height rather than for only those fences over 6 feet in height due to a local climatic condition, as the City has experienced serious property damage due to extremely high Santa Ana winds, including sustained winds over 100 miles per hour, thus necessitating review and approval of fence plans.

Code violations are investigated on both a complaint basis and on a proactive basis as code enforcement officers patrol the city. Code enforcement officers work cooperatively with property owners to expedite remedial actions and advise them about any assistance programs that may be available to help bring properties into compliance.

Local Processing and Permitting

The City of San Jacinto can encourage the ongoing construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. This section outlines the current general development permit procedures in San Jacinto.

One-Stop Processing

State law requires that all communities work toward improving the efficiency of their building permit and review processes by providing “one-stop” processing, thereby eliminating the unnecessary duplication of effort. Moreover, Assembly Bill 884 (passed in 1978) helped reduce governmental delays by 1) limiting processing time in most cases to one year, and 2) by requiring agencies to specify the

information needed to complete an acceptable application. The following summarizes the existing approximate time frame and review procedures for single-family and multi-family projects.

Single-Family and Multi-Family Projects of Eight Units or Less

Single-family or multi-family residential units on legally established lots are all permitted by-right in their respective zoning classifications. As such, there is no protracted entitlement application process or public hearing required prior to the building permit application for such units. However, a Site Plan and Design Review (SPDR) is required to assure compliance with the development standards and design guidelines the zoning ordinance. The SPDR is an administrative (staff) review process with no public hearing and is typically completed within 30 days. In most cases, grading plans and complete construction drawings are required to be submitted with the building permit application. Presently, the building permit application and plan check process takes approximately four to six weeks.

Multi-Family Projects of 9 to 50 Units

Multi-family projects of 9 to 50 units are subject to the SPDR process. The SPDR process entails review by the Development Review Committee that includes representatives from Planning, Fire, Engineering and Police, and is typically completed within 30 days from receipt of a complete application. The SPDR process requires findings of consistency with existing City standards and ordinances. No public hearing is required. The time limitations imposed upon this process by the Development Code and the simplicity of the findings required do not cause this process to be a constraint on housing development.

Multi-Family Projects of 51 or more units

All residential projects of 51 or more units are subject to the SPDR process, and a public hearing by the Planning Commission for approval on the first available Planning Commission agenda. An optional Planned Development Permit (PDP) process allows for flexibility in development standards and mixed uses and potentially a variety of densities in one project. A PDP requires a hearing before the Planning Commission and requires a finding of consistency with the General Plan as well as review pursuant to the Environmental Quality Act (CEQA). The PDP process is highly controlled by the acceptability of the application and responsiveness of the applicant. At a minimum, this process takes six months. For projects of this size and complexity, this is not considered an unreasonable constraint to development.

Residential Projects Larger than 100 Acres

Residential projects of 100 acres or more require a Specific Plan. Specific Plans allow for the comprehensive planning of land uses, circulation and infrastructure and also allow variation from specific zoning regulations and standards. Pursuant to State law, a Specific Plan must be consistent with the General Plan. Specific Plans require hearings before the Planning Commission and City Council. CEQA review is also required. At a minimum, this process takes six months. For projects of this size and complexity, this is not considered an unreasonable constraint to development. Once the Specific Plan has been approved, residential development projects are reviewed and approved at the staff level through the Development Plan process with no public hearing.

Subdivisions

For residential developments where individual lots have not been created, a subdivision map must first be approved. All tentative subdivision maps require a public hearing before the Planning Commission. It

takes approximately 90 days to process a tentative subdivision map after a complete application is filed. After the tentative subdivision map has been approved, but prior to the City Council approval of the final subdivision map, a residential development plan must be processed and approved by the Planning Commission for five lots or more. The residential development plan involves a public hearing before the Planning Commission and includes a detailed site plan for each lot, building floor plans and elevations for each proposed model to be built, typical front yard landscaping plans, fence and wall plans, and parkway landscaping plans. Four lots or less can be approved by the Planning Director with no public hearing. It takes approximately 45 days to process a residential development plan. Upon the approval of the residential development plan, improvement plan and grading plan, and annexation into any required assessment district, the final subdivision map can be scheduled for City Council approval. It typically takes approximately 60 days to process a final subdivision map. Upon the approval of the final subdivision map by the City Council, building permits can be obtained as outlined for units on legally established lots above.

The City considers expedited permit processing as a possible incentive associated with applications for density bonuses.

Reasonable Accommodations for Housing for Persons with Disabilities

Reasonable accommodation refers to the City's procedures for reviewing and approving requests from disabled and special needs residents to alter their homes to allow for mobility and use. Development Code Chapter 17.625 describes City procedures for processing requests for reasonable accommodation for persons with disabilities and special housing needs in conformance with state law.

Environmental Protection

State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, environmental review is required by state (and in some cases federal) law and these regulations help to preserve the environment and ensure environmental safety to San Jacinto's residents.

Infrastructure Constraints

A significant factor adding to the cost of new construction is providing adequate infrastructure (major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting) which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, and contributes to the cost of new housing.

The City of San Jacinto provides water service to the urbanized portions of the community, while Lake Hemet Municipal Water District provides water to a small portion of the city at its southeastern boundary. Eastern Municipal Water District (EMWD) provides water service to the vast majority of the residential vacant sites and sewer service throughout San Jacinto.

According to projections provided by EMWD, more than 29,000 new residences are expected to be built in the "East Valley" area which includes the cities of San Jacinto, Hemet and surrounding areas. Between 2009 and 2014 approximately 2,600 of those new residences are projected to be built. EMWD is dependent on Metropolitan Water District to meet the majority of existing and new demand through

imported water supplies. Facilities to convey additional water supplies will be constructed through planned facility expansions. Sewage treatment facilities and conveyance capacity are also planned to meet the needs of additional growth. New water supply conveyance facilities and sewage treatment and conveyance facilities are to be provided by the projects imposing the demand for additional facilities to be owned and operated by EMWD.⁸ Water and sewer trunk lines are or will be in place to serve higher-density vacant parcels identified in the Vacant Sites Inventory (Appendix B) as each identified site is located within ½ mile of parcels currently under construction and within ¼ mile of parcels for which the City has approved tentative maps.

Improvement Standards

This section contains a summary of the City's improvement standards for residential projects relevant to the cost and availability of housing. While land improvements add to the cost of housing, these improvements are necessary for the health, safety, and convenience of future residents.

Street Improvements. The City requires a minimum public right-of-way width of 60 feet (including sidewalks and landscaped areas), except for streets and cul-de-sacs of 250 feet or less. These streets may have 50-foot rights-of-way. Depending on the type of street (cul-de-sac, local street, collector street, etc.), the minimum curb-to-curb pavement width would generally be 36 feet. Lesser street widths could be approved through the City's planned unit development or specific plan processes.

Street grades should generally fall between 0.35% and 15%, with the most desirable range between 0.5% and 6%. Lesser or greater grades may be permitted upon a showing that compliance with the City's street grade standards would be infeasible. Pedestrian ways or bridges are required if the City deems them necessary for access to schools, recreation areas, other public areas, or for the safety or convenience of pedestrians. The subdivider is required to install local streets or street segments serving the development, including curbs, gutters, sidewalks, pavement, traffic signs, street trees, mailbox inserts, and street lights.

The City's requirements for street improvements are consistent with many other suburban communities in the region and are not a significant constraint to the cost or availability of housing in San Jacinto.

Drainage Facilities. The project developer is required to construct or maintain, according to City standards, existing drainage facilities that will capture storm water run-off from the project site. Such facilities are to be constructed within public rights-of-way. In addition, developers must contribute to a drainage fund that pays for citywide storm drainage system improvements. Appropriate grading is required to ensure compliance with storm frequency event standards (see below).

The City requires the following design criteria based on storm event frequency: 1) local drainage – 25 years, 2) sump areas – 50 years, and 3) major drainage courses and channels – 100 years. Drainage systems may be designed to allow drainage within streets to the top of the curb for a 10-year or lesser storm event. The City also requires culverts that can accommodate a 100-year storm event where any street crosses a natural drainage course. The city also requires drainage outlets to reduce or avoid flood damage.

Water Facilities. The City requires developers to install water storage and distribution facilities adequate to serve project users. In addition, developers must pay a water service connection fee to access the City's water storage, treatment, and distribution system. These requirements are necessary to

⁸ Electronic communication from Elizabeth Lovsted, Facilities Planner/Engineer, EMWD, 9/21/09.

ensure that residents have access to potable water meeting state and federal water quality standards and that adequate water storage and distribution is available during emergency conditions.

Wastewater Facilities. Connection to a sanitary sewer system is required for each lot of less than one acre. Connection to the City’s public system is generally required. The City also collects a fee from the developer that contributes to the cost of operating and maintaining a citywide wastewater collection and treatment system. The City’s requirements are consistent with practices in nearby communities and are necessary to comply with state and federal water quality standards. These wastewater improvement standards do not represent an unreasonable constraint.

Public Safety Facilities. Depending on the size of a project and its access to public safety facilities and services, a developer may be required to construct public safety facilities (such as fire and emergency service facilities) or pay a fee to the City that will fund such facilities in the area of the proposed project. This requirement is designed to ensure adequate minimum response times and is not an unreasonable constraint to housing.

Undergrounding of Utilities. The City requires that public and private utility lines be placed underground, preferably within the public right-of-way prior to street paving. The undergrounding of utilities is a common practice that enhances community aesthetics and is not an unreasonable constraint to housing.

Environmental Constraints

San Jacinto is impacted by various environmental hazards that include active seismic fault zones, liquefaction, steep slopes, and flooding. These natural hazards pose environmental constraints to residential development by threatening the public safety. To protect the health, safety, and welfare of residents in San Jacinto, the City has adopted regulations that limit development within areas of high risk, and/or require design standards that can withstand natural hazards. For example, the City has adopted a Hillside Development Ordinance and a Flood Plain Management Ordinance, as described below. While these constraints restrict development in some areas, adequate sites commensurate with the City’s fair share of regional housing needs are available in areas not impacted by environmental issues.

Hillside Development Ordinance: The purpose of the Hillside Development Ordinance is to encourage the orderly grading and residential development of hillside areas by relating the number and distribution of dwelling units and other buildings to the topography of the hillside. The goal of the ordinance is to minimize the visual impact of grading in hillside areas as well as minimize the potential danger to life and property due to the hazards of fire, flood, soil erosion, seepage, and destruction of natural topography and plant material.

To achieve the goal of the ordinance, specific development standards for residential development are included. For example, the minimum lot size is affected by the slope of the property, as follows:

Minimum Lot Size	Grade of Slope
7,200 sf net	0-15%
10,000 sf net	15-30%
20,000 sf gross	31-40%
40,000 sf gross	Greater than 40%

Although development capacity of some single family residential sites identified in the Vacant Sites Inventory (Appendix B) may be limited by the Hillside Development Ordinance, these sites are

adequate for above moderate income units and adequate sites for this income group are identified. The Hillside Development Ordinance does not affect any sites identified for lower- or moderate-income households (Appendix B).

Floodplain Management Ordinance: The purpose of the Floodplain Management Ordinance is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in areas subject to flooding, mudflows, or flood-related erosion. The Ordinance contains development regulations for residential and non-residential development within these high-risk areas, as determined by the Federal Emergency Management Agency (FEMA), to allow minimize the potential impact of flooding to new development projects. The Floodplain Management Ordinance does not affect any sites identified for lower- or moderate-income households (Appendix B).

IV. Housing Resources

Land Resources

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in 2012. The RHNA allocation for San Jacinto was discussed previously in the Housing Needs Assessment section of this Technical Report.

An important component of the San Jacinto Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth need. A parcel-specific vacant residential site analysis was completed based on the City's geographic information system (GIS). Table 27 summarizes potential housing units by income category that could be accommodated on the City's vacant residential land. For a detailed list of parcels along with the assumptions underlying the analysis please refer to Appendix B of this Housing Element Technical Report.

Table 27
Residential Land Inventory Summary vs. RHNA

Land Use Designation	Income Category		
	Lower	Mod	Above Mod
Rural Residential	--	--	856
Low Density Residential	--	--	13,760
Medium Density Residential	--	10,491	--
Medium High Density Residential	--	1,301	--
High Density Residential	--	--	--
Very High Density Residential	2,202	--	--
Subtotal – vacant parcels	2,202	11,792	14,616
Potential second units	6	--	--
Total land inventory	2,208	11,792	14,616
RHNA 2014-2021	956	441	1,036
Adequate Capacity?	Yes	Yes	Yes

Source: City of San Jacinto, 2013

As shown in Table 27 and Appendix B, there are adequate sites in all income categories to accommodate the City's share of regional housing need during this planning period. However, some parcels are large and require subdivision prior to development. In order to facilitate development of large sites, Program 9 of the Housing Plan includes actions such as expedited processing and incentives for projects including affordable multi-family housing.

Financial Resources

State and Federal Resources

Section 8 - The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary

housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. Eligible households pay 30% of their income toward rent with the balance paid by HUD. The Housing Authority of Riverside County (HARIVCO) coordinates and administers Section 8 rental assistance on behalf of the City of San Jacinto.

Community Development Block Grant (CDBG) Program – Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation, and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. San Jacinto receives its CDBG funding through the County of Riverside. Based on its population, the City is eligible to receive approximately \$165,000 annually from the County. The City has, in the past, used the majority of the CDBG funds for water and sidewalk improvement projects.

HOME Investment Partnership Program – 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 which 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 the funds. Two major requirements are that the HOME funds must be: 1) used for activities that target certain income groups (lower-income families in particular) and 2) matched 25% by non-federal sources (such as City redevelopment funds).

The City of San Jacinto is eligible to receive HOME funds as a participating city in the Riverside County program as applicants apply for HOME-qualified projects.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Local Resources

Redevelopment Housing Set-Aside Fund – In 2012 the state abolished all redevelopment agencies in California, therefore this tool for community revitalization and affordable housing assistance is no longer available.

Non-Profit Housing Providers - The following are housing providers that have been involved with development of affordable housing in the San Jacinto region and may be interested in developing and/or preserving affordable housing in San Jacinto:

- Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201
(760) 347-3157
- Habitat for Humanity Hemet/San Jacinto
328 N. State Street, Unit D
Hemet, CA 92543
(951) 658-0235
- Jamboree Housing Corporation
2081 Business Center Drive, Suite 216
Irvine, CA 92612
(949) 263-8676
- Affirmed Housing
200 East Washington Avenue, Suite 208
Escondido, CA 92025
(619) 738-8401
- The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740
(562) 596-4770
- Southern California Housing Development Corporation
8265 Aspen Street, Suite 100
Rancho Cucamonga, CA 91730
(909) 481-0172
- RC Hobbs Company
1110 E. Chapman Ave., Suite 206
Orange, CA 92866
(888) 633-4622
- LINC Housing Corporation
110 Pine Avenue, Suite 500
Long Beach, CA 90802
(562) 684-1100
- Palm Desert Development Company
P.O. Box 3958
Palm Desert, CA 92261
(760) 568-1048
- Riverside Housing Development Corporation
4250 Brockton Avenue
Riverside, CA 92501

Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. As new development and infill development and rehabilitation activities occur, the City will have an opportunity to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the *California Code of Regulations* and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013⁹.

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.

⁹ California Energy Commission (<http://www.energy.ca.gov/title24>).

- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.

The Development Code also provides for a density bonus of one-half unit/acre for multi-family projects that incorporate active & passive solar energy concepts.

The Western Riverside Council of Governments (WRCOG) also sponsors a program called “HERO” intended to help reduce residential energy consumption. The HERO Program is offered through a partnership between WRCOG and Renovate America, Inc. The Program’s purpose is to provide relatively low interest rate financing to spark the local economy by creating jobs and reducing utility costs, and to reduce greenhouse gas emissions. The Program provides HERO Financing for permanently affixed energy efficiency, water efficiency, and renewable energy products (Eligible Products). HERO Financing is repaid through an assessment on the owner’s property tax bill over 5 to 20 years, based on the useful life of the products, and upon sale of the property, the balance generally stays with the property.

Appendix A – Evaluation of the 2008-2013 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the prior Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The previous Housing Element covered the 2008-2013 planning period.

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

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the previous planning period. Based on this evaluation, all of the current Goals and Policies continue to be appropriate and have been retained.

Table A-3 summarizes the City's progress toward the quantified objectives for construction, rehabilitation and conservation in the prior period.

**Table A-1
Housing Element Program Effectiveness Evaluation
City of San Jacinto
2008-2013**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<i>Conserve and Improve Affordable Housing</i>				
1. Code Enforcement	Code Enforcement Staff	Redevelopment Set Aside, CDBG, and General Fund	Continue to implement code enforcement program. By the end of FY 09/10, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.	Ongoing. Funded by General Fund and CDBG. Comprehensive housing conditions survey has not been completed due to funding and staffing constraints.
2A. Housing Rehabilitation Loan Programs - Single-Family Homeowner	Redevelopment Agency, Planning Department	Redevelopment set-aside, CDBG, Federal HOME, and General fund	Strive to assist at least six homeowners annually.	This program was implemented in 2006-07, and 21 homes (including program 2B) have been rehabilitated to date. In 2011 the program was placed on hold pending the elimination of the redevelopment agency. Future funding to continue the program is uncertain at this time.
2B. Enhanced Senior Home Repair Grant Program	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	Strive to assist at least 60 mobile home homeowners annually.	This program was implemented in FY 06/07, and the City Council allocated \$20k from the General Fund to assist 10 lower-income households with repairs through the United Communities Network (United Way). Future funding to continue the program is uncertain at this time.
3. Conservation of Existing and Future Affordable Units	Community Development Department, HUD, HCD, and the Housing Authority of Riverside County (HARIVCO)	HUD Section 8 vouchers, other funding sources as available	Monitor the status of assisted projects (none were at-risk during the planning period).	Continue program.
4. Section 8 Rental Assistance	Housing Authority of Riverside County	Section 8 vouchers	Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide vouchers for lower income San Jacinto residents.	Ongoing - continue to support.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<i>Provide Adequate Housing Sites</i>				
5. Land Use Element	Planning Department	General fund	Maintain land use designations on adequate sites to accommodate San Jacinto’s regional housing needs.	The Land Use Element was amended in 2012 to provide additional capacity for high-density housing commensurate with the RHNA (see also Program 11). This program should be continued although no Land Use Element amendments are necessary in the new planning period.
<i>Facilitate the Provision of Affordable Housing</i>				
6. Provide Incentives and Assistance to Affordable Housing Developments	Planning Department	General Fund	Facilitate affordable housing development commensurate with the RHNA.	No new projects were assisted during 2008-2013. Continue program.
7. Downpayment Assistance	Redevelopment Agency	Redevelopment set-aside	Provide downpayment or closing cost assistance to five qualified persons or families annually.	Prior to the dissolution of the RDA in 2012, 50 households were provided assistance. Future funding to continue the program is uncertain at this time.
8. Single-Family Infill Housing Program	Planning Department	Redevelopment set-aside, CDBG, HOME, tax credits, bond financing	Assist in the development of one single-family home annually through the end of the planning period.	Prior to the dissolution of the RDA, the City was working with Habitat for Humanity to acquire sites for new homes. The City acquired 4 parcels with the intention of facilitating infill affordable housing development, however the status of those parcels is uncertain, and future funding to continue the program is uncertain at this time.
9. Pursue State and Federal Funding	Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others	Redevelopment set-aside, CDBG, HOME, tax credits, and bonds	Work with at least one developer or interested entity annually. When a developer expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.	The City worked with Palm Desert Development (80 units), LINC Housing (55 units), and San Jacinto Senior Apts. (45 units) to facilitate affordable housing development. With the loss of RDA set-aside funds, continuation of the program is uncertain at this time.
10. Mortgage Credit Certificate Program	Riverside County EDA	EDA and federal tax credits	Provide information regarding the MCC Program to eligible home buyers.	The City worked with Riverside County EDA to facilitate MCCs for 16 homebuyers in San Jacinto.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<i>Remove Governmental Constraints</i>				
11. Zoning Ordinance Update	Planning Department	General fund	Adopt a new Development Code in accordance with this program during 2010-2012.	The new Development Code was adopted by the City Council in 2012. This program has been completed and is no longer necessary.
<i>Promote Equal Housing Opportunities</i>				
12. Fair Housing Services	Redevelopment Agency	General fund	Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto	This program was not funded due to limited City resources and the dissolution of the Redevelopment Agency. Future funding is uncertain at this time.
13. Reasonable Accommodation in Housing for Persons with Disabilities	Planning Department	Department budget	Establish a formal policy or procedure for processing requests for reasonable accommodation by end of 2012.	Reasonable accommodation procedures are included in the new Development Code that was adopted in 2012. This program has been completed and is no longer necessary.
14. Housing for Extremely-Low-Income Persons	Planning Department	Grant funds, Riverside County EDA, Redevelopment Agency	<ul style="list-style-type: none"> • Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing • Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments • Conduct annual outreach to non-profit developers 	The City has continued to work with affordable housing developers, although no ELI units were produced.
<i>Promote Residential Energy Conservation</i>				
15. Residential Energy Conservation	Planning Department	General Fund; grant programs as available	Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.	13 low-income units were assisted with energy conservation retrofits through WRCOG’s GRID program, resulting in an estimated savings of \$12k per year in utility bills.

Table A-2
Appropriateness of 2008-2013 Housing Element Goals and Policies
City of San Jacinto

Goal	Policy	Appropriateness
<i>Goal 1 – Conserve, improve, and rehabilitate housing.</i>		
	1.1 Develop and foster activities to increase the health, safety, and property values of the City’s existing housing stock.	Appropriate - retain
	1.2 Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.	Appropriate - retain
	1.3 Preserve existing single-family neighborhoods.	Appropriate - retain
	1.4 Encourage continued and new investments in established communities.	Appropriate - retain
	1.5 Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.	Appropriate - retain
<i>Goal 2 – Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.</i>		
	2.1 Provide adequate sites for new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 12,026 units.	Appropriate – Update with RHNA requirement for the 2014-2021 housing period.
	2.2 Provide adequate sites for a range of housing types and prices.	Appropriate - retain
<i>Goal 3 – Assist in the development of a housing supply which is affordable to all segments of the community.</i>		
	3.1 Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.	Appropriate - retain
	3.2 Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.	Appropriate - retain
	3.3 Promote the development of attractive and safe housing to meet community needs.	Appropriate - retain
<i>Goal 4 – Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.</i>		
	4.1 Promote efficient and creative alternatives to help reduce governmental constraints.	Appropriate - retain
	4.2 Provide incentives and regulatory concessions for affordable and seniors housing..	Appropriate - retain
	4.3 Improve the City’s development process to facilitate housing construction.	Appropriate - retain

	4.4 Provide for reasonable accommodation for housing for persons with disabilities.	Appropriate - retain
<i>Goal 5 – Promote equal opportunity for housing throughout the City of San Jacinto.</i>		
	5.1 Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, sex, family, size, marital status, national origin, color, or income.	Appropriate - retain
	5.2 Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.	Appropriate - retain
	5.3 Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.	Appropriate - retain
	5.4 Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City's Zoning Ordinance.	Appropriate - retain

**Table A-3
Progress in Achieving Quantified Objectives
City of San Jacinto**

Program Category	Quantified Objective	Progress 2008-2013
New Construction*		
Extremely Low	1,354	-
Very Low	1,354	32
Low	1,931	151
Moderate	2,206	2,623
Above Moderate	5,183	80
Total	12,026	2,886
Rehabilitation		
Extremely Low	100	
Very Low	100	16
Low	100	
Moderate	--	
Above Moderate	--	
Total	300	
Conservation		
Extremely Low		
Very Low	417	417
Low		
Moderate	--	--
Above Moderate	--	--
Total	417	417

*Quantified objective and progress for new construction reflect the 2006-2013 period, consistent with the previous RHNA cycle

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Appendix B

Residential Land Inventory

This Appendix summarizes the realistic potential development capacity of San Jacinto’s vacant parcels that are suitable for residential development. The assumptions regarding affordability and realistic capacity of vacant sites are described below.

Affordability Assumptions for Vacant Sites

Housing Element law (AB 2348 of 2004) provides “default densities” that are assumed to be adequate to facilitate the production of lower-income housing. For San Jacinto and most metropolitan cities, the default density is 30 units/acre. However, state law also provides that alternate density assumptions may be used based on local conditions. Analysis of housing affordability is provided in Section II – Housing Needs Assessment. Due to very low land costs in many portions of the Inland Empire (Riverside and San Bernardino counties), housing is significantly more affordable here than in metropolitan areas such as Los Angeles and Orange counties. San Jacinto is located in a lower-cost portion of Riverside County where prices and rents are below the county average. Non-profit housing developers indicate that the densities in the range of 14 to 18 units/acre are suitable for assisted affordable housing in this market area. Table B-1 shows recent examples of affordable housing developments in San Jacinto, both assisted and market-rate. All of these projects had densities of less than 18 units/acre.

Table B-1
Recent Affordable Housing Developments

Development Name	Total Units	Density (du/ac)	Household Type	Deed-Restricted?	Funding Source
Willowcreek Meadows S. San Jacinto Ave San Jacinto	52	13.7	Non-restricted	No \$999 (2-bd) \$1,300 (3-bd)	Market-rate
Graciela Court (SFD) San Jacinto	9	8.5	Non-restricted	No \$1,200 (3-bd)	Market-rate
Tract 32276 (Small lot SFD) San Jacinto	22	12.1	Non-restricted	No Sold for \$80-90k	Market-rate
San Jacinto Garden Apartments 324 E. Shaver Street San Jacinto	97	9.7	Family	Yes	USDA 515-RRH
San Jacinto Manor 1672 S. Santa Fe Street San Jacinto	65	15.0	Seniors and Mobility Impaired	Yes	USDA 515-RRH
Manzanita Gardens 537 N. Ramona Boulevard San Jacinto	36	14.1	Family	Yes	USDA 515-RRH
San Jacinto Senior Apartments 633 E. Main Street San Jacinto	45	17.1	Seniors	Yes	USDA 515-RRH
San Jacinto Village Apartments 700 Idyllwild Drive San Jacinto	38	16.2	Family	Yes	USDA 515-RRH
San Jacinto Villas Apartments 1692 S. Santa Fe Ave. San Jacinto	80	17.6	Family	Yes	RDA, HOME, LIHTC, Tax- exempt bonds

Based on local conditions, potential new units in the land inventory are allocated to income categories as follows:

- **Lower income:** All sites designated for attached housing in the Very High Density Residential zoning district with allowable densities of 18 to 22 units/acre are assigned to this category. All recent projects of these types rented or sold in the lower-income category. Potential second units, estimated at one per year based on recent trends, are also included in the lower-income category.
- **Moderate income:** Parcels in the Low Density, Medium Density, Medium-High Density and High Density zoning districts are assigned to the moderate-income category. It should be noted that while all of the new single-family detached homes recently sold and currently for sale in San Jacinto fell within the lower-income affordability range (even luxury move-up homes), it is conservatively assumed that new traditional homes with standard lot sizes and planned developments will fall within the moderate-income category.
- **Above moderate income:** Rural Residential single-family parcels.

Realistic Capacity

The assumptions described below were used to estimate the realistic capacity of vacant sites.

- **Estate Residential (ER) sites.** The ER designation allows single-family development at densities up to 1 unit per 2 acres. Realistic density is assumed to be 0.4 units/acre based on the General Plan.
- **Rural Residential (RR) sites.** The RR designation allows single-family development at densities up to 2.0 units/acre. Realistic density is assumed to be 1.6 units/acre based on the 6 recently approved or completed projects (Table A-3).
- **Low-Density Residential (LDR) sites.** The LDR designation allows single-family development at densities of 2.1 to 5.0 units/acre. Realistic density is assumed to be 3.7 units/acre based on the 80 recently approved or completed projects (Table A-3).
- **Medium-Density Residential (MDR) sites.** A density of 5.1 to 10.0 units/acre is allowed in the MDR designation. Analysis of projects built or approved during the previous planning period (see Table A-3) found an average density of 6.6 units/acre, therefore the vacant land inventory is based on this average unless special circumstances or constraints require modification.
- **Medium-High-Density Residential (MHDR) sites.** A density of 10.1 to 14.0 units/acre is currently allowed in the MHDR designation. An average density of 12 units/acre is assumed for the vacant HDR sites in Table B-3. Multi-family developments with up to 50 units are permitted by-right subject to an administrative Site Plan Design Review (SPDR).
- **High-Density Residential (HDR) sites.** A density of 14.1 – 18.0 units/acre is allowed in the HDR designation. An average density of 16 units/acre is assumed for these sites. Multi-family developments with up to 50 units are permitted by-right subject to an administrative Site Plan Design Review (SPDR).
- **Very-High-Density Residential (VHDR) sites.** A density of 18.1 - 22.0 units/acre is allowed in the VHDR designation. The site inventory analysis is based on a conservative assumption that development density will average 20 units/acre, the mid-point of the allowable base density range (excluding density bonus). Multi-family developments with up to 50 units are permitted by-right subject to an administrative Site Plan Design Review (SPDR).

- **Downtown Commercial (DC) sites.** The Downtown Commercial land use designation allows residential mixed-use development at a density up to 5.0 units/acre. One residential project was developed recently in this zone at a density of 8.5 units/acre, which is considered representative and is assumed for other DC parcels.

Land Inventory Summary

The following tables show the City’s vacant land inventory for the current planning period. Table B-2 provides a summary of the realistic capacity of vacant residential sites compared to regional housing need, while Table B-3 contains a parcel-specific inventory of residential sites by income category. Figure B-1 shows the location of buildable vacant parcels designated for residential development.

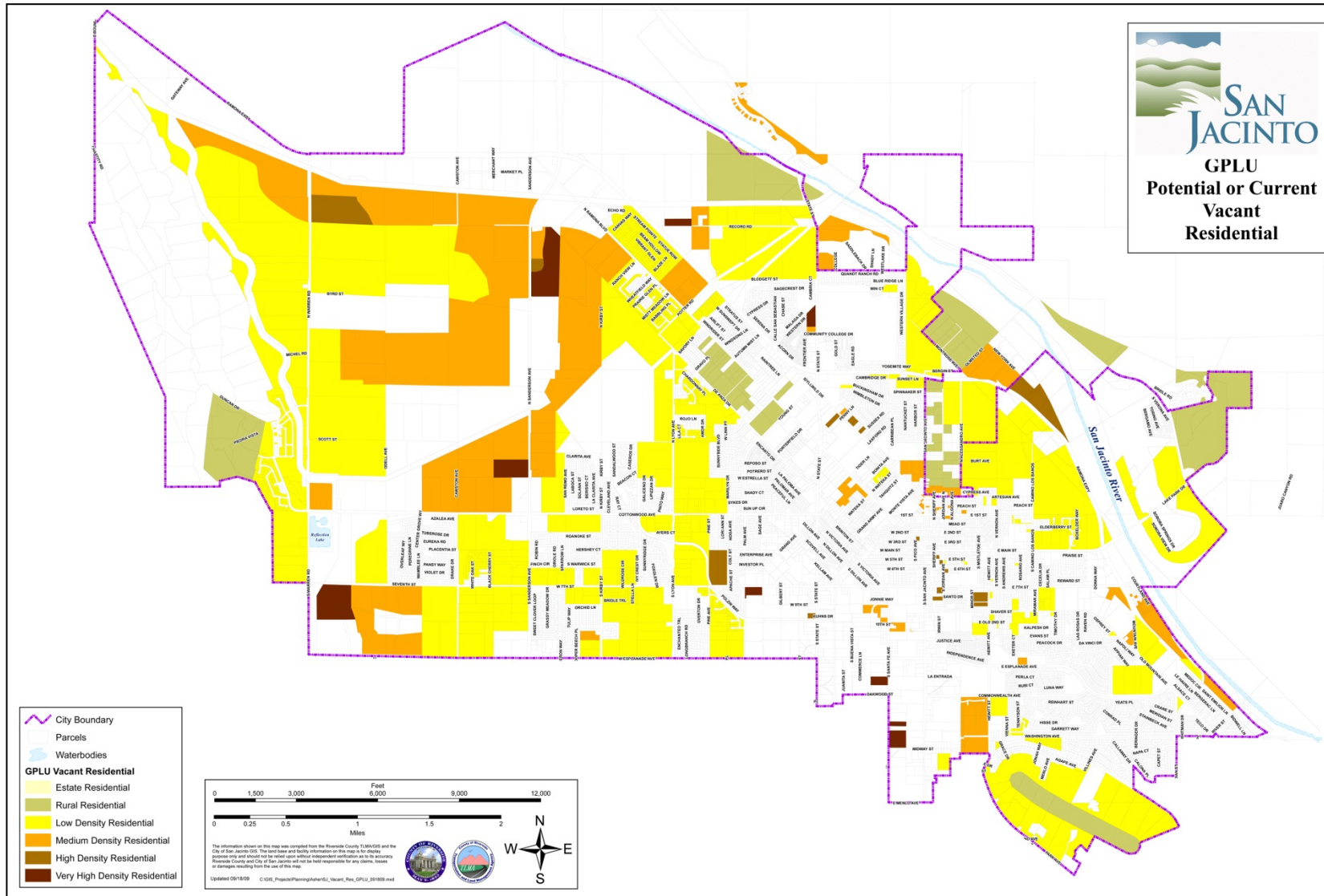
The land inventory analysis shows that based on the conservative assumptions discussed above, the City has adequate capacity in all income categories to accommodate its RHNA allocation for the current planning period.

**Table B-2
Land Inventory vs. RHNA**

Land Use Designation	Income Category		
	Lower	Mod	Above Mod
Rural Residential	--	--	856
Low Density Residential	--	--	13,760
Medium Density Residential	--	10,491	--
Medium High Density Residential	--	1,301	--
High Density Residential	--	--	--
Very High Density Residential	2,202	--	--
Subtotal – vacant parcels	2,202	11,792	14,616
Potential second units	6	--	--
Total land inventory	2,208	11,792	14,616
RHNA 2014-2021	956	441	1,036
Adequate Capacity?	Yes	Yes	Yes

Source: City of San Jacinto, 2013

**Figure B-1 – Residential Land Inventory Map
City of San Jacinto**



**Table B-3
Residential Vacant Land Inventory
City of San Jacinto**

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
430210016	RR	RR	6.623	2.0	1.6			10	10
436080013	RR	RR	4.713	2.0	1.6			7	7
436160004	RR	RR	2.399	2.0	1.6			3	3
436160005	RR	RR	2.440	2.0	1.6			3	3
434030004	RR	RR	9.652	2.0	1.6			15	15
438280017	RR	RR	5.932	2.0	1.6			9	9
438290016	RR	RR	9.843	2.0	1.6			15	15
438290026	RR	RR	10.362	2.0	1.6			16	16
438290027	RR	RR	53.865	2.0	1.6			86	86
430160007	RR	RR	1.491	2.0	1.6			2	2
430200015	RR	RR	23.160	2.0	1.6			37	37
436160006	RR	RR	4.890	2.0	1.6			7	7
430210001	RR	RR	16.127	2.0	1.6			25	25
430190025	RR	RR	69.337	2.0	1.6			110	110
430160001	RR	RR	14.930	2.0	1.6			23	23
434030023	RR	RR	0.938	2.0	1.6			1	1
434030022	RR	RR	4.333	2.0	1.6			6	6
434030025	RR	RR	1.025	2.0	1.6			1	1
434030024	RR	RR	4.702	2.0	1.6			7	7
434030031	RR	RR	1.210	2.0	1.6			1	1
434030030	RR	RR	1.201	2.0	1.6			1	1
436160001	RR	RR	1.202	2.0	1.6			1	1
436160003	RR	RR	1.990	2.0	1.6			3	3
434030001	RR	RR	4.584	2.0	1.6			7	7
434030026	RR	RR	3.356	2.0	1.6			5	5
436160006	RR	RR	2.306	2.0	1.6			3	3
434020022	RR	RR	2.242	2.0	1.6			3	3
434030020	RR	RR	9.050	2.0	1.6			14	14
434030021	RR	RR	9.213	2.0	1.6			14	14
547110045	RR	RR	1.831	2.0	1.6			2	2
547120011	RR	RR	7.478	2.0	1.6			11	11
547120012	RR	RR	72.745	2.0	1.6			116	116
547120007	RR	RR	21.408	2.0	1.6			34	34
547120006	RR	RR	1.837	2.0	1.6			2	2
547100011	RR	RR	32.997	2.0	1.6			52	52
547100011	RR	RR	2.079	2.0	1.6			3	3

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432040011	RR	RR	17.536	2.0	1.6			28	28
432050010	RR	RR	2.158	2.0	1.6			3	3
432050007	RR	RR	9.666	2.0	1.6			15	15
432040009	RR	RR	23.061	2.0	1.6			36	36
432050009	RR	RR	20.539	2.0	1.6			32	32
432050008	RR	RR	25.608	2.0	1.6			40	40
432040010	RR	RR	6.525	2.0	1.6			10	10
432040008	RR	RR	14.184	2.0	1.6			22	22
436110022	RR	RR	2.231	2.0	1.6			3	3
436160002	RR	RR	1.468	2.0	1.6			2	2
434020023	RR	RR	1.803	2.0	1.6			2	2
434030003	RR	RR	3.132	2.0	1.6			5	5
434030002	RR	RR	1.877	2.0	1.6			3	3
Subtotal-RR								856	856
432120009	LDR	RL	83.125	5.0	3.7		307		307
432260011	LDR	RL	18.560	5.0	3.7		68		68
432180004	LDR	RL	51.802	5.0	3.7		191		191
432270010	LDR	RL	3.830	5.0	3.7		14		14
436170010	LDR	RL	6.846	5.0	3.7		25		25
425100019	LDR	RL	6.030	5.0	3.7		22		22
425210013	LDR	RL	0.231	5.0	3.7		1		1
425210004	LDR	RL	11.805	5.0	3.7		43		43
425220012	LDR	RL	22.870	5.0	3.7		84		84
430210006	LDR	RL	6.738	5.0	3.7		24		24
430210012	LDR	RL	4.189	5.0	3.7		15		15
430190026	LDR	RL	11.093	5.0	3.7		41		41
430190011	LDR	RL	5.161	5.0	3.7		19		19
430210013	LDR	RL	1.680	5.0	3.7		6		6
430210009	LDR	RL	10.065	5.0	3.7		37		37
432010008	LDR	RL	19.967	5.0	3.7		73		73
433040057	LDR	RL	17.303	5.0	3.7		64		64
436040008	LDR	RL	4.847	5.0	3.7		17		17
436080001	LDR	RL	6.868	5.0	3.7		25		25
433040058	LDR	RL	7.552	5.0	3.7		27		27
433040012	LDR	RL	1.436	5.0	3.7		5		5
433040014	LDR	RL	1.858	5.0	3.7		6		6
436700016	LDR	RL	0.184	5.0	3.7		1		1
436700026	LDR	RL	0.175	5.0	3.7		1		1
436700027	LDR	RL	0.167	5.0	3.7		1		1
436700020	LDR	RL	0.178	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436700018	LDR	RL	0.177	5.0	3.7		1		1
436700028	LDR	RL	0.178	5.0	3.7		1		1
436700029	LDR	RL	0.204	5.0	3.7		1		1
436700024	LDR	RL	0.167	5.0	3.7		1		1
436700013	LDR	RL	0.194	5.0	3.7		1		1
436700014	LDR	RL	0.188	5.0	3.7		1		1
436070010	LDR	RL	0.147	5.0	3.7		1		1
436700022	LDR	RL	0.204	5.0	3.7		1		1
436700025	LDR	RL	0.176	5.0	3.7		1		1
436700019	LDR	RL	0.166	5.0	3.7		1		1
436700021	LDR	RL	0.199	5.0	3.7		1		1
436700015	LDR	RL	0.195	5.0	3.7		1		1
436700017	LDR	RL	0.191	5.0	3.7		1		1
436700023	LDR	RL	0.178	5.0	3.7		1		1
432020020	LDR	RL	39.052	5.0	3.7		144		144
436700005	LDR	RL	0.183	5.0	3.7		1		1
436700002	LDR	RL	0.163	5.0	3.7		1		1
436700012	LDR	RL	0.520	5.0	3.7		1		1
436700001	LDR	RL	0.148	5.0	3.7		1		1
436700009	LDR	RL	0.227	5.0	3.7		1		1
436700006	LDR	RL	0.189	5.0	3.7		1		1
436700010	LDR	RL	0.234	5.0	3.7		1		1
436700004	LDR	RL	0.176	5.0	3.7		1		1
436700003	LDR	RL	0.169	5.0	3.7		1		1
436700007	LDR	RL	0.227	5.0	3.7		1		1
436700011	LDR	RL	0.338	5.0	3.7		1		1
436700008	LDR	RL	0.224	5.0	3.7		1		1
433050005	LDR	RL	49.424	5.0	3.7		182		182
433060001	LDR	RL	7.301	5.0	3.7		27		27
436700034	LDR	RL	0.176	5.0	3.7		1		1
436700039	LDR	RL	0.178	5.0	3.7		1		1
436700045	LDR	RL	0.202	5.0	3.7		1		1
436700044	LDR	RL	0.182	5.0	3.7		1		1
436700037	LDR	RL	0.204	5.0	3.7		1		1
436700033	LDR	RL	0.165	5.0	3.7		1		1
436700043	LDR	RL	0.171	5.0	3.7		1		1
436700030	LDR	RL	0.194	5.0	3.7		1		1
436700042	LDR	RL	0.181	5.0	3.7		1		1
436700038	LDR	RL	0.204	5.0	3.7		1		1
436700036	LDR	RL	0.178	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436700035	LDR	RL	0.166	5.0	3.7		1		1
436700032	LDR	RL	0.156	5.0	3.7		1		1
436700031	LDR	RL	0.168	5.0	3.7		1		1
436700041	LDR	RL	0.177	5.0	3.7		1		1
436700040	LDR	RL	0.167	5.0	3.7		1		1
436070011	LDR	RL	0.144	5.0	3.7		1		1
433060002	LDR	RL	8.247	5.0	3.7		30		30
436080011	LDR	RL	2.342	5.0	3.7		8		8
432020016	LDR	RL	28.661	5.0	3.7		106		106
432020021	LDR	RL	19.709	5.0	3.7		72		72
436080012	LDR	RL	3.802	5.0	3.7		14		14
436080009	LDR	RL	12.776	5.0	3.7		47		47
436080010	LDR	RL	4.751	5.0	3.7		17		17
432270006	LDR	RL	3.785	5.0	3.7		14		14
432270003	LDR	RL	33.789	5.0	3.7		125		125
436080007	LDR	RL	3.921	5.0	3.7		14		14
436080005	LDR	RL	0.909	5.0	3.7		3		3
436080006	LDR	RL	4.317	5.0	3.7		15		15
436232006	LDR	RL	0.257	5.0	3.7		1		1
436232010	LDR	RL	0.198	5.0	3.7		1		1
436232022	LDR	RL	0.213	5.0	3.7		1		1
436232008	LDR	RL	0.195	5.0	3.7		1		1
436232023	LDR	RL	0.186	5.0	3.7		1		1
436232026	LDR	RL	0.182	5.0	3.7		1		1
436232024	LDR	RL	0.172	5.0	3.7		1		1
436232002	LDR	RL	0.182	5.0	3.7		1		1
436232028	LDR	RL	0.179	5.0	3.7		1		1
436232004	LDR	RL	0.199	5.0	3.7		1		1
436232001	LDR	RL	0.179	5.0	3.7		1		1
436232003	LDR	RL	0.182	5.0	3.7		1		1
436232027	LDR	RL	0.182	5.0	3.7		1		1
436232005	LDR	RL	0.229	5.0	3.7		1		1
436232009	LDR	RL	0.166	5.0	3.7		1		1
436232007	LDR	RL	0.265	5.0	3.7		1		1
436232025	LDR	RL	0.177	5.0	3.7		1		1
436220004	LDR	RL	35.403	5.0	3.7		130		130
436220002	LDR	RL	2.914	5.0	3.7		10		10
436230013	LDR	RL	1.693	5.0	3.7		6		6
436230003	LDR	RL	0.198	5.0	3.7		1		1
436230001	LDR	RL	0.222	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436230012	LDR	RL	0.293	5.0	3.7		1		1
436230002	LDR	RL	0.184	5.0	3.7		1		1
436241005	LDR	RL	0.245	5.0	3.7		1		1
436241001	LDR	RL	0.310	5.0	3.7		1		1
436241002	LDR	RL	0.255	5.0	3.7		1		1
436241004	LDR	RL	0.248	5.0	3.7		1		1
436241003	LDR	RL	0.248	5.0	3.7		1		1
434160030	LDR	RL	1.068	5.0	3.7		3		3
434170038	LDR	RL	1.982	5.0	3.7		7		7
434160024	LDR	RL	1.534	5.0	3.7		5		5
434441002	LDR	RL	0.138	5.0	3.7		1		1
434441003	LDR	RL	0.134	5.0	3.7		1		1
434441004	LDR	RL	0.138	5.0	3.7		1		1
434441005	LDR	RL	0.138	5.0	3.7		1		1
434441006	LDR	RL	0.137	5.0	3.7		1		1
434441007	LDR	RL	0.135	5.0	3.7		1		1
434441008	LDR	RL	0.136	5.0	3.7		1		1
434441009	LDR	RL	0.140	5.0	3.7		1		1
434441010	LDR	RL	0.139	5.0	3.7		1		1
434441011	LDR	RL	0.213	5.0	3.7		1		1
434160023	LDR	RL	0.386	5.0	3.7		1		1
434160029	LDR	RL	0.863	5.0	3.7		3		3
434441012	LDR	RL	0.183	5.0	3.7		1		1
434160028	LDR	RL	0.514	5.0	3.7		1		1
434160008	LDR	RL	3.618	5.0	3.7		13		13
434160012	LDR	RL	3.714	5.0	3.7		13		13
432040015	LDR	RL	6.752	5.0	3.7		24		24
436240003	LDR	RL	0.172	5.0	3.7		1		1
436240002	LDR	RL	0.177	5.0	3.7		1		1
436240008	LDR	RL	0.187	5.0	3.7		1		1
436240010	LDR	RL	0.194	5.0	3.7		1		1
436240006	LDR	RL	0.174	5.0	3.7		1		1
436240004	LDR	RL	0.166	5.0	3.7		1		1
436240001	LDR	RL	0.184	5.0	3.7		1		1
436240007	LDR	RL	0.166	5.0	3.7		1		1
436240011	LDR	RL	0.216	5.0	3.7		1		1
436240012	LDR	RL	0.362	5.0	3.7		1		1
436240005	LDR	RL	0.182	5.0	3.7		1		1
436240009	LDR	RL	0.186	5.0	3.7		1		1
436160009	LDR	RL	7.011	5.0	3.7		25		25

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436160010	LDR	RL	0.120	5.0	3.7		1		1
436160013	LDR	RL	0.993	5.0	3.7		3		3
436160011	LDR	RL	0.630	5.0	3.7		2		2
436160012	LDR	RL	0.198	5.0	3.7		1		1
433070044	LDR	RL	12.552	5.0	3.7		46		46
432040016	LDR	RL	1.263	5.0	3.7		4		4
436250002	LDR	RL	13.811	5.0	3.7		51		51
434190002	LDR	RL	18.055	5.0	3.7		66		66
432040017	LDR	RL	2.004	5.0	3.7		7		7
433110031	LDR	RL	4.770	5.0	3.7		17		17
433110028	LDR	RL	4.887	5.0	3.7		18		18
432040018	LDR	RL	2.294	5.0	3.7		8		8
434190004	LDR	RL	0.563	5.0	3.7		2		2
433110020	LDR	RL	1.244	5.0	3.7		4		4
434190003	LDR	RL	1.498	5.0	3.7		5		5
436280004	LDR	RL	1.032	5.0	3.7		3		3
436280006	LDR	RL	32.877	5.0	3.7		121		121
433130001	LDR	RL	4.523	5.0	3.7		16		16
434300012	LDR	RL	3.891	5.0	3.7		14		14
434300013	LDR	RL	1.319	5.0	3.7		4		4
434300011	LDR	RL	34.098	5.0	3.7		126		126
434230001	LDR	RL	9.777	5.0	3.7		36		36
433120026	LDR	RL	6.072	5.0	3.7		22		22
432050020	LDR	RL	0.589	5.0	3.7		2		2
432050021	LDR	RL	0.508	5.0	3.7		1		1
434230002	LDR	RL	9.786	5.0	3.7		36		36
433120025	LDR	RL	14.570	5.0	3.7		53		53
432050022	LDR	RL	0.536	5.0	3.7		1		1
433130020	LDR	RL	72.436	5.0	3.7		268		268
432050023	LDR	RL	0.962	5.0	3.7		3		3
434250001	LDR	RL	20.038	5.0	3.7		74		74
432160019	LDR	RL	2.338	5.0	3.7		8		8
433190005	LDR	RL	14.638	5.0	3.7		54		54
433120027	LDR	RL	0.336	5.0	3.7		1		1
434141021	LDR	RL	0.448	5.0	3.7		1		1
434141020	LDR	RL	0.452	5.0	3.7		1		1
436280007	LDR	RL	9.241	5.0	3.7		34		34
434141019	LDR	RL	0.461	5.0	3.7		1		1
434141018	LDR	RL	0.453	5.0	3.7		1		1
434141017	LDR	RL	0.448	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
434141015	LDR	RL	0.228	5.0	3.7		1		1
434141027	LDR	RL	0.573	5.0	3.7		2		2
434141012	LDR	RL	0.422	5.0	3.7		1		1
434141011	LDR	RL	0.486	5.0	3.7		1		1
434300002	LDR	RL	6.662	5.0	3.7		24		24
434271001	LDR	RL	9.983	5.0	3.7		36		36
434300003	LDR	RL	2.395	5.0	3.7		8		8
434292017	LDR	RL	0.749	5.0	3.7		2		2
432160018	LDR	RL	36.216	5.0	3.7		133		133
433130029	LDR	RL	5.124	5.0	3.7		18		18
433130027	LDR	RL	4.620	5.0	3.7		17		17
433130028	LDR	RL	5.139	5.0	3.7		19		19
433512008	LDR	RL	0.167	5.0	3.7		1		1
433130030	LDR	RL	5.125	5.0	3.7		18		18
433512002	LDR	RL	0.166	5.0	3.7		1		1
433512007	LDR	RL	0.167	5.0	3.7		1		1
433512004	LDR	RL	0.167	5.0	3.7		1		1
433512006	LDR	RL	0.167	5.0	3.7		1		1
433512001	LDR	RL	0.202	5.0	3.7		1		1
433526006	LDR	RL	0.209	5.0	3.7		1		1
433512003	LDR	RL	0.167	5.0	3.7		1		1
433526005	LDR	RL	0.188	5.0	3.7		1		1
433526004	LDR	RL	0.199	5.0	3.7		1		1
433512005	LDR	RL	0.167	5.0	3.7		1		1
433520005	LDR	RL	0.184	5.0	3.7		1		1
433525001	LDR	RL	0.173	5.0	3.7		1		1
433525002	LDR	RL	0.216	5.0	3.7		1		1
433522001	LDR	RL	0.199	5.0	3.7		1		1
433523001	LDR	RL	0.200	5.0	3.7		1		1
433522004	LDR	RL	0.197	5.0	3.7		1		1
433520004	LDR	RL	0.169	5.0	3.7		1		1
433524001	LDR	RL	0.185	5.0	3.7		1		1
433520003	LDR	RL	0.177	5.0	3.7		1		1
433130025	LDR	RL	9.263	5.0	3.7		34		34
433524002	LDR	RL	0.260	5.0	3.7		1		1
433520002	LDR	RL	0.177	5.0	3.7		1		1
433523002	LDR	RL	0.171	5.0	3.7		1		1
433520006	LDR	RL	0.184	5.0	3.7		1		1
433522005	LDR	RL	0.192	5.0	3.7		1		1
433520001	LDR	RL	0.165	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
433522002	LDR	RL	0.197	5.0	3.7		1		1
433522003	LDR	RL	0.197	5.0	3.7		1		1
433130021	LDR	RL	13.238	5.0	3.7		48		48
436360003	LDR	RL	18.687	5.0	3.7		69		69
433130022	LDR	RL	0.811	5.0	3.7		3		3
436490004	LDR	RL	2.425	5.0	3.7		8		8
437130014	LDR	RL	0.548	5.0	3.7		2		2
437130013	LDR	RL	0.256	5.0	3.7		1		1
433150060	LDR	RL	2.490	5.0	3.7		9		9
437130019	LDR	RL	0.433	5.0	3.7		1		1
432160020	LDR	RL	10.101	5.0	3.7		37		37
432270007	LDR	RL	3.994	5.0	3.7		14		14
432270008	LDR	RL	3.804	5.0	3.7		14		14
436490011	LDR	RL	19.082	5.0	3.7		70		70
436490031	LDR	RL	8.303	5.0	3.7		30		30
432160021	LDR	RL	9.764	5.0	3.7		36		36
432270009	LDR	RL	4.892	5.0	3.7		18		18
436490038	LDR	RL	12.713	5.0	3.7		47		47
432270012	LDR	RL	11.735	5.0	3.7		43		43
432160022	LDR	RL	19.067	5.0	3.7		70		70
432270011	LDR	RL	1.015	5.0	3.7		3		3
432270018	LDR	RL	4.586	5.0	3.7		16		16
436360009	LDR	RL	8.959	5.0	3.7		33		33
436360005	LDR	RL	4.848	5.0	3.7		17		17
436490012	LDR	RL	9.131	5.0	3.7		33		33
436520020	LDR	RL	0.176	5.0	3.7		1		1
436520005	LDR	RL	0.189	5.0	3.7		1		1
436520037	LDR	RL	0.176	5.0	3.7		1		1
436520036	LDR	RL	0.174	5.0	3.7		1		1
436520002	LDR	RL	0.189	5.0	3.7		1		1
436520016	LDR	RL	0.253	5.0	3.7		1		1
436520021	LDR	RL	0.176	5.0	3.7		1		1
436520017	LDR	RL	0.186	5.0	3.7		1		1
436520023	LDR	RL	0.178	5.0	3.7		1		1
436520029	LDR	RL	0.256	5.0	3.7		1		1
436520025	LDR	RL	0.176	5.0	3.7		1		1
436520013	LDR	RL	0.188	5.0	3.7		1		1
436520008	LDR	RL	0.177	5.0	3.7		1		1
436520009	LDR	RL	0.174	5.0	3.7		1		1
436520006	LDR	RL	0.190	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436520010	LDR	RL	0.176	5.0	3.7		1		1
436520015	LDR	RL	0.210	5.0	3.7		1		1
436520019	LDR	RL	0.174	5.0	3.7		1		1
436520034	LDR	RL	0.174	5.0	3.7		1		1
436520035	LDR	RL	0.174	5.0	3.7		1		1
436520024	LDR	RL	0.175	5.0	3.7		1		1
436520022	LDR	RL	0.177	5.0	3.7		1		1
436520004	LDR	RL	0.188	5.0	3.7		1		1
436520007	LDR	RL	0.179	5.0	3.7		1		1
436520026	LDR	RL	0.174	5.0	3.7		1		1
436520011	LDR	RL	0.174	5.0	3.7		1		1
436520033	LDR	RL	0.175	5.0	3.7		1		1
436520027	LDR	RL	0.178	5.0	3.7		1		1
436520012	LDR	RL	0.177	5.0	3.7		1		1
436520018	LDR	RL	0.177	5.0	3.7		1		1
436520030	LDR	RL	0.212	5.0	3.7		1		1
436520028	LDR	RL	0.188	5.0	3.7		1		1
436520001	LDR	RL	0.205	5.0	3.7		1		1
436520032	LDR	RL	0.185	5.0	3.7		1		1
436520003	LDR	RL	0.190	5.0	3.7		1		1
436520031	LDR	RL	0.252	5.0	3.7		1		1
436520014	LDR	RL	0.254	5.0	3.7		1		1
432270019	LDR	RL	4.152	5.0	3.7		15		15
432280006	LDR	RL	9.757	5.0	3.7		36		36
432280004	LDR	RL	4.411	5.0	3.7		16		16
432280005	LDR	RL	0.165	5.0	3.7		1		1
432280011	LDR	RL	9.500	5.0	3.7		35		35
436612038	LDR	RL	0.200	5.0	3.7		1		1
436612036	LDR	RL	0.188	5.0	3.7		1		1
436612033	LDR	RL	0.189	5.0	3.7		1		1
436612039	LDR	RL	0.200	5.0	3.7		1		1
436612025	LDR	RL	0.251	5.0	3.7		1		1
436612032	LDR	RL	0.189	5.0	3.7		1		1
436612024	LDR	RL	0.267	5.0	3.7		1		1
436612029	LDR	RL	0.193	5.0	3.7		1		1
436612035	LDR	RL	0.193	5.0	3.7		1		1
436612031	LDR	RL	0.220	5.0	3.7		1		1
436612037	LDR	RL	0.200	5.0	3.7		1		1
436612028	LDR	RL	0.198	5.0	3.7		1		1
436612026	LDR	RL	0.198	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436612034	LDR	RL	0.225	5.0	3.7		1		1
436612030	LDR	RL	0.189	5.0	3.7		1		1
436612023	LDR	RL	0.543	5.0	3.7		2		2
436612027	LDR	RL	0.198	5.0	3.7		1		1
436600007	LDR	RL	13.969	5.0	3.7		51		51
436450012	LDR	RL	4.588	5.0	3.7		16		16
436611004	LDR	RL	0.177	5.0	3.7		1		1
436612015	LDR	RL	0.165	5.0	3.7		1		1
436612007	LDR	RL	0.163	5.0	3.7		1		1
436612019	LDR	RL	0.164	5.0	3.7		1		1
436611012	LDR	RL	0.192	5.0	3.7		1		1
436612008	LDR	RL	0.166	5.0	3.7		1		1
436612016	LDR	RL	0.164	5.0	3.7		1		1
436610010	LDR	RL	0.205	5.0	3.7		1		1
436611009	LDR	RL	0.192	5.0	3.7		1		1
436612013	LDR	RL	0.239	5.0	3.7		1		1
436610007	LDR	RL	0.164	5.0	3.7		1		1
436612012	LDR	RL	0.293	5.0	3.7		1		1
436612011	LDR	RL	0.173	5.0	3.7		1		1
436612006	LDR	RL	0.166	5.0	3.7		1		1
436612003	LDR	RL	0.164	5.0	3.7		1		1
436611002	LDR	RL	0.174	5.0	3.7		1		1
436610002	LDR	RL	0.165	5.0	3.7		1		1
436611001	LDR	RL	0.206	5.0	3.7		1		1
436612020	LDR	RL	0.200	5.0	3.7		1		1
436612001	LDR	RL	0.167	5.0	3.7		1		1
436611007	LDR	RL	0.172	5.0	3.7		1		1
436610005	LDR	RL	0.164	5.0	3.7		1		1
436612010	LDR	RL	0.167	5.0	3.7		1		1
436612017	LDR	RL	0.164	5.0	3.7		1		1
436610012	LDR	RL	0.233	5.0	3.7		1		1
436610006	LDR	RL	0.164	5.0	3.7		1		1
436610004	LDR	RL	0.164	5.0	3.7		1		1
436610003	LDR	RL	0.164	5.0	3.7		1		1
436610009	LDR	RL	0.168	5.0	3.7		1		1
436611008	LDR	RL	0.193	5.0	3.7		1		1
436611018	LDR	RL	0.173	5.0	3.7		1		1
436612004	LDR	RL	0.164	5.0	3.7		1		1
436612018	LDR	RL	0.164	5.0	3.7		1		1
436611013	LDR	RL	0.173	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436611016	LDR	RL	0.177	5.0	3.7		1		1
436611011	LDR	RL	0.193	5.0	3.7		1		1
436612005	LDR	RL	0.164	5.0	3.7		1		1
436610013	LDR	RL	0.168	5.0	3.7		1		1
436612002	LDR	RL	0.167	5.0	3.7		1		1
436612021	LDR	RL	0.740	5.0	3.7		2		2
436612009	LDR	RL	0.166	5.0	3.7		1		1
436611006	LDR	RL	0.174	5.0	3.7		1		1
436610011	LDR	RL	0.340	5.0	3.7		1		1
436611019	LDR	RL	0.206	5.0	3.7		1		1
436611017	LDR	RL	0.179	5.0	3.7		1		1
436611010	LDR	RL	0.197	5.0	3.7		1		1
436612014	LDR	RL	0.166	5.0	3.7		1		1
436611005	LDR	RL	0.179	5.0	3.7		1		1
436610001	LDR	RL	0.181	5.0	3.7		1		1
436611014	LDR	RL	0.175	5.0	3.7		1		1
436611003	LDR	RL	0.178	5.0	3.7		1		1
436611015	LDR	RL	0.180	5.0	3.7		1		1
436610008	LDR	RL	0.165	5.0	3.7		1		1
437420012	LDR	RL	4.322	5.0	3.7		15		15
433180037	LDR	RL	3.102	5.0	3.7		11		11
432280003	LDR	RL	4.859	5.0	3.7		17		17
437270029	LDR	RL	2.350	5.0	3.7		8		8
437420011	LDR	RL	2.184	5.0	3.7		8		8
437420001	LDR	RL	0.169	5.0	3.7		1		1
437420006	LDR	RL	0.217	5.0	3.7		1		1
437420008	LDR	RL	0.158	5.0	3.7		1		1
437420010	LDR	RL	0.180	5.0	3.7		1		1
437420003	LDR	RL	0.144	5.0	3.7		1		1
437420005	LDR	RL	0.229	5.0	3.7		1		1
437420002	LDR	RL	0.153	5.0	3.7		1		1
437420004	LDR	RL	0.137	5.0	3.7		1		1
437420007	LDR	RL	0.153	5.0	3.7		1		1
437420009	LDR	RL	0.162	5.0	3.7		1		1
436600004	LDR	RL	19.427	5.0	3.7		71		71
436600012	LDR	RL	19.474	5.0	3.7		72		72
437300001	LDR	RL	4.585	5.0	3.7		16		16
433190007	LDR	RL	0.971	5.0	3.7		3		3
432280010	LDR	RL	9.807	5.0	3.7		36		36
432280023	LDR	RL	9.699	5.0	3.7		35		35

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436600013	LDR	RL	9.028	5.0	3.7		33		33
437291006	LDR	RL	3.726	5.0	3.7		13		13
437291005	LDR	RL	2.067	5.0	3.7		7		7
437300009	LDR	RL	2.317	5.0	3.7		8		8
433200044	LDR	RL	0.646	5.0	3.7		2		2
436600032	LDR	RL	4.717	5.0	3.7		17		17
436600015	LDR	RL	7.416	5.0	3.7		27		27
432280009	LDR	RL	18.764	5.0	3.7		69		69
436600028	LDR	RL	9.164	5.0	3.7		33		33
547130007	LDR	RL	9.436	5.0	3.7		34		34
547130066	LDR	RL	2.267	5.0	3.7		8		8
547130065	LDR	RL	2.534	5.0	3.7		9		9
438040008	LDR	RL	9.932	5.0	3.7		36		36
438040006	LDR	RL	5.012	5.0	3.7		18		18
438040007	LDR	RL	10.052	5.0	3.7		37		37
438030012	LDR	RL	9.733	5.0	3.7		36		36
551020020	LDR	RL	1.313	5.0	3.7		4		4
439190005	LDR	RL	10.136	5.0	3.7		37		37
438600011	LDR	RL	0.176	5.0	3.7		1		1
438600004	LDR	RL	0.158	5.0	3.7		1		1
438600017	LDR	RL	0.356	5.0	3.7		1		1
438600001	LDR	RL	0.198	5.0	3.7		1		1
438600008	LDR	RL	0.210	5.0	3.7		1		1
438600032	LDR	RL	0.184	5.0	3.7		1		1
438600034	LDR	RL	0.188	5.0	3.7		1		1
438600009	LDR	RL	0.228	5.0	3.7		1		1
438600019	LDR	RL	0.288	5.0	3.7		1		1
438600010	LDR	RL	0.171	5.0	3.7		1		1
438600016	LDR	RL	0.286	5.0	3.7		1		1
438600030	LDR	RL	0.193	5.0	3.7		1		1
438600037	LDR	RL	0.132	5.0	3.7		1		1
438600006	LDR	RL	0.177	5.0	3.7		1		1
438600026	LDR	RL	0.264	5.0	3.7		1		1
438600027	LDR	RL	0.194	5.0	3.7		1		1
438600024	LDR	RL	0.307	5.0	3.7		1		1
438600033	LDR	RL	0.186	5.0	3.7		1		1
438600035	LDR	RL	0.191	5.0	3.7		1		1
438600022	LDR	RL	0.349	5.0	3.7		1		1
438600018	LDR	RL	0.338	5.0	3.7		1		1
438600029	LDR	RL	0.206	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
438600031	LDR	RL	0.200	5.0	3.7		1		1
438600036	LDR	RL	0.103	5.0	3.7		1		1
438600005	LDR	RL	0.160	5.0	3.7		1		1
438600012	LDR	RL	0.170	5.0	3.7		1		1
438600014	LDR	RL	0.208	5.0	3.7		1		1
438600015	LDR	RL	0.247	5.0	3.7		1		1
438600007	LDR	RL	0.196	5.0	3.7		1		1
438600020	LDR	RL	0.227	5.0	3.7		1		1
438600002	LDR	RL	0.216	5.0	3.7		1		1
438600025	LDR	RL	0.174	5.0	3.7		1		1
438600003	LDR	RL	0.240	5.0	3.7		1		1
438600028	LDR	RL	0.178	5.0	3.7		1		1
438600023	LDR	RL	0.244	5.0	3.7		1		1
438600013	LDR	RL	0.181	5.0	3.7		1		1
438600021	LDR	RL	0.509	5.0	3.7		1		1
439210033	LDR	RL	0.460	5.0	3.7		1		1
439210034	LDR	RL	0.357	5.0	3.7		1		1
439210035	LDR	RL	0.354	5.0	3.7		1		1
439160013	LDR	RL	0.413	5.0	3.7		1		1
439160020	LDR	RL	6.174	5.0	3.7		22		22
438290018	LDR	RL	15.372	5.0	3.7		56		56
438290009	LDR	RL	9.413	5.0	3.7		34		34
438280005	LDR	RL	6.269	5.0	3.7		23		23
438270018	LDR	RL	5.052	5.0	3.7		18		18
438290010	LDR	RL	3.206	5.0	3.7		11		11
438270002	LDR	RL	0.549	5.0	3.7		2		2
438270019	LDR	RL	14.168	5.0	3.7		52		52
438270004	LDR	RL	10.864	5.0	3.7		40		40
438290011	LDR	RL	19.249	5.0	3.7		71		71
438280007	LDR	RL	2.872	5.0	3.7		10		10
438290008	LDR	RL	13.702	5.0	3.7		50		50
438300001	LDR	RL	12.993	5.0	3.7		48		48
438290020	LDR	RL	6.238	5.0	3.7		23		23
438290024	LDR	RL	2.780	5.0	3.7		10		10
438270010	LDR	RL	13.565	5.0	3.7		50		50
438300002	LDR	RL	13.873	5.0	3.7		51		51
438170002	LDR	RL	30.201	5.0	3.7		111		111
425220011	LDR	RL	59.876	5.0	3.7		221		221
432280008	LDR	RL	9.694	5.0	3.7		35		35
432280007	LDR	RL	9.917	5.0	3.7		36		36

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432280012	LDR	RL	10.011	5.0	3.7		37		37
432280024	LDR	RL	4.211	5.0	3.7		15		15
432280025	LDR	RL	4.608	5.0	3.7		17		17
432280026	LDR	RL	4.622	5.0	3.7		17		17
432280027	LDR	RL	4.660	5.0	3.7		17		17
432270001	LDR	RL	19.639	5.0	3.7		72		72
432301011	LDR	RL	0.202	5.0	3.7		1		1
432302001	LDR	RL	0.178	5.0	3.7		1		1
432292012	LDR	RL	0.177	5.0	3.7		1		1
432293012	LDR	RL	0.184	5.0	3.7		1		1
432300002	LDR	RL	0.169	5.0	3.7		1		1
432300006	LDR	RL	0.177	5.0	3.7		1		1
432295004	LDR	RL	0.186	5.0	3.7		1		1
432300003	LDR	RL	0.169	5.0	3.7		1		1
432300008	LDR	RL	0.187	5.0	3.7		1		1
432293008	LDR	RL	0.190	5.0	3.7		1		1
432295002	LDR	RL	0.186	5.0	3.7		1		1
432300007	LDR	RL	0.169	5.0	3.7		1		1
432301007	LDR	RL	0.188	5.0	3.7		1		1
432293014	LDR	RL	0.183	5.0	3.7		1		1
432302018	LDR	RL	0.176	5.0	3.7		1		1
432302019	LDR	RL	0.169	5.0	3.7		1		1
432300014	LDR	RL	0.211	5.0	3.7		1		1
432295005	LDR	RL	0.186	5.0	3.7		1		1
432291010	LDR	RL	0.177	5.0	3.7		1		1
432292013	LDR	RL	0.177	5.0	3.7		1		1
432295001	LDR	RL	0.198	5.0	3.7		1		1
432293009	LDR	RL	0.184	5.0	3.7		1		1
432301004	LDR	RL	0.196	5.0	3.7		1		1
432302009	LDR	RL	0.286	5.0	3.7		1		1
432292006	LDR	RL	0.177	5.0	3.7		1		1
432300009	LDR	RL	0.187	5.0	3.7		1		1
432302010	LDR	RL	0.206	5.0	3.7		1		1
432292015	LDR	RL	0.177	5.0	3.7		1		1
432295008	LDR	RL	0.186	5.0	3.7		1		1
432302023	LDR	RL	0.173	5.0	3.7		1		1
432300001	LDR	RL	0.217	5.0	3.7		1		1
432293011	LDR	RL	0.184	5.0	3.7		1		1
432295003	LDR	RL	0.176	5.0	3.7		1		1
432293010	LDR	RL	0.184	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432302016	LDR	RL	0.180	5.0	3.7		1		1
432300015	LDR	RL	0.261	5.0	3.7		1		1
432302014	LDR	RL	0.245	5.0	3.7		1		1
432300011	LDR	RL	0.177	5.0	3.7		1		1
432302007	LDR	RL	0.284	5.0	3.7		1		1
432302012	LDR	RL	0.213	5.0	3.7		1		1
432270015	LDR	RL	6.911	5.0	3.7		25		25
432300013	LDR	RL	0.180	5.0	3.7		1		1
432300004	LDR	RL	0.169	5.0	3.7		1		1
432301008	LDR	RL	0.177	5.0	3.7		1		1
432292010	LDR	RL	0.177	5.0	3.7		1		1
432300005	LDR	RL	0.169	5.0	3.7		1		1
432302015	LDR	RL	0.206	5.0	3.7		1		1
432301009	LDR	RL	0.177	5.0	3.7		1		1
432292007	LDR	RL	0.177	5.0	3.7		1		1
432292011	LDR	RL	0.177	5.0	3.7		1		1
432302005	LDR	RL	0.218	5.0	3.7		1		1
432291011	LDR	RL	0.177	5.0	3.7		1		1
432293013	LDR	RL	0.192	5.0	3.7		1		1
432301006	LDR	RL	0.177	5.0	3.7		1		1
432292014	LDR	RL	0.177	5.0	3.7		1		1
432292009	LDR	RL	0.187	5.0	3.7		1		1
432301010	LDR	RL	0.171	5.0	3.7		1		1
432302004	LDR	RL	0.262	5.0	3.7		1		1
432302017	LDR	RL	0.206	5.0	3.7		1		1
432302002	LDR	RL	0.216	5.0	3.7		1		1
432302013	LDR	RL	0.178	5.0	3.7		1		1
432295007	LDR	RL	0.176	5.0	3.7		1		1
432292016	LDR	RL	0.187	5.0	3.7		1		1
432301005	LDR	RL	0.199	5.0	3.7		1		1
432301001	LDR	RL	0.188	5.0	3.7		1		1
432301003	LDR	RL	0.189	5.0	3.7		1		1
432302021	LDR	RL	0.170	5.0	3.7		1		1
432293002	LDR	RL	0.185	5.0	3.7		1		1
432293001	LDR	RL	0.185	5.0	3.7		1		1
432302006	LDR	RL	0.185	5.0	3.7		1		1
432295006	LDR	RL	0.186	5.0	3.7		1		1
432302003	LDR	RL	0.261	5.0	3.7		1		1
432302011	LDR	RL	0.218	5.0	3.7		1		1
432301002	LDR	RL	0.191	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432302020	LDR	RL	0.170	5.0	3.7		1		1
432291009	LDR	RL	0.187	5.0	3.7		1		1
432302022	LDR	RL	0.170	5.0	3.7		1		1
432293003	LDR	RL	0.185	5.0	3.7		1		1
432295009	LDR	RL	0.194	5.0	3.7		1		1
432302008	LDR	RL	0.193	5.0	3.7		1		1
432300012	LDR	RL	0.169	5.0	3.7		1		1
432300010	LDR	RL	0.169	5.0	3.7		1		1
432292008	LDR	RL	0.187	5.0	3.7		1		1
432110002	LDR	RL	102.291	5.0	3.7		378		378
432020022	LDR	RL	21.047	5.0	3.7		77		77
432020023	LDR	RL	20.188	5.0	3.7		74		74
432280001	LDR	RL	4.102	5.0	3.7		15		15
432280002	LDR	RL	4.644	5.0	3.7		17		17
425200025	LDR	RL	22.310	5.0	3.7		82		82
425200010	LDR	RL	35.409	5.0	3.7		131		131
432030006	LDR	RL	115.861	5.0	3.7		428		428
432030010	LDR	RL	54.639	5.0	3.7		202		202
436170013	LDR	RL	25.516	5.0	3.7		94		94
432030004	LDR	RL	31.508	5.0	3.7		116		116
432110001	LDR	RL	53.569	5.0	3.7		198		198
432260009	LDR	RL	37.960	5.0	3.7		140		140
430190012	LDR	RL	10.930	5.0	3.7		40		40
433030002	SP 01-03	SP 01-03	42.296	5.0	3.7		156		156
436070008	SP 01-03	SP 01-03	7.466	5.0	3.7		27		27
433030001	LDR	RL	22.622	5.0	3.7		83		83
436070008	SP 01-03	SP 01-03	40.239	5.0	3.7		148		148
436070018	SP 01-03	SP 01-03	0.307	5.0	3.7		1		1
430210005	LDR	RL	6.789	5.0	3.7		25		25
430210007	LDR	RL	1.587	5.0	3.7		5		5
436170005	LDR	RL	3.471	5.0	3.7		12		12
436170006	LDR	RL	3.179	5.0	3.7		11		11
436170007	LDR	RL	1.381	5.0	3.7		5		5
436170004	LDR	RL	1.491	5.0	3.7		5		5
432010010	LDR	RL	0.438	5.0	3.7		1		1
432010012	LDR	RL	12.331	5.0	3.7		45		45
432010014	LDR	RL	18.978	5.0	3.7		70		70
432010013	LDR	RL	27.638	5.0	3.7		102		102
432010011	LDR	RL	80.172	5.0	3.7		296		296
432030002	LDR	RL	81.239	5.0	3.7		300		300

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432030001	LDR	RL	81.243	5.0	3.7		300		300
436080002	LDR	RL	84.203	5.0	3.7		311		311
436111002	LDR	RL	2.121	5.0	3.7		7		7
436111001	LDR	RL	0.051	5.0	3.7		1		1
432260010	LDR	RL	19.467	5.0	3.7		72		72
433030002	SP 01-03	SP 01-03	6.308	5.0	3.7		23		23
433030002	SP 01-03	SP 01-03	1.366	5.0	3.7		5		5
434080026	LDR	RL	1.114	5.0	3.7		4		4
434260009	LDR	RL	0.211	5.0	3.7		1		1
434260010	LDR	RL	0.220	5.0	3.7		1		1
434271009	LDR	RL	0.294	5.0	3.7		1		1
434271010	LDR	RL	0.293	5.0	3.7		1		1
434272007	LDR	RL	0.583	5.0	3.7		2		2
434292021	LDR	RL	0.760	5.0	3.7		2		2
434292018	LDR	RL	0.749	5.0	3.7		2		2
437120007	LDR	RL	0.350	5.0	3.7		1		1
437130012	LDR	RL	0.234	5.0	3.7		1		1
437141007	LDR	RL	0.330	5.0	3.7		1		1
437074010	LDR	RL	0.182	5.0	3.7		1		1
437174002	LDR	RL	0.158	5.0	3.7		1		1
437174009	LDR	RL	0.237	5.0	3.7		1		1
433140030	LDR	RL	29.515	5.0	3.7		109		109
433140001	SP 1-85	SP 1-85	4.686	5.0	3.7		17		17
433120008	LDR	RL	8.758	5.0	3.7		32		32
433140048	SP 1-85	SP 1-85	2.018	5.0	3.7		7		7
433140020	SP 1-85	SP 1-85	63.860	5.0	3.7		236		236
433140047	SP 1-85	SP 1-85	1.394	5.0	3.7		5		5
433140046	SP 1-85	SP 1-85	1.287	5.0	3.7		4		4
433140045	SP 1-85	SP 1-85	1.171	5.0	3.7		4		4
433140044	SP 1-85	SP 1-85	1.157	5.0	3.7		4		4
433140042	SP 1-85	SP 1-85	1.258	5.0	3.7		4		4
437162037	LDR	RL	0.185	5.0	3.7		1		1
437261004	LDR	RL	0.142	5.0	3.7		1		1
437261005	LDR	RL	0.141	5.0	3.7		1		1
437261006	LDR	RL	0.144	5.0	3.7		1		1
437261007	LDR	RL	0.141	5.0	3.7		1		1
433110029	LDR	RL	0.864	5.0	3.7		3		3
433481011	LDR	RL	0.418	5.0	3.7		1		1
437282038	LDR	RL	0.190	5.0	3.7		1		1
437282002	LDR	RL	0.204	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
437282003	LDR	RL	0.209	5.0	3.7		1		1
437282004	LDR	RL	0.209	5.0	3.7		1		1
437282005	LDR	RL	0.204	5.0	3.7		1		1
437292006	LDR	RL	0.232	5.0	3.7		1		1
437292012	LDR	RL	0.467	5.0	3.7		1		1
437300016	LDR	RL	3.643	5.0	3.7		13		13
433510015	LDR	RL	0.190	5.0	3.7		1		1
433510024	LDR	RL	0.176	5.0	3.7		1		1
433510017	LDR	RL	0.214	5.0	3.7		1		1
433510022	LDR	RL	0.247	5.0	3.7		1		1
433510019	LDR	RL	0.210	5.0	3.7		1		1
433510018	LDR	RL	0.211	5.0	3.7		1		1
433510020	LDR	RL	0.200	5.0	3.7		1		1
433510005	LDR	RL	0.192	5.0	3.7		1		1
433510008	LDR	RL	0.177	5.0	3.7		1		1
433510010	LDR	RL	0.282	5.0	3.7		1		1
433510012	LDR	RL	0.203	5.0	3.7		1		1
433510023	LDR	RL	0.173	5.0	3.7		1		1
433510014	LDR	RL	0.189	5.0	3.7		1		1
433510011	LDR	RL	0.282	5.0	3.7		1		1
433510009	LDR	RL	0.203	5.0	3.7		1		1
433510007	LDR	RL	0.189	5.0	3.7		1		1
433510006	LDR	RL	0.190	5.0	3.7		1		1
433510016	LDR	RL	0.192	5.0	3.7		1		1
433510021	LDR	RL	0.353	5.0	3.7		1		1
433510025	LDR	RL	0.177	5.0	3.7		1		1
433510013	LDR	RL	0.177	5.0	3.7		1		1
433511001	LDR	RL	0.205	5.0	3.7		1		1
433511002	LDR	RL	0.209	5.0	3.7		1		1
433511006	LDR	RL	0.209	5.0	3.7		1		1
433511007	LDR	RL	0.209	5.0	3.7		1		1
433511003	LDR	RL	0.171	5.0	3.7		1		1
433511005	LDR	RL	0.224	5.0	3.7		1		1
433511004	LDR	RL	0.168	5.0	3.7		1		1
433521006	LDR	RL	0.248	5.0	3.7		1		1
433521008	LDR	RL	0.174	5.0	3.7		1		1
433521005	LDR	RL	0.283	5.0	3.7		1		1
433521009	LDR	RL	0.174	5.0	3.7		1		1
433521001	LDR	RL	0.171	5.0	3.7		1		1
433521004	LDR	RL	0.187	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
433521002	LDR	RL	0.173	5.0	3.7		1		1
433521003	LDR	RL	0.173	5.0	3.7		1		1
433521007	LDR	RL	0.181	5.0	3.7		1		1
433521010	LDR	RL	0.171	5.0	3.7		1		1
438270017	LDR	RL	0.388	5.0	3.7		1		1
438270013	LDR	RL	1.356	5.0	3.7		5		5
438280015	LDR	RL	31.952	5.0	3.7		118		118
438541008	LDR	RL	1.138	5.0	3.7		4		4
438280017	LDR	RL	33.398	5.0	3.7		123		123
438280009	LDR	RL	6.937	5.0	3.7		25		25
439360003	LDR	RL	0.115	5.0	3.7		1		1
439360002	LDR	RL	0.116	5.0	3.7		1		1
439360001	LDR	RL	0.147	5.0	3.7		1		1
439362008	LDR	RL	0.111	5.0	3.7		1		1
439362010	LDR	RL	0.110	5.0	3.7		1		1
439362005	LDR	RL	0.115	5.0	3.7		1		1
439362004	LDR	RL	0.141	5.0	3.7		1		1
439362007	LDR	RL	0.110	5.0	3.7		1		1
439362012	LDR	RL	0.150	5.0	3.7		1		1
439362006	LDR	RL	0.109	5.0	3.7		1		1
439362009	LDR	RL	0.109	5.0	3.7		1		1
439362011	LDR	RL	0.110	5.0	3.7		1		1
439361006	LDR	RL	0.143	5.0	3.7		1		1
439361004	LDR	RL	0.120	5.0	3.7		1		1
439361008	LDR	RL	0.106	5.0	3.7		1		1
439361005	LDR	RL	0.104	5.0	3.7		1		1
439361009	LDR	RL	0.117	5.0	3.7		1		1
439361007	LDR	RL	0.171	5.0	3.7		1		1
439361010	LDR	RL	0.156	5.0	3.7		1		1
439363017	LDR	RL	0.161	5.0	3.7		1		1
439363014	LDR	RL	0.115	5.0	3.7		1		1
439363007	LDR	RL	0.116	5.0	3.7		1		1
439363011	LDR	RL	0.114	5.0	3.7		1		1
439363010	LDR	RL	0.119	5.0	3.7		1		1
439363008	LDR	RL	0.115	5.0	3.7		1		1
439363006	LDR	RL	0.155	5.0	3.7		1		1
439363012	LDR	RL	0.117	5.0	3.7		1		1
439363013	LDR	RL	0.144	5.0	3.7		1		1
439363016	LDR	RL	0.114	5.0	3.7		1		1
439363015	LDR	RL	0.110	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
439363009	LDR	RL	0.114	5.0	3.7		1		1
432060018	LDR	RL	0.207	5.0	3.7		1		1
432060017	LDR	RL	0.215	5.0	3.7		1		1
432060016	LDR	RL	0.217	5.0	3.7		1		1
432060010	LDR	RL	0.344	5.0	3.7		1		1
432060006	LDR	RL	0.188	5.0	3.7		1		1
432060008	LDR	RL	0.182	5.0	3.7		1		1
432060011	LDR	RL	0.201	5.0	3.7		1		1
432060012	LDR	RL	0.272	5.0	3.7		1		1
432060019	LDR	RL	0.203	5.0	3.7		1		1
432060004	LDR	RL	0.153	5.0	3.7		1		1
432060001	LDR	RL	0.197	5.0	3.7		1		1
432060022	LDR	RL	0.343	5.0	3.7		1		1
432060013	LDR	RL	0.190	5.0	3.7		1		1
432060007	LDR	RL	0.188	5.0	3.7		1		1
432060003	LDR	RL	0.158	5.0	3.7		1		1
432060021	LDR	RL	0.266	5.0	3.7		1		1
432060015	LDR	RL	0.219	5.0	3.7		1		1
432060009	LDR	RL	0.274	5.0	3.7		1		1
432060023	LDR	RL	4.974	5.0	3.7		18		18
432060020	LDR	RL	0.208	5.0	3.7		1		1
432060014	LDR	RL	0.219	5.0	3.7		1		1
432060005	LDR	RL	0.148	5.0	3.7		1		1
432060002	LDR	RL	0.185	5.0	3.7		1		1
432082001	LDR	RL	0.138	5.0	3.7		1		1
432082003	LDR	RL	0.140	5.0	3.7		1		1
432071017	LDR	RL	0.135	5.0	3.7		1		1
432081002	LDR	RL	0.148	5.0	3.7		1		1
432071012	LDR	RL	0.155	5.0	3.7		1		1
432082005	LDR	RL	0.138	5.0	3.7		1		1
432081020	LDR	RL	0.149	5.0	3.7		1		1
432081023	LDR	RL	0.147	5.0	3.7		1		1
432081012	LDR	RL	0.141	5.0	3.7		1		1
432082010	LDR	RL	0.139	5.0	3.7		1		1
432082012	LDR	RL	0.139	5.0	3.7		1		1
432082002	LDR	RL	0.138	5.0	3.7		1		1
432082006	LDR	RL	0.146	5.0	3.7		1		1
432082008	LDR	RL	0.139	5.0	3.7		1		1
432082011	LDR	RL	0.139	5.0	3.7		1		1
432081003	LDR	RL	0.148	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432081019	LDR	RL	0.153	5.0	3.7		1		1
432071023	LDR	RL	0.176	5.0	3.7		1		1
432071020	LDR	RL	0.171	5.0	3.7		1		1
432071013	LDR	RL	0.167	5.0	3.7		1		1
432081014	LDR	RL	0.161	5.0	3.7		1		1
432071018	LDR	RL	0.138	5.0	3.7		1		1
432081015	LDR	RL	0.161	5.0	3.7		1		1
432081025	LDR	RL	0.148	5.0	3.7		1		1
432071010	LDR	RL	0.248	5.0	3.7		1		1
432082009	LDR	RL	0.137	5.0	3.7		1		1
432071006	LDR	RL	0.152	5.0	3.7		1		1
432071019	LDR	RL	0.138	5.0	3.7		1		1
432071011	LDR	RL	0.223	5.0	3.7		1		1
432081018	LDR	RL	0.154	5.0	3.7		1		1
432071021	LDR	RL	0.211	5.0	3.7		1		1
432082007	LDR	RL	0.147	5.0	3.7		1		1
432071022	LDR	RL	0.216	5.0	3.7		1		1
432081017	LDR	RL	0.157	5.0	3.7		1		1
432082004	LDR	RL	0.136	5.0	3.7		1		1
432081026	LDR	RL	0.154	5.0	3.7		1		1
432081001	LDR	RL	0.152	5.0	3.7		1		1
432081024	LDR	RL	0.149	5.0	3.7		1		1
432071014	LDR	RL	0.140	5.0	3.7		1		1
432071024	LDR	RL	0.165	5.0	3.7		1		1
432081005	LDR	RL	0.150	5.0	3.7		1		1
432081016	LDR	RL	0.158	5.0	3.7		1		1
432081004	LDR	RL	0.147	5.0	3.7		1		1
432081022	LDR	RL	0.146	5.0	3.7		1		1
432071016	LDR	RL	0.137	5.0	3.7		1		1
432071008	LDR	RL	0.148	5.0	3.7		1		1
432071015	LDR	RL	0.137	5.0	3.7		1		1
432081021	LDR	RL	0.149	5.0	3.7		1		1
432071007	LDR	RL	0.152	5.0	3.7		1		1
432071009	LDR	RL	0.168	5.0	3.7		1		1
432040011	LDR	RL	10.592	5.0	3.7		39		39
432090004	LDR	RL	0.169	5.0	3.7		1		1
432050016	LDR	RL	7.173	5.0	3.7		26		26
432084007	LDR	RL	0.150	5.0	3.7		1		1
432084005	LDR	RL	0.150	5.0	3.7		1		1
432084004	LDR	RL	0.150	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432050015	LDR	RL	3.531	5.0	3.7		13		13
432090001	LDR	RL	0.165	5.0	3.7		1		1
432084002	LDR	RL	0.137	5.0	3.7		1		1
432090003	LDR	RL	0.164	5.0	3.7		1		1
432084006	LDR	RL	0.150	5.0	3.7		1		1
432084008	LDR	RL	0.150	5.0	3.7		1		1
432090002	LDR	RL	0.164	5.0	3.7		1		1
432050013	LDR	RL	13.846	5.0	3.7		51		51
432084010	LDR	RL	0.147	5.0	3.7		1		1
432084009	LDR	RL	0.150	5.0	3.7		1		1
432090005	LDR	RL	0.211	5.0	3.7		1		1
432084001	LDR	RL	0.159	5.0	3.7		1		1
432050014	LDR	RL	4.232	5.0	3.7		15		15
432084003	LDR	RL	0.150	5.0	3.7		1		1
432101020	LDR	RL	0.437	5.0	3.7		1		1
432092021	LDR	RL	0.244	5.0	3.7		1		1
432092007	LDR	RL	0.250	5.0	3.7		1		1
432101001	LDR	RL	0.168	5.0	3.7		1		1
432092012	LDR	RL	0.221	5.0	3.7		1		1
432101005	LDR	RL	0.254	5.0	3.7		1		1
432101006	LDR	RL	0.257	5.0	3.7		1		1
432101009	LDR	RL	0.203	5.0	3.7		1		1
432092006	LDR	RL	0.249	5.0	3.7		1		1
432100001	LDR	RL	0.163	5.0	3.7		1		1
432101015	LDR	RL	0.195	5.0	3.7		1		1
432092017	LDR	RL	0.236	5.0	3.7		1		1
432092019	LDR	RL	0.232	5.0	3.7		1		1
432092015	LDR	RL	0.199	5.0	3.7		1		1
432101014	LDR	RL	0.166	5.0	3.7		1		1
432092026	LDR	RL	0.209	5.0	3.7		1		1
432092001	LDR	RL	0.194	5.0	3.7		1		1
432092024	LDR	RL	0.250	5.0	3.7		1		1
432101004	LDR	RL	0.202	5.0	3.7		1		1
432092004	LDR	RL	0.193	5.0	3.7		1		1
432100003	LDR	RL	0.163	5.0	3.7		1		1
432092022	LDR	RL	0.177	5.0	3.7		1		1
432092011	LDR	RL	0.233	5.0	3.7		1		1
432100004	LDR	RL	0.163	5.0	3.7		1		1
432092013	LDR	RL	0.238	5.0	3.7		1		1
432092003	LDR	RL	0.180	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432101007	LDR	RL	0.190	5.0	3.7		1		1
432101003	LDR	RL	0.203	5.0	3.7		1		1
432101018	LDR	RL	0.191	5.0	3.7		1		1
432050012	LDR	RL	6.336	5.0	3.7		23		23
432101017	LDR	RL	0.181	5.0	3.7		1		1
432101008	LDR	RL	0.196	5.0	3.7		1		1
432092009	LDR	RL	0.213	5.0	3.7		1		1
432100002	LDR	RL	0.163	5.0	3.7		1		1
432101011	LDR	RL	0.178	5.0	3.7		1		1
432092005	LDR	RL	0.218	5.0	3.7		1		1
432092020	LDR	RL	0.282	5.0	3.7		1		1
432092010	LDR	RL	0.292	5.0	3.7		1		1
432092028	LDR	RL	0.163	5.0	3.7		1		1
432092008	LDR	RL	0.197	5.0	3.7		1		1
432092016	LDR	RL	0.195	5.0	3.7		1		1
432092025	LDR	RL	0.204	5.0	3.7		1		1
432092002	LDR	RL	0.179	5.0	3.7		1		1
432101016	LDR	RL	0.177	5.0	3.7		1		1
432101012	LDR	RL	0.205	5.0	3.7		1		1
432101019	LDR	RL	0.198	5.0	3.7		1		1
432101013	LDR	RL	0.166	5.0	3.7		1		1
432101002	LDR	RL	0.186	5.0	3.7		1		1
432101010	LDR	RL	0.191	5.0	3.7		1		1
432092027	LDR	RL	0.205	5.0	3.7		1		1
432092023	LDR	RL	0.228	5.0	3.7		1		1
432092014	LDR	RL	0.189	5.0	3.7		1		1
432092018	LDR	RL	0.193	5.0	3.7		1		1
432050011	LDR	RL	3.307	5.0	3.7		12		12
432091014	LDR	RL	0.290	5.0	3.7		1		1
432091003	LDR	RL	0.237	5.0	3.7		1		1
432091019	LDR	RL	0.207	5.0	3.7		1		1
432091004	LDR	RL	0.218	5.0	3.7		1		1
432091011	LDR	RL	0.187	5.0	3.7		1		1
432091008	LDR	RL	0.187	5.0	3.7		1		1
432091006	LDR	RL	0.176	5.0	3.7		1		1
432091018	LDR	RL	0.208	5.0	3.7		1		1
432091017	LDR	RL	0.197	5.0	3.7		1		1
432091013	LDR	RL	0.220	5.0	3.7		1		1
432091012	LDR	RL	0.187	5.0	3.7		1		1
432091002	LDR	RL	0.285	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432091020	LDR	RL	0.183	5.0	3.7		1		1
432091001	LDR	RL	0.306	5.0	3.7		1		1
432091009	LDR	RL	0.187	5.0	3.7		1		1
432091007	LDR	RL	0.187	5.0	3.7		1		1
432091010	LDR	RL	0.187	5.0	3.7		1		1
432091016	LDR	RL	0.337	5.0	3.7		1		1
432091015	LDR	RL	0.393	5.0	3.7		1		1
432091005	LDR	RL	0.274	5.0	3.7		1		1
432102014	LDR	RL	0.201	5.0	3.7		1		1
432093001	LDR	RL	0.164	5.0	3.7		1		1
432102001	LDR	RL	0.244	5.0	3.7		1		1
432093003	LDR	RL	0.164	5.0	3.7		1		1
432093006	LDR	RL	0.271	5.0	3.7		1		1
432102011	LDR	RL	0.164	5.0	3.7		1		1
432093002	LDR	RL	0.164	5.0	3.7		1		1
432102015	LDR	RL	0.200	5.0	3.7		1		1
432093008	LDR	RL	0.201	5.0	3.7		1		1
432102007	LDR	RL	0.165	5.0	3.7		1		1
432093007	LDR	RL	0.299	5.0	3.7		1		1
432102005	LDR	RL	0.193	5.0	3.7		1		1
432102013	LDR	RL	0.201	5.0	3.7		1		1
432102003	LDR	RL	0.176	5.0	3.7		1		1
432102009	LDR	RL	0.164	5.0	3.7		1		1
432102002	LDR	RL	0.165	5.0	3.7		1		1
432093009	LDR	RL	0.201	5.0	3.7		1		1
432102006	LDR	RL	0.185	5.0	3.7		1		1
432093010	LDR	RL	0.201	5.0	3.7		1		1
432102012	LDR	RL	0.164	5.0	3.7		1		1
432093004	LDR	RL	0.247	5.0	3.7		1		1
432102016	LDR	RL	0.239	5.0	3.7		1		1
432102008	LDR	RL	0.164	5.0	3.7		1		1
432093005	LDR	RL	0.168	5.0	3.7		1		1
432102004	LDR	RL	0.165	5.0	3.7		1		1
432102010	LDR	RL	0.164	5.0	3.7		1		1
432072001	LDR	RL	0.148	5.0	3.7		1		1
432072003	LDR	RL	0.241	5.0	3.7		1		1
432084014	LDR	RL	0.149	5.0	3.7		1		1
432072002	LDR	RL	0.148	5.0	3.7		1		1
432084015	LDR	RL	0.148	5.0	3.7		1		1
432072004	LDR	RL	1.469	5.0	3.7		5		5

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432084013	LDR	RL	0.150	5.0	3.7		1		1
432070001	LDR	RL	0.216	5.0	3.7		1		1
432070005	LDR	RL	0.145	5.0	3.7		1		1
432070004	LDR	RL	0.145	5.0	3.7		1		1
432080006	LDR	RL	0.166	5.0	3.7		1		1
432070006	LDR	RL	0.209	5.0	3.7		1		1
432070010	LDR	RL	0.156	5.0	3.7		1		1
432070013	LDR	RL	0.191	5.0	3.7		1		1
432080001	LDR	RL	0.176	5.0	3.7		1		1
432070003	LDR	RL	0.159	5.0	3.7		1		1
432070002	LDR	RL	0.170	5.0	3.7		1		1
432060024	LDR	RL	0.086	5.0	3.7		1		1
432084012	LDR	RL	0.148	5.0	3.7		1		1
432084011	LDR	RL	0.151	5.0	3.7		1		1
432083006	LDR	RL	0.148	5.0	3.7		1		1
432083012	LDR	RL	0.142	5.0	3.7		1		1
432083002	LDR	RL	0.139	5.0	3.7		1		1
432083009	LDR	RL	0.138	5.0	3.7		1		1
432083004	LDR	RL	0.139	5.0	3.7		1		1
432083011	LDR	RL	0.140	5.0	3.7		1		1
432083005	LDR	RL	0.140	5.0	3.7		1		1
432083010	LDR	RL	0.138	5.0	3.7		1		1
432083003	LDR	RL	0.136	5.0	3.7		1		1
432083001	LDR	RL	0.147	5.0	3.7		1		1
432083007	LDR	RL	0.149	5.0	3.7		1		1
432083008	LDR	RL	0.140	5.0	3.7		1		1
436741008	LDR	RL	0.175	5.0	3.7		1		1
436721003	LDR	RL	0.190	5.0	3.7		1		1
436732009	LDR	RL	0.169	5.0	3.7		1		1
436720012	LDR	RL	0.183	5.0	3.7		1		1
436733008	LDR	RL	0.166	5.0	3.7		1		1
436761017	LDR	RL	0.192	5.0	3.7		1		1
436730007	LDR	RL	0.180	5.0	3.7		1		1
436751033	LDR	RL	0.250	5.0	3.7		1		1
436731001	LDR	RL	0.173	5.0	3.7		1		1
436730013	LDR	RL	0.167	5.0	3.7		1		1
436741018	LDR	RL	0.166	5.0	3.7		1		1
436741005	LDR	RL	0.175	5.0	3.7		1		1
436751040	LDR	RL	0.188	5.0	3.7		1		1
436762026	LDR	RL	0.167	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436761002	LDR	RL	0.170	5.0	3.7		1		1
436760005	LDR	RL	0.182	5.0	3.7		1		1
436750029	LDR	RL	0.083	5.0	3.7		1		1
436742007	LDR	RL	0.173	5.0	3.7		1		1
436751032	LDR	RL	0.199	5.0	3.7		1		1
436730028	LDR	RL	0.191	5.0	3.7		1		1
436750001	LDR	RL	0.167	5.0	3.7		1		1
436732010	LDR	RL	0.176	5.0	3.7		1		1
436761003	LDR	RL	0.168	5.0	3.7		1		1
436751011	LDR	RL	0.168	5.0	3.7		1		1
436751036	LDR	RL	0.218	5.0	3.7		1		1
436740012	LDR	RL	0.252	5.0	3.7		1		1
436721024	LDR	RL	0.172	5.0	3.7		1		1
436741009	LDR	RL	0.172	5.0	3.7		1		1
436762024	LDR	RL	0.166	5.0	3.7		1		1
436762027	LDR	RL	0.166	5.0	3.7		1		1
436721001	LDR	RL	0.247	5.0	3.7		1		1
436730021	LDR	RL	0.178	5.0	3.7		1		1
436721021	LDR	RL	0.174	5.0	3.7		1		1
436761024	LDR	RL	0.286	5.0	3.7		1		1
436730026	LDR	RL	0.188	5.0	3.7		1		1
436721029	LDR	RL	0.186	5.0	3.7		1		1
436740013	LDR	RL	0.175	5.0	3.7		1		1
436750022	LDR	RL	0.199	5.0	3.7		1		1
436750021	LDR	RL	0.302	5.0	3.7		1		1
436762028	LDR	RL	0.165	5.0	3.7		1		1
436733001	LDR	RL	0.221	5.0	3.7		1		1
436760008	LDR	RL	0.230	5.0	3.7		1		1
436733013	LDR	RL	0.177	5.0	3.7		1		1
436762019	LDR	RL	0.171	5.0	3.7		1		1
436742013	LDR	RL	0.169	5.0	3.7		1		1
436741010	LDR	RL	0.195	5.0	3.7		1		1
436742014	LDR	RL	0.227	5.0	3.7		1		1
436761007	LDR	RL	0.187	5.0	3.7		1		1
436742016	LDR	RL	0.181	5.0	3.7		1		1
436751035	LDR	RL	0.293	5.0	3.7		1		1
436750011	LDR	RL	0.188	5.0	3.7		1		1
436742004	LDR	RL	0.323	5.0	3.7		1		1
436732017	LDR	RL	0.175	5.0	3.7		1		1
436732005	LDR	RL	0.179	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436742006	LDR	RL	0.175	5.0	3.7		1		1
436750025	LDR	RL	0.197	5.0	3.7		1		1
436751014	LDR	RL	0.171	5.0	3.7		1		1
436740004	LDR	RL	0.178	5.0	3.7		1		1
436762008	LDR	RL	0.218	5.0	3.7		1		1
436731004	LDR	RL	0.182	5.0	3.7		1		1
436741015	LDR	RL	0.179	5.0	3.7		1		1
436762003	LDR	RL	0.170	5.0	3.7		1		1
436732011	LDR	RL	0.185	5.0	3.7		1		1
436730004	LDR	RL	0.189	5.0	3.7		1		1
436730022	LDR	RL	0.174	5.0	3.7		1		1
436761014	LDR	RL	0.171	5.0	3.7		1		1
436762005	LDR	RL	0.167	5.0	3.7		1		1
436721028	LDR	RL	0.193	5.0	3.7		1		1
436762018	LDR	RL	0.184	5.0	3.7		1		1
436751030	LDR	RL	0.200	5.0	3.7		1		1
436761025	LDR	RL	0.185	5.0	3.7		1		1
436740001	LDR	RL	0.187	5.0	3.7		1		1
436742018	LDR	RL	0.204	5.0	3.7		1		1
436730027	LDR	RL	0.181	5.0	3.7		1		1
436750003	LDR	RL	0.173	5.0	3.7		1		1
436733011	LDR	RL	0.167	5.0	3.7		1		1
436750019	LDR	RL	0.170	5.0	3.7		1		1
436761022	LDR	RL	0.180	5.0	3.7		1		1
436730016	LDR	RL	0.176	5.0	3.7		1		1
436742009	LDR	RL	0.182	5.0	3.7		1		1
436751013	LDR	RL	0.168	5.0	3.7		1		1
436762016	LDR	RL	0.188	5.0	3.7		1		1
436740011	LDR	RL	0.223	5.0	3.7		1		1
436732014	LDR	RL	0.260	5.0	3.7		1		1
436750006	LDR	RL	0.219	5.0	3.7		1		1
436762017	LDR	RL	0.181	5.0	3.7		1		1
436762011	LDR	RL	0.207	5.0	3.7		1		1
436040023	LDR	RL	4.105	5.0	3.7		15		15
436742011	LDR	RL	0.206	5.0	3.7		1		1
436742015	LDR	RL	0.269	5.0	3.7		1		1
436720018	LDR	RL	0.189	5.0	3.7		1		1
436751004	LDR	RL	0.279	5.0	3.7		1		1
436732012	LDR	RL	0.210	5.0	3.7		1		1
436751005	LDR	RL	0.253	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436750016	LDR	RL	0.198	5.0	3.7		1		1
436762029	LDR	RL	0.172	5.0	3.7		1		1
436741012	LDR	RL	0.174	5.0	3.7		1		1
436760010	LDR	RL	0.165	5.0	3.7		1		1
436741016	LDR	RL	0.165	5.0	3.7		1		1
436751007	LDR	RL	0.170	5.0	3.7		1		1
436751024	LDR	RL	0.167	5.0	3.7		1		1
436731008	LDR	RL	0.168	5.0	3.7		1		1
436741006	LDR	RL	0.176	5.0	3.7		1		1
436733006	LDR	RL	0.167	5.0	3.7		1		1
436751016	LDR	RL	0.204	5.0	3.7		1		1
436732006	LDR	RL	0.168	5.0	3.7		1		1
436760006	LDR	RL	0.179	5.0	3.7		1		1
436742008	LDR	RL	0.173	5.0	3.7		1		1
436750014	LDR	RL	0.209	5.0	3.7		1		1
436751029	LDR	RL	0.190	5.0	3.7		1		1
436732016	LDR	RL	0.174	5.0	3.7		1		1
436721031	LDR	RL	0.224	5.0	3.7		1		1
436740002	LDR	RL	0.241	5.0	3.7		1		1
436721026	LDR	RL	0.220	5.0	3.7		1		1
436762002	LDR	RL	0.166	5.0	3.7		1		1
436721033	LDR	RL	0.258	5.0	3.7		1		1
436751028	LDR	RL	0.174	5.0	3.7		1		1
436740014	LDR	RL	0.188	5.0	3.7		1		1
436741011	LDR	RL	0.207	5.0	3.7		1		1
436740016	LDR	RL	0.153	5.0	3.7		1		1
436732008	LDR	RL	0.171	5.0	3.7		1		1
436760002	LDR	RL	0.187	5.0	3.7		1		1
436721018	LDR	RL	0.175	5.0	3.7		1		1
436721017	LDR	RL	0.204	5.0	3.7		1		1
436751019	LDR	RL	0.163	5.0	3.7		1		1
436741014	LDR	RL	0.175	5.0	3.7		1		1
436732004	LDR	RL	0.182	5.0	3.7		1		1
436731002	LDR	RL	0.170	5.0	3.7		1		1
436750009	LDR	RL	0.172	5.0	3.7		1		1
436721023	LDR	RL	0.191	5.0	3.7		1		1
436760001	LDR	RL	0.201	5.0	3.7		1		1
436750008	LDR	RL	0.205	5.0	3.7		1		1
436730020	LDR	RL	0.288	5.0	3.7		1		1
436742010	LDR	RL	0.178	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436751025	LDR	RL	0.171	5.0	3.7		1		1
436751043	LDR	RL	0.179	5.0	3.7		1		1
436732013	LDR	RL	0.173	5.0	3.7		1		1
436730030	LDR	RL	0.089	5.0	3.7		1		1
436730025	LDR	RL	0.180	5.0	3.7		1		1
436733009	LDR	RL	0.166	5.0	3.7		1		1
436733007	LDR	RL	0.167	5.0	3.7		1		1
436740010	LDR	RL	0.197	5.0	3.7		1		1
436761009	LDR	RL	0.166	5.0	3.7		1		1
436720015	LDR	RL	0.196	5.0	3.7		1		1
436751038	LDR	RL	0.183	5.0	3.7		1		1
436761016	LDR	RL	0.185	5.0	3.7		1		1
436720014	LDR	RL	0.244	5.0	3.7		1		1
436751006	LDR	RL	0.293	5.0	3.7		1		1
436750020	LDR	RL	0.173	5.0	3.7		1		1
436761023	LDR	RL	0.229	5.0	3.7		1		1
436762013	LDR	RL	0.181	5.0	3.7		1		1
436750005	LDR	RL	0.195	5.0	3.7		1		1
436720011	LDR	RL	0.168	5.0	3.7		1		1
436730010	LDR	RL	0.167	5.0	3.7		1		1
436741004	LDR	RL	0.177	5.0	3.7		1		1
436761001	LDR	RL	0.166	5.0	3.7		1		1
436721019	LDR	RL	0.199	5.0	3.7		1		1
436730011	LDR	RL	0.167	5.0	3.7		1		1
436751018	LDR	RL	0.162	5.0	3.7		1		1
436740009	LDR	RL	0.167	5.0	3.7		1		1
436742005	LDR	RL	0.171	5.0	3.7		1		1
436730001	LDR	RL	0.186	5.0	3.7		1		1
436761021	LDR	RL	0.195	5.0	3.7		1		1
436761011	LDR	RL	0.166	5.0	3.7		1		1
436721002	LDR	RL	0.194	5.0	3.7		1		1
436750027	LDR	RL	0.214	5.0	3.7		1		1
436750023	LDR	RL	0.180	5.0	3.7		1		1
436721025	LDR	RL	0.217	5.0	3.7		1		1
436761027	LDR	RL	0.167	5.0	3.7		1		1
436762009	LDR	RL	0.309	5.0	3.7		1		1
436761004	LDR	RL	0.167	5.0	3.7		1		1
436751044	LDR	RL	0.176	5.0	3.7		1		1
436741001	LDR	RL	0.167	5.0	3.7		1		1
436751026	LDR	RL	0.177	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436730015	LDR	RL	0.169	5.0	3.7		1		1
436760011	LDR	RL	0.202	5.0	3.7		1		1
436751001	LDR	RL	0.199	5.0	3.7		1		1
436762020	LDR	RL	0.337	5.0	3.7		1		1
436751002	LDR	RL	0.179	5.0	3.7		1		1
436751020	LDR	RL	0.160	5.0	3.7		1		1
436761015	LDR	RL	0.176	5.0	3.7		1		1
436761026	LDR	RL	0.168	5.0	3.7		1		1
436741002	LDR	RL	0.170	5.0	3.7		1		1
436762001	LDR	RL	0.185	5.0	3.7		1		1
436750018	LDR	RL	0.176	5.0	3.7		1		1
436750024	LDR	RL	0.186	5.0	3.7		1		1
436751039	LDR	RL	0.189	5.0	3.7		1		1
436751009	LDR	RL	0.176	5.0	3.7		1		1
436762015	LDR	RL	0.185	5.0	3.7		1		1
436733012	LDR	RL	0.169	5.0	3.7		1		1
436731003	LDR	RL	0.173	5.0	3.7		1		1
436730009	LDR	RL	0.167	5.0	3.7		1		1
436751041	LDR	RL	0.186	5.0	3.7		1		1
436751012	LDR	RL	0.167	5.0	3.7		1		1
436751015	LDR	RL	0.175	5.0	3.7		1		1
436741003	LDR	RL	0.177	5.0	3.7		1		1
436750002	LDR	RL	0.170	5.0	3.7		1		1
436761005	LDR	RL	0.167	5.0	3.7		1		1
436750015	LDR	RL	0.206	5.0	3.7		1		1
436761028	LDR	RL	0.170	5.0	3.7		1		1
436762030	LDR	RL	0.160	5.0	3.7		1		1
436762023	LDR	RL	0.196	5.0	3.7		1		1
436762014	LDR	RL	0.186	5.0	3.7		1		1
436740007	LDR	RL	0.235	5.0	3.7		1		1
436751034	LDR	RL	0.279	5.0	3.7		1		1
436721030	LDR	RL	0.255	5.0	3.7		1		1
436761019	LDR	RL	0.186	5.0	3.7		1		1
436750013	LDR	RL	0.206	5.0	3.7		1		1
436720017	LDR	RL	0.328	5.0	3.7		1		1
436732015	LDR	RL	0.302	5.0	3.7		1		1
436751021	LDR	RL	0.160	5.0	3.7		1		1
436762025	LDR	RL	0.168	5.0	3.7		1		1
436762010	LDR	RL	0.182	5.0	3.7		1		1
436742017	LDR	RL	0.189	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436733004	LDR	RL	0.180	5.0	3.7		1		1
436730014	LDR	RL	0.167	5.0	3.7		1		1
436730023	LDR	RL	0.174	5.0	3.7		1		1
436762031	LDR	RL	0.301	5.0	3.7		1		1
436751010	LDR	RL	0.168	5.0	3.7		1		1
436732018	LDR	RL	0.178	5.0	3.7		1		1
436730003	LDR	RL	0.170	5.0	3.7		1		1
436732002	LDR	RL	0.181	5.0	3.7		1		1
436750012	LDR	RL	0.200	5.0	3.7		1		1
436751045	LDR	RL	0.174	5.0	3.7		1		1
436730008	LDR	RL	0.172	5.0	3.7		1		1
436730017	LDR	RL	0.175	5.0	3.7		1		1
436762012	LDR	RL	0.179	5.0	3.7		1		1
436742020	LDR	RL	0.141	5.0	3.7		1		1
436733005	LDR	RL	0.182	5.0	3.7		1		1
436741007	LDR	RL	0.176	5.0	3.7		1		1
436750026	LDR	RL	0.206	5.0	3.7		1		1
436751031	LDR	RL	0.215	5.0	3.7		1		1
436760004	LDR	RL	0.177	5.0	3.7		1		1
436750028	LDR	RL	0.211	5.0	3.7		1		1
436742003	LDR	RL	0.178	5.0	3.7		1		1
436740015	LDR	RL	0.196	5.0	3.7		1		1
436740008	LDR	RL	0.180	5.0	3.7		1		1
436732001	LDR	RL	0.176	5.0	3.7		1		1
436760012	LDR	RL	0.047	5.0	3.7		1		1
436762021	LDR	RL	0.265	5.0	3.7		1		1
436762022	LDR	RL	0.231	5.0	3.7		1		1
436750007	LDR	RL	0.319	5.0	3.7		1		1
436762032	LDR	RL	0.271	5.0	3.7		1		1
436733015	LDR	RL	0.182	5.0	3.7		1		1
436760009	LDR	RL	0.166	5.0	3.7		1		1
436751037	LDR	RL	0.175	5.0	3.7		1		1
436750017	LDR	RL	0.186	5.0	3.7		1		1
436750004	LDR	RL	0.171	5.0	3.7		1		1
436751022	LDR	RL	0.162	5.0	3.7		1		1
436720019	LDR	RL	0.180	5.0	3.7		1		1
436731005	LDR	RL	0.196	5.0	3.7		1		1
436751027	LDR	RL	0.183	5.0	3.7		1		1
436760007	LDR	RL	0.263	5.0	3.7		1		1
436720016	LDR	RL	0.214	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436730019	LDR	RL	0.233	5.0	3.7		1		1
436761018	LDR	RL	0.192	5.0	3.7		1		1
436731006	LDR	RL	0.166	5.0	3.7		1		1
436740003	LDR	RL	0.243	5.0	3.7		1		1
436731007	LDR	RL	0.169	5.0	3.7		1		1
436762007	LDR	RL	0.230	5.0	3.7		1		1
436740005	LDR	RL	0.178	5.0	3.7		1		1
436762004	LDR	RL	0.167	5.0	3.7		1		1
436730005	LDR	RL	0.291	5.0	3.7		1		1
436761008	LDR	RL	0.177	5.0	3.7		1		1
436761010	LDR	RL	0.172	5.0	3.7		1		1
436742012	LDR	RL	0.180	5.0	3.7		1		1
436733010	LDR	RL	0.171	5.0	3.7		1		1
436761020	LDR	RL	0.178	5.0	3.7		1		1
436760003	LDR	RL	0.178	5.0	3.7		1		1
436751008	LDR	RL	0.191	5.0	3.7		1		1
436761013	LDR	RL	0.195	5.0	3.7		1		1
436733002	LDR	RL	0.290	5.0	3.7		1		1
436733014	LDR	RL	0.183	5.0	3.7		1		1
436741013	LDR	RL	0.166	5.0	3.7		1		1
436730002	LDR	RL	0.176	5.0	3.7		1		1
436742001	LDR	RL	0.207	5.0	3.7		1		1
436721022	LDR	RL	0.167	5.0	3.7		1		1
436750010	LDR	RL	0.175	5.0	3.7		1		1
436730029	LDR	RL	0.176	5.0	3.7		1		1
436751042	LDR	RL	0.183	5.0	3.7		1		1
436732003	LDR	RL	0.192	5.0	3.7		1		1
436741017	LDR	RL	0.167	5.0	3.7		1		1
436720013	LDR	RL	0.210	5.0	3.7		1		1
436761012	LDR	RL	0.173	5.0	3.7		1		1
436730018	LDR	RL	0.280	5.0	3.7		1		1
436733003	LDR	RL	0.201	5.0	3.7		1		1
436751003	LDR	RL	0.185	5.0	3.7		1		1
436721032	LDR	RL	0.204	5.0	3.7		1		1
436751017	LDR	RL	0.157	5.0	3.7		1		1
436721027	LDR	RL	0.208	5.0	3.7		1		1
436732007	LDR	RL	0.170	5.0	3.7		1		1
436730012	LDR	RL	0.167	5.0	3.7		1		1
436730024	LDR	RL	0.178	5.0	3.7		1		1
436721020	LDR	RL	0.181	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436751023	LDR	RL	0.164	5.0	3.7		1		1
436742002	LDR	RL	0.166	5.0	3.7		1		1
436762006	LDR	RL	0.183	5.0	3.7		1		1
436720020	LDR	RL	0.186	5.0	3.7		1		1
436761006	LDR	RL	0.170	5.0	3.7		1		1
436740006	LDR	RL	0.201	5.0	3.7		1		1
436730006	LDR	RL	0.237	5.0	3.7		1		1
436600006	LDR	RL	19.719	5.0	3.7		72		72
436600016	LDR	RL	2.351	5.0	3.7		8		8
436600003	LDR	RL	8.979	5.0	3.7		33		33
436450016	LDR	RL	5.529	5.0	3.7		20		20
436600031	LDR	RL	18.402	5.0	3.7		68		68
436450015	LDR	RL	4.564	5.0	3.7		16		16
436450011	LDR	RL	4.478	5.0	3.7		16		16
436450013	LDR	RL	4.551	5.0	3.7		16		16
436450014	LDR	RL	4.460	5.0	3.7		16		16
436360002	LDR	RL	9.560	5.0	3.7		35		35
436360006	LDR	RL	4.769	5.0	3.7		17		17
436360008	LDR	RL	9.157	5.0	3.7		33		33
436360007	LDR	RL	4.755	5.0	3.7		17		17
436490001	LDR	RL	4.384	5.0	3.7		16		16
436490002	LDR	RL	4.754	5.0	3.7		17		17
436490039	LDR	RL	4.640	5.0	3.7		17		17
436600023	LDR	RL	4.760	5.0	3.7		17		17
436600024	LDR	RL	0.915	5.0	3.7		3		3
436600022	LDR	RL	0.698	5.0	3.7		2		2
436600021	LDR	RL	0.582	5.0	3.7		2		2
436600025	LDR	RL	2.778	5.0	3.7		10		10
436600026	LDR	RL	4.547	5.0	3.7		16		16
436600033	LDR	RL	9.004	5.0	3.7		33		33
436663029	LDR	RL	0.174	5.0	3.7		1		1
436663031	LDR	RL	0.149	5.0	3.7		1		1
436663028	LDR	RL	0.141	5.0	3.7		1		1
436663027	LDR	RL	0.154	5.0	3.7		1		1
436663026	LDR	RL	0.139	5.0	3.7		1		1
436663001	LDR	RL	0.281	5.0	3.7		1		1
436660001	LDR	RL	0.132	5.0	3.7		1		1
436671018	LDR	RL	0.219	5.0	3.7		1		1
436660002	LDR	RL	0.145	5.0	3.7		1		1
436652001	LDR	RL	0.106	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436652005	LDR	RL	0.253	5.0	3.7		1		1
436652016	LDR	RL	0.112	5.0	3.7		1		1
436663030	LDR	RL	0.105	5.0	3.7		1		1
436653002	LDR	RL	0.549	5.0	3.7		2		2
436652011	LDR	RL	0.200	5.0	3.7		1		1
436652010	LDR	RL	0.128	5.0	3.7		1		1
436652009	LDR	RL	0.150	5.0	3.7		1		1
436652008	LDR	RL	0.179	5.0	3.7		1		1
436652012	LDR	RL	0.114	5.0	3.7		1		1
436652007	LDR	RL	0.240	5.0	3.7		1		1
436652013	LDR	RL	0.114	5.0	3.7		1		1
436652003	LDR	RL	0.175	5.0	3.7		1		1
436652014	LDR	RL	0.113	5.0	3.7		1		1
436652002	LDR	RL	0.106	5.0	3.7		1		1
436652006	LDR	RL	0.234	5.0	3.7		1		1
436652015	LDR	RL	0.113	5.0	3.7		1		1
436652004	LDR	RL	0.226	5.0	3.7		1		1
436663024	LDR	RL	0.202	5.0	3.7		1		1
436663025	LDR	RL	0.148	5.0	3.7		1		1
436663023	LDR	RL	0.285	5.0	3.7		1		1
436663015	LDR	RL	0.232	5.0	3.7		1		1
436663014	LDR	RL	0.115	5.0	3.7		1		1
436663016	LDR	RL	0.235	5.0	3.7		1		1
436663022	LDR	RL	0.393	5.0	3.7		1		1
436663017	LDR	RL	0.240	5.0	3.7		1		1
436663013	LDR	RL	0.169	5.0	3.7		1		1
436663018	LDR	RL	0.246	5.0	3.7		1		1
436663019	LDR	RL	0.214	5.0	3.7		1		1
436663020	LDR	RL	0.166	5.0	3.7		1		1
436663021	LDR	RL	0.230	5.0	3.7		1		1
436663012	LDR	RL	0.309	5.0	3.7		1		1
436663011	LDR	RL	0.247	5.0	3.7		1		1
436663010	LDR	RL	0.179	5.0	3.7		1		1
436663009	LDR	RL	0.116	5.0	3.7		1		1
436663008	LDR	RL	0.116	5.0	3.7		1		1
436663007	LDR	RL	0.143	5.0	3.7		1		1
436663003	LDR	RL	0.200	5.0	3.7		1		1
436663002	LDR	RL	0.307	5.0	3.7		1		1
436663006	LDR	RL	0.173	5.0	3.7		1		1
436660003	LDR	RL	0.134	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436663004	LDR	RL	0.098	5.0	3.7		1		1
436663005	LDR	RL	0.085	5.0	3.7		1		1
436671023	LDR	RL	0.239	5.0	3.7		1		1
436671019	LDR	RL	0.110	5.0	3.7		1		1
436671020	LDR	RL	0.105	5.0	3.7		1		1
436671021	LDR	RL	0.115	5.0	3.7		1		1
436671022	LDR	RL	0.184	5.0	3.7		1		1
436670001	LDR	RL	0.134	5.0	3.7		1		1
436670002	LDR	RL	0.128	5.0	3.7		1		1
436671012	LDR	RL	0.254	5.0	3.7		1		1
436671013	LDR	RL	0.191	5.0	3.7		1		1
436671015	LDR	RL	0.105	5.0	3.7		1		1
436671016	LDR	RL	0.105	5.0	3.7		1		1
436671014	LDR	RL	0.114	5.0	3.7		1		1
436671017	LDR	RL	0.183	5.0	3.7		1		1
436670003	LDR	RL	0.220	5.0	3.7		1		1
436671011	LDR	RL	0.235	5.0	3.7		1		1
436671010	LDR	RL	0.234	5.0	3.7		1		1
436671008	LDR	RL	0.100	5.0	3.7		1		1
436671007	LDR	RL	0.088	5.0	3.7		1		1
436671006	LDR	RL	0.088	5.0	3.7		1		1
436671005	LDR	RL	0.088	5.0	3.7		1		1
436671004	LDR	RL	0.088	5.0	3.7		1		1
436671003	LDR	RL	0.088	5.0	3.7		1		1
436671002	LDR	RL	0.088	5.0	3.7		1		1
436671001	LDR	RL	0.148	5.0	3.7		1		1
436671009	LDR	RL	0.157	5.0	3.7		1		1
436621007	LDR	RL	0.296	5.0	3.7		1		1
436621020	LDR	RL	0.091	5.0	3.7		1		1
436621003	LDR	RL	0.180	5.0	3.7		1		1
436621001	LDR	RL	0.193	5.0	3.7		1		1
436621009	LDR	RL	0.174	5.0	3.7		1		1
436621005	LDR	RL	0.298	5.0	3.7		1		1
436621008	LDR	RL	0.189	5.0	3.7		1		1
436621004	LDR	RL	0.198	5.0	3.7		1		1
436621002	LDR	RL	0.190	5.0	3.7		1		1
436621006	LDR	RL	0.217	5.0	3.7		1		1
436490034	LDR	RL	2.320	5.0	3.7		8		8
436490035	LDR	RL	2.341	5.0	3.7		8		8
436490036	LDR	RL	4.717	5.0	3.7		17		17

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436490037	LDR	RL	4.351	5.0	3.7		16		16
436490018	LDR	RL	2.364	5.0	3.7		8		8
436490015	LDR	RL	1.141	5.0	3.7		4		4
436490016	LDR	RL	1.100	5.0	3.7		4		4
436490019	LDR	RL	4.741	5.0	3.7		17		17
436490020	LDR	RL	4.823	5.0	3.7		17		17
436490013	LDR	RL	0.901	5.0	3.7		3		3
436490014	LDR	RL	0.929	5.0	3.7		3		3
436490017	LDR	RL	2.342	5.0	3.7		8		8
436490021	LDR	RL	2.306	5.0	3.7		8		8
436490028	LDR	RL	8.045	5.0	3.7		29		29
436490027	LDR	RL	2.690	5.0	3.7		9		9
434520012	LDR	RL	0.192	5.0	3.7		1		1
434520001	LDR	RL	0.195	5.0	3.7		1		1
436271018	LDR	RL	0.171	5.0	3.7		1		1
436271008	LDR	RL	0.185	5.0	3.7		1		1
436271021	LDR	RL	0.171	5.0	3.7		1		1
436271006	LDR	RL	0.183	5.0	3.7		1		1
436271022	LDR	RL	0.171	5.0	3.7		1		1
436262004	LDR	RL	0.167	5.0	3.7		1		1
436271009	LDR	RL	0.152	5.0	3.7		1		1
436261016	LDR	RL	0.158	5.0	3.7		1		1
434520006	LDR	RL	0.307	5.0	3.7		1		1
436271014	LDR	RL	0.171	5.0	3.7		1		1
436271023	LDR	RL	0.084	5.0	3.7		1		1
436262005	LDR	RL	0.167	5.0	3.7		1		1
434522004	LDR	RL	0.166	5.0	3.7		1		1
436270002	LDR	RL	0.161	5.0	3.7		1		1
436271020	LDR	RL	0.171	5.0	3.7		1		1
436271016	LDR	RL	0.171	5.0	3.7		1		1
436262008	LDR	RL	0.184	5.0	3.7		1		1
436271003	LDR	RL	0.346	5.0	3.7		1		1
436271010	LDR	RL	0.276	5.0	3.7		1		1
434520011	LDR	RL	0.176	5.0	3.7		1		1
436271024	LDR	RL	1.385	5.0	3.7		5		5
436280010	LDR	RL	38.757	5.0	3.7		143		143
436270001	LDR	RL	0.159	5.0	3.7		1		1
434522003	LDR	RL	0.166	5.0	3.7		1		1
434522006	LDR	RL	0.170	5.0	3.7		1		1
436271004	LDR	RL	0.207	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436271015	LDR	RL	0.171	5.0	3.7		1		1
436271019	LDR	RL	0.171	5.0	3.7		1		1
436271002	LDR	RL	0.185	5.0	3.7		1		1
434520003	LDR	RL	0.173	5.0	3.7		1		1
434520004	LDR	RL	0.167	5.0	3.7		1		1
436271005	LDR	RL	0.203	5.0	3.7		1		1
436271011	LDR	RL	0.231	5.0	3.7		1		1
436271013	LDR	RL	0.201	5.0	3.7		1		1
436261015	LDR	RL	0.159	5.0	3.7		1		1
436262002	LDR	RL	0.167	5.0	3.7		1		1
436262007	LDR	RL	0.167	5.0	3.7		1		1
436262006	LDR	RL	0.167	5.0	3.7		1		1
436271001	LDR	RL	0.158	5.0	3.7		1		1
434520009	LDR	RL	0.168	5.0	3.7		1		1
434522008	LDR	RL	0.507	5.0	3.7		1		1
434520010	LDR	RL	0.176	5.0	3.7		1		1
434520005	LDR	RL	0.220	5.0	3.7		1		1
436262001	LDR	RL	0.185	5.0	3.7		1		1
436271012	LDR	RL	0.290	5.0	3.7		1		1
434522002	LDR	RL	0.166	5.0	3.7		1		1
436262003	LDR	RL	0.167	5.0	3.7		1		1
436271007	LDR	RL	0.167	5.0	3.7		1		1
436271017	LDR	RL	0.171	5.0	3.7		1		1
436280014	LDR	RL	7.064	5.0	3.7		26		26
436280011	LDR	RL	10.131	5.0	3.7		37		37
434520008	LDR	RL	0.221	5.0	3.7		1		1
434520002	LDR	RL	0.173	5.0	3.7		1		1
434522005	LDR	RL	0.166	5.0	3.7		1		1
434520007	LDR	RL	0.307	5.0	3.7		1		1
434522001	LDR	RL	0.173	5.0	3.7		1		1
436280025	LDR	RL	7.586	5.0	3.7		28		28
436280024	LDR	RL	5.406	5.0	3.7		20		20
436280023	LDR	RL	4.242	5.0	3.7		15		15
436280012	LDR	RL	4.676	5.0	3.7		17		17
436280013	LDR	RL	5.065	5.0	3.7		18		18
436280016	LDR	RL	4.392	5.0	3.7		16		16
436280017	LDR	RL	1.877	5.0	3.7		6		6
436280018	LDR	RL	2.916	5.0	3.7		10		10
436280019	LDR	RL	1.459	5.0	3.7		5		5
436280021	LDR	RL	0.941	5.0	3.7		3		3

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436280022	LDR	RL	1.880	5.0	3.7		6		6
436280020	LDR	RL	0.462	5.0	3.7		1		1
436250001	LDR	RL	9.850	5.0	3.7		36		36
436265008	LDR	RL	0.166	5.0	3.7		1		1
436265010	LDR	RL	0.166	5.0	3.7		1		1
436265006	LDR	RL	0.171	5.0	3.7		1		1
436265012	LDR	RL	0.174	5.0	3.7		1		1
436265005	LDR	RL	0.167	5.0	3.7		1		1
436265014	LDR	RL	0.170	5.0	3.7		1		1
436265007	LDR	RL	0.179	5.0	3.7		1		1
436265013	LDR	RL	0.176	5.0	3.7		1		1
436265011	LDR	RL	0.169	5.0	3.7		1		1
436265003	LDR	RL	0.167	5.0	3.7		1		1
436265015	LDR	RL	0.167	5.0	3.7		1		1
436265009	LDR	RL	0.166	5.0	3.7		1		1
436265004	LDR	RL	0.167	5.0	3.7		1		1
436250005	LDR	RL	3.521	5.0	3.7		13		13
436231018	LDR	RL	0.300	5.0	3.7		1		1
436231011	LDR	RL	0.239	5.0	3.7		1		1
436231013	LDR	RL	0.214	5.0	3.7		1		1
436231016	LDR	RL	0.226	5.0	3.7		1		1
436231014	LDR	RL	0.204	5.0	3.7		1		1
436231017	LDR	RL	0.354	5.0	3.7		1		1
436231012	LDR	RL	0.204	5.0	3.7		1		1
436231015	LDR	RL	0.212	5.0	3.7		1		1
436240017	LDR	RL	0.331	5.0	3.7		1		1
436240018	LDR	RL	0.277	5.0	3.7		1		1
436240013	LDR	RL	0.338	5.0	3.7		1		1
436240015	LDR	RL	0.253	5.0	3.7		1		1
436240016	LDR	RL	0.284	5.0	3.7		1		1
436240014	LDR	RL	0.269	5.0	3.7		1		1
436061004	LDR	RL	0.182	5.0	3.7		1		1
436061007	LDR	RL	0.178	5.0	3.7		1		1
436050018	LDR	RL	0.179	5.0	3.7		1		1
436061023	LDR	RL	0.180	5.0	3.7		1		1
436061030	LDR	RL	0.182	5.0	3.7		1		1
436061027	LDR	RL	0.181	5.0	3.7		1		1
436062018	LDR	RL	0.243	5.0	3.7		1		1
436691026	LDR	RL	0.177	5.0	3.7		1		1
436691020	LDR	RL	0.166	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436690004	LDR	RL	0.177	5.0	3.7		1		1
436061012	LDR	RL	0.199	5.0	3.7		1		1
436061029	LDR	RL	0.181	5.0	3.7		1		1
436062022	LDR	RL	0.178	5.0	3.7		1		1
436690035	LDR	RL	0.200	5.0	3.7		1		1
436691028	LDR	RL	0.200	5.0	3.7		1		1
436692006	LDR	RL	0.249	5.0	3.7		1		1
436061036	LDR	RL	0.182	5.0	3.7		1		1
436691034	LDR	RL	0.177	5.0	3.7		1		1
436690013	LDR	RL	0.177	5.0	3.7		1		1
436691007	LDR	RL	0.186	5.0	3.7		1		1
436692002	LDR	RL	0.172	5.0	3.7		1		1
436061020	LDR	RL	0.181	5.0	3.7		1		1
436691039	LDR	RL	0.177	5.0	3.7		1		1
436691023	LDR	RL	0.187	5.0	3.7		1		1
436061032	LDR	RL	0.177	5.0	3.7		1		1
436690006	LDR	RL	0.177	5.0	3.7		1		1
436690023	LDR	RL	0.197	5.0	3.7		1		1
436690030	LDR	RL	0.184	5.0	3.7		1		1
436690022	LDR	RL	0.267	5.0	3.7		1		1
436690018	LDR	RL	0.177	5.0	3.7		1		1
436692009	LDR	RL	0.236	5.0	3.7		1		1
436690028	LDR	RL	0.197	5.0	3.7		1		1
436061005	LDR	RL	0.172	5.0	3.7		1		1
436052020	LDR	RL	0.176	5.0	3.7		1		1
436061008	LDR	RL	0.187	5.0	3.7		1		1
436061009	LDR	RL	0.189	5.0	3.7		1		1
436062005	LDR	RL	0.175	5.0	3.7		1		1
436061016	LDR	RL	0.178	5.0	3.7		1		1
436062019	LDR	RL	0.169	5.0	3.7		1		1
436690019	LDR	RL	0.177	5.0	3.7		1		1
436691018	LDR	RL	0.308	5.0	3.7		1		1
436691013	LDR	RL	0.180	5.0	3.7		1		1
436690001	LDR	RL	0.281	5.0	3.7		1		1
436690032	LDR	RL	0.178	5.0	3.7		1		1
436690011	LDR	RL	0.187	5.0	3.7		1		1
436061002	LDR	RL	0.178	5.0	3.7		1		1
436691002	LDR	RL	0.177	5.0	3.7		1		1
436690003	LDR	RL	0.173	5.0	3.7		1		1
436690024	LDR	RL	0.176	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436050017	LDR	RL	0.169	5.0	3.7		1		1
436061026	LDR	RL	0.181	5.0	3.7		1		1
436061019	LDR	RL	0.182	5.0	3.7		1		1
436690033	LDR	RL	0.177	5.0	3.7		1		1
436691038	LDR	RL	0.172	5.0	3.7		1		1
436691019	LDR	RL	0.200	5.0	3.7		1		1
436691017	LDR	RL	0.298	5.0	3.7		1		1
436690005	LDR	RL	0.177	5.0	3.7		1		1
436061021	LDR	RL	0.180	5.0	3.7		1		1
436691012	LDR	RL	0.185	5.0	3.7		1		1
436060002	LDR	RL	0.179	5.0	3.7		1		1
436061001	LDR	RL	0.174	5.0	3.7		1		1
436691015	LDR	RL	0.172	5.0	3.7		1		1
436691016	LDR	RL	0.202	5.0	3.7		1		1
436690020	LDR	RL	0.173	5.0	3.7		1		1
436052017	LDR	RL	0.183	5.0	3.7		1		1
436052019	LDR	RL	0.178	5.0	3.7		1		1
436691024	LDR	RL	0.182	5.0	3.7		1		1
436062020	LDR	RL	0.178	5.0	3.7		1		1
436062003	LDR	RL	0.167	5.0	3.7		1		1
436052022	LDR	RL	0.182	5.0	3.7		1		1
436692007	LDR	RL	0.249	5.0	3.7		1		1
436690010	LDR	RL	0.177	5.0	3.7		1		1
436690014	LDR	RL	0.177	5.0	3.7		1		1
436691032	LDR	RL	0.167	5.0	3.7		1		1
436692012	LDR	RL	0.172	5.0	3.7		1		1
436692001	LDR	RL	0.172	5.0	3.7		1		1
436690027	LDR	RL	0.176	5.0	3.7		1		1
436061033	LDR	RL	0.177	5.0	3.7		1		1
436061031	LDR	RL	0.177	5.0	3.7		1		1
436052023	LDR	RL	0.183	5.0	3.7		1		1
436691027	LDR	RL	0.166	5.0	3.7		1		1
436692003	LDR	RL	0.236	5.0	3.7		1		1
436060001	LDR	RL	0.194	5.0	3.7		1		1
436691040	LDR	RL	0.187	5.0	3.7		1		1
436061014	LDR	RL	0.217	5.0	3.7		1		1
436052018	LDR	RL	0.176	5.0	3.7		1		1
436062001	LDR	RL	0.290	5.0	3.7		1		1
436690012	LDR	RL	0.187	5.0	3.7		1		1
436060004	LDR	RL	0.176	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436690008	LDR	RL	0.177	5.0	3.7		1		1
436691025	LDR	RL	0.177	5.0	3.7		1		1
436061017	LDR	RL	0.177	5.0	3.7		1		1
436690025	LDR	RL	0.176	5.0	3.7		1		1
436692011	LDR	RL	0.172	5.0	3.7		1		1
436062017	LDR	RL	0.258	5.0	3.7		1		1
436061035	LDR	RL	0.177	5.0	3.7		1		1
436691021	LDR	RL	0.177	5.0	3.7		1		1
436690034	LDR	RL	0.177	5.0	3.7		1		1
436052024	LDR	RL	0.211	5.0	3.7		1		1
436061018	LDR	RL	0.177	5.0	3.7		1		1
436690021	LDR	RL	0.179	5.0	3.7		1		1
436061013	LDR	RL	0.201	5.0	3.7		1		1
436050023	LDR	RL	0.191	5.0	3.7		1		1
436062002	LDR	RL	0.311	5.0	3.7		1		1
436691035	LDR	RL	0.172	5.0	3.7		1		1
436050022	LDR	RL	0.180	5.0	3.7		1		1
436691011	LDR	RL	0.185	5.0	3.7		1		1
436050019	LDR	RL	0.179	5.0	3.7		1		1
436060003	LDR	RL	0.175	5.0	3.7		1		1
436062006	LDR	RL	0.178	5.0	3.7		1		1
436050016	LDR	RL	0.247	5.0	3.7		1		1
436690015	LDR	RL	0.177	5.0	3.7		1		1
436061034	LDR	RL	0.177	5.0	3.7		1		1
436692010	LDR	RL	0.236	5.0	3.7		1		1
436692004	LDR	RL	0.236	5.0	3.7		1		1
436062004	LDR	RL	0.175	5.0	3.7		1		1
436690031	LDR	RL	0.175	5.0	3.7		1		1
436691001	LDR	RL	0.187	5.0	3.7		1		1
436691008	LDR	RL	0.177	5.0	3.7		1		1
436061011	LDR	RL	0.206	5.0	3.7		1		1
436691014	LDR	RL	0.180	5.0	3.7		1		1
436061003	LDR	RL	0.176	5.0	3.7		1		1
436061024	LDR	RL	0.181	5.0	3.7		1		1
436062023	LDR	RL	0.178	5.0	3.7		1		1
436052025	LDR	RL	0.181	5.0	3.7		1		1
436690029	LDR	RL	0.269	5.0	3.7		1		1
436061006	LDR	RL	0.177	5.0	3.7		1		1
436690009	LDR	RL	0.177	5.0	3.7		1		1
436691030	LDR	RL	0.291	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436061028	LDR	RL	0.181	5.0	3.7		1		1
436690002	LDR	RL	0.213	5.0	3.7		1		1
436062024	LDR	RL	0.178	5.0	3.7		1		1
436050020	LDR	RL	0.179	5.0	3.7		1		1
436690017	LDR	RL	0.177	5.0	3.7		1		1
436691031	LDR	RL	0.197	5.0	3.7		1		1
436690007	LDR	RL	0.177	5.0	3.7		1		1
436062025	LDR	RL	0.175	5.0	3.7		1		1
436691010	LDR	RL	0.185	5.0	3.7		1		1
436692005	LDR	RL	0.236	5.0	3.7		1		1
436052021	LDR	RL	0.177	5.0	3.7		1		1
436061015	LDR	RL	0.167	5.0	3.7		1		1
436050021	LDR	RL	0.179	5.0	3.7		1		1
436691006	LDR	RL	0.215	5.0	3.7		1		1
436691003	LDR	RL	0.172	5.0	3.7		1		1
436691029	LDR	RL	0.295	5.0	3.7		1		1
436061025	LDR	RL	0.181	5.0	3.7		1		1
436690026	LDR	RL	0.176	5.0	3.7		1		1
436062016	LDR	RL	0.165	5.0	3.7		1		1
436060005	LDR	RL	0.179	5.0	3.7		1		1
436061010	LDR	RL	0.168	5.0	3.7		1		1
436060006	LDR	RL	0.170	5.0	3.7		1		1
436062026	LDR	RL	0.194	5.0	3.7		1		1
436691009	LDR	RL	0.185	5.0	3.7		1		1
436062021	LDR	RL	0.178	5.0	3.7		1		1
436691037	LDR	RL	0.297	5.0	3.7		1		1
436691036	LDR	RL	0.295	5.0	3.7		1		1
436061022	LDR	RL	0.182	5.0	3.7		1		1
436690016	LDR	RL	0.177	5.0	3.7		1		1
436691022	LDR	RL	0.177	5.0	3.7		1		1
436691033	LDR	RL	0.177	5.0	3.7		1		1
436692008	LDR	RL	0.236	5.0	3.7		1		1
436050012	LDR	RL	0.174	5.0	3.7		1		1
436052006	LDR	RL	0.165	5.0	3.7		1		1
436050013	LDR	RL	0.176	5.0	3.7		1		1
436063003	LDR	RL	0.180	5.0	3.7		1		1
436050007	LDR	RL	0.177	5.0	3.7		1		1
436052005	LDR	RL	0.166	5.0	3.7		1		1
436050004	LDR	RL	0.175	5.0	3.7		1		1
436050001	LDR	RL	0.198	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436050010	LDR	RL	0.175	5.0	3.7		1		1
436050011	LDR	RL	0.177	5.0	3.7		1		1
436052014	LDR	RL	0.182	5.0	3.7		1		1
436050002	LDR	RL	0.175	5.0	3.7		1		1
436060011	LDR	RL	0.179	5.0	3.7		1		1
436052016	LDR	RL	0.180	5.0	3.7		1		1
436050003	LDR	RL	0.179	5.0	3.7		1		1
436051003	LDR	RL	0.175	5.0	3.7		1		1
436050015	LDR	RL	0.225	5.0	3.7		1		1
436052009	LDR	RL	0.172	5.0	3.7		1		1
436052012	LDR	RL	0.177	5.0	3.7		1		1
436050006	LDR	RL	0.179	5.0	3.7		1		1
436052015	LDR	RL	0.177	5.0	3.7		1		1
436050005	LDR	RL	0.172	5.0	3.7		1		1
436052013	LDR	RL	0.174	5.0	3.7		1		1
436050009	LDR	RL	0.175	5.0	3.7		1		1
436052011	LDR	RL	0.178	5.0	3.7		1		1
436052007	LDR	RL	0.166	5.0	3.7		1		1
436050014	LDR	RL	0.169	5.0	3.7		1		1
436050008	LDR	RL	0.174	5.0	3.7		1		1
436052010	LDR	RL	0.176	5.0	3.7		1		1
436052008	LDR	RL	0.167	5.0	3.7		1		1
433030001	LDR	RL	10.839	5.0	3.7		40		40
433030001	LDR	RL	17.142	5.0	3.7		63		63
433510026	LDR	RL	2.221	5.0	3.7		8		8
436490033	LDR	RL	0.628	5.0	3.7		2		2
436490030	LDR	RL	0.922	5.0	3.7		3		3
436490038	LDR	RL	0.238	5.0	3.7		1		1
436490022	LDR	RL	2.724	5.0	3.7		10		10
436490024	LDR	RL	0.142	5.0	3.7		1		1
Subtotal-LDR							13,760		13,760
432130009	MDR	RM	21.671	10.0	6.6		143		143
432130002	MDR	RM	18.975	10.0	6.6		125		125
432130008	MDR	RM	20.000	10.0	6.6		132		132
432130007	MDR	RM	19.398	10.0	6.6		128		128
432130004	MDR	RM	19.314	10.0	6.6		127		127
432120001	MDR	RM	41.519	10.0	6.6		274		274
436170010	MDR	RM	17.188	10.0	6.6		113		113
436170014	MDR	RM	1.625	10.0	6.6		10		10
432260019	SP 01-02	SP 01-02	1.548	10.0	6.6		10		10

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432260020	SP 01-02	SP 01-02	14.760	10.0	6.6		97		97
432260021	SP 01-02	SP 01-02	10.875	10.0	6.6		71		71
432260022	SP 01-02	SP 01-02	10.966	10.0	6.6		72		72
430190013	MDR	RM	2.429	10.0	6.6		16		16
430190016	MDR	RM	3.906	10.0	6.6		25		25
430190015	MDR	RM	0.924	10.0	6.6		6		6
432030012	MDR	RM	38.628	10.0	6.6		254		254
436040011	MDR	RM	18.843	10.0	6.6		124		124
433300032	MDR	RM	1.735	10.0	6.6		11		11
432130001	MDR	RM	19.568	10.0	6.6		129		129
434200007	MDR	RM	5.329	10.0	6.6		35		35
434200006	MDR	RM	4.911	10.0	6.6		32		32
435250008	MDR	RM	0.732	10.0	6.6		4		4
434110023	MDR	RM	0.990	10.0	6.6		6		6
432130006	MDR	RM	19.247	10.0	6.6		127		127
434110024	MDR	RM	4.947	10.0	6.6		32		32
432120008	MDR	RM	18.537	10.0	6.6		122		122
434110022	MDR	RM	1.083	10.0	6.6		7		7
434260027	MDR	RM	0.489	10.0	6.6		3		3
434260029	MDR	RM	0.427	10.0	6.6		2		2
434260028	MDR	RM	0.394	10.0	6.6		2		2
434260026	MDR	RM	0.353	10.0	6.6		2		2
434260011	MDR	RM	0.993	10.0	6.6		6		6
434260012	MDR	RM	0.497	10.0	6.6		3		3
434260019	MDR	RM	2.263	10.0	6.6		14		14
434260020	MDR	RM	0.740	10.0	6.6		4		4
434123008	MDR	RM	0.254	10.0	6.6		1		1
434260013	MDR	RM	0.493	10.0	6.6		3		3
434123009	MDR	RM	0.800	10.0	6.6		5		5
434110014	MDR	RM	2.745	10.0	6.6		18		18
439321025	MDR	RM	0.184	10.0	6.6		1		1
439321018	MDR	RM	0.169	10.0	6.6		1		1
439321019	MDR	RM	0.165	10.0	6.6		1		1
439321024	MDR	RM	0.172	10.0	6.6		1		1
439321017	MDR	RM	0.182	10.0	6.6		1		1
439321020	MDR	RM	0.166	10.0	6.6		1		1
439321021	MDR	RM	0.173	10.0	6.6		1		1
439321022	MDR	RM	0.168	10.0	6.6		1		1
439321023	MDR	RM	0.169	10.0	6.6		1		1
439322001	MDR	RM	0.198	10.0	6.6		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
439322002	MDR	RM	0.171	10.0	6.6		1		1
439322003	MDR	RM	0.173	10.0	6.6		1		1
439322009	MDR	RM	0.161	10.0	6.6		1		1
433150044	MDR	RM	2.711	10.0	6.6		17		17
433150013	MDR	RM	1.499	10.0	6.6		9		9
433453002	MDR	RM	0.101	10.0	6.6		1		1
433454013	MDR	RM	0.094	10.0	6.6		1		1
433454014	MDR	RM	0.096	10.0	6.6		1		1
433456001	MDR	RM	1.651	10.0	6.6		10		10
433453005	MDR	RM	0.096	10.0	6.6		1		1
433452005	MDR	RM	0.104	10.0	6.6		1		1
433451018	MDR	RM	0.093	10.0	6.6		1		1
433453006	MDR	RM	0.101	10.0	6.6		1		1
433452006	MDR	RM	0.103	10.0	6.6		1		1
433453008	MDR	RM	0.109	10.0	6.6		1		1
433452007	MDR	RM	0.058	10.0	6.6		1		1
433451012	MDR	RM	0.092	10.0	6.6		1		1
433454019	MDR	RM	0.097	10.0	6.6		1		1
433454015	MDR	RM	0.101	10.0	6.6		1		1
433451023	MDR	RM	0.092	10.0	6.6		1		1
433454016	MDR	RM	0.089	10.0	6.6		1		1
433451025	MDR	RM	0.092	10.0	6.6		1		1
433453010	MDR	RM	0.096	10.0	6.6		1		1
433451019	MDR	RM	0.092	10.0	6.6		1		1
433451014	MDR	RM	0.093	10.0	6.6		1		1
433453007	MDR	RM	0.112	10.0	6.6		1		1
433454011	MDR	RM	0.096	10.0	6.6		1		1
433454012	MDR	RM	0.097	10.0	6.6		1		1
433451015	MDR	RM	0.099	10.0	6.6		1		1
433150057	MDR	RM	16.905	10.0	6.6		111		111
433451013	MDR	RM	0.092	10.0	6.6		1		1
433454017	MDR	RM	0.091	10.0	6.6		1		1
433453003	MDR	RM	0.101	10.0	6.6		1		1
433454010	MDR	RM	0.098	10.0	6.6		1		1
433453001	MDR	RM	0.106	10.0	6.6		1		1
433453004	MDR	RM	0.102	10.0	6.6		1		1
433451020	MDR	RM	0.092	10.0	6.6		1		1
433451016	MDR	RM	0.109	10.0	6.6		1		1
433454018	MDR	RM	0.099	10.0	6.6		1		1
433451011	MDR	RM	0.092	10.0	6.6		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
433451024	MDR	RM	0.092	10.0	6.6		1		1
433452004	MDR	RM	0.101	10.0	6.6		1		1
433451021	MDR	RM	0.092	10.0	6.6		1		1
433451022	MDR	RM	0.092	10.0	6.6		1		1
433453009	MDR	RM	0.105	10.0	6.6		1		1
433452002	MDR	RM	0.095	10.0	6.6		1		1
433452003	MDR	RM	0.098	10.0	6.6		1		1
433451017	MDR	RM	0.109	10.0	6.6		1		1
433452001	MDR	RM	0.104	10.0	6.6		1		1
433180034	MDR	RM	1.638	10.0	6.6		10		10
433150023	MDR	RM	0.893	10.0	6.6		5		5
435250009	MDR	RM	0.339	10.0	6.6		2		2
435250007	MDR	RM	1.238	10.0	6.6		8		8
435250006	MDR	RM	0.373	10.0	6.6		2		2
435250019	MDR	RM	0.419	10.0	6.6		2		2
435250020	MDR	RM	0.559	10.0	6.6		3		3
437200019	MDR	RM	1.329	10.0	6.6		8		8
433190004	MDR	RM	3.018	10.0	6.6		19		19
437200015	MDR	RM	0.067	10.0	6.6		1		1
436450019	MDR	RM	4.986	10.0	6.6		32		32
439322005	MDR	RM	0.163	10.0	6.6		1		1
439311004	MDR	RM	0.252	10.0	6.6		1		1
439311005	MDR	RM	0.263	10.0	6.6		1		1
433150053	MDR	RM	2.193	10.0	6.6		14		14
547130058	MDR	RM	10.513	10.0	6.6		69		69
439321014	MDR	RM	0.172	10.0	6.6		1		1
439321015	MDR	RM	0.183	10.0	6.6		1		1
439321013	MDR	RM	0.165	10.0	6.6		1		1
439321012	MDR	RM	0.168	10.0	6.6		1		1
439321011	MDR	RM	0.173	10.0	6.6		1		1
439321010	MDR	RM	0.183	10.0	6.6		1		1
439321009	MDR	RM	0.161	10.0	6.6		1		1
439321008	MDR	RM	0.169	10.0	6.6		1		1
439321007	MDR	RM	0.162	10.0	6.6		1		1
439321006	MDR	RM	0.173	10.0	6.6		1		1
439321005	MDR	RM	0.184	10.0	6.6		1		1
439321004	MDR	RM	0.182	10.0	6.6		1		1
439321003	MDR	RM	0.215	10.0	6.6		1		1
439321001	MDR	RM	0.178	10.0	6.6		1		1
439321002	MDR	RM	0.175	10.0	6.6		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
439321016	MDR	RM	0.178	10.0	6.6		1		1
439190023	MDR	RM	4.337	10.0	6.6		28		28
439190020	MDR	RM	4.132	10.0	6.6		27		27
439322004	MDR	RM	0.207	10.0	6.6		1		1
439322006	MDR	RM	0.166	10.0	6.6		1		1
439322007	MDR	RM	0.163	10.0	6.6		1		1
439322008	MDR	RM	0.165	10.0	6.6		1		1
439312001	MDR	RM	0.164	10.0	6.6		1		1
439190004	MDR	RM	7.460	10.0	6.6		49		49
439190025	MDR	RM	7.208	10.0	6.6		47		47
439312002	MDR	RM	0.168	10.0	6.6		1		1
439312003	MDR	RM	0.158	10.0	6.6		1		1
439312004	MDR	RM	0.168	10.0	6.6		1		1
439312005	MDR	RM	0.163	10.0	6.6		1		1
439312006	MDR	RM	0.164	10.0	6.6		1		1
439312007	MDR	RM	0.167	10.0	6.6		1		1
439312008	MDR	RM	0.167	10.0	6.6		1		1
439312009	MDR	RM	0.165	10.0	6.6		1		1
439312010	MDR	RM	0.159	10.0	6.6		1		1
439312011	MDR	RM	0.163	10.0	6.6		1		1
439312012	MDR	RM	0.165	10.0	6.6		1		1
439312013	MDR	RM	0.196	10.0	6.6		1		1
439200003	MDR	RM	12.009	10.0	6.6		79		79
439311001	MDR	RM	0.215	10.0	6.6		1		1
439311002	MDR	RM	0.202	10.0	6.6		1		1
439311003	MDR	RM	0.218	10.0	6.6		1		1
439311006	MDR	RM	0.238	10.0	6.6		1		1
439311007	MDR	RM	0.248	10.0	6.6		1		1
432120002	MDR	RM	19.548	10.0	6.6		129		129
432030004	MDR	RM	46.584	10.0	6.6		307		307
432030009	MDR	RM	102.056	10.0	6.6		673		673
425220011	MDR	RM	27.926	10.0	6.6		184		184
432030011	MDR	RM	156.078	10.0	6.6		1030		1030
432030010	MDR	RM	95.321	10.0	6.6		629		629
436030002	MDR	RM	1.667	10.0	6.6		11		11
436010004	MDR	RM	1.749	10.0	6.6		11		11
436020001	MDR	RM	36.429	10.0	6.6		240		240
436170001	MDR	RM	10.485	10.0	6.6		69		69
436170003	MDR	RM	1.955	10.0	6.6		12		12
436170002	MDR	RM	23.135	10.0	6.6		152		152

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432110001	MDR	RM	26.367	10.0	6.6		174		174
432260017	SP 01-02	SP 01-02	19.515	10.0	6.6		128		128
432260016	SP 01-02	SP 01-02	9.731	10.0	6.6		64		64
436040001	MDR	RM	17.777	10.0	6.6		117		117
436070006	MDR	RM	11.536	10.0	6.6		76		76
436070008	MDR	RM	1.059	10.0	6.6		6		6
430190012	MDR	RM	1.265	10.0	6.6		8		8
436040005	MDR	RM	19.392	10.0	6.6		127		127
437310029	MDR	RM	2.004	10.0	6.6		13		13
436170005	MDR	RM	7.683	10.0	6.6		50		50
436170006	MDR	RM	6.911	10.0	6.6		45		45
436170007	MDR	RM	8.492	10.0	6.6		56		56
436170004	MDR	RM	9.753	10.0	6.6		64		64
425200025	MDR	RM	62.115	10.0	6.6		409		409
425200010	MDR	RM	19.113	10.0	6.6		126		126
436030001	MDR	RM	106.692	10.0	6.6		704		704
436040006	MDR	RM	19.497	10.0	6.6		128		128
430130075	MDR	RM	2.063	10.0	6.6		13		13
432260014	SP 01-02	SP 01-02	17.452	10.0	6.6		115		115
432260015	SP 01-02	SP 01-02	4.887	10.0	6.6		32		32
432260019	SP 01-02	SP 01-02	15.607	10.0	6.6		103		103
434354007	MDR	RM	1.024	10.0	6.6		6		6
434151003	MDR	RM	0.148	10.0	6.6		1		1
434151019	MDR	RM	0.145	10.0	6.6		1		1
434151020	MDR	RM	0.292	10.0	6.6		1		1
434151001	MDR	RM	0.022	10.0	6.6		1		1
434151021	MDR	RM	0.174	10.0	6.6		1		1
434283014	MDR	RM	0.145	10.0	6.6		1		1
434281006	MDR	RM	0.168	10.0	6.6		1		1
434283013	MDR	RM	0.143	10.0	6.6		1		1
434282006	MDR	RM	0.082	10.0	6.6		1		1
434282008	MDR	RM	0.171	10.0	6.6		1		1
434152001	MDR	RM	0.087	10.0	6.6		1		1
437035022	MDR	RM	0.178	10.0	6.6		1		1
437035023	MDR	RM	0.191	10.0	6.6		1		1
437035024	MDR	RM	0.224	10.0	6.6		1		1
434291042	MDR	RM	0.150	10.0	6.6		1		1
434291043	MDR	RM	0.169	10.0	6.6		1		1
434291019	MDR	RM	0.227	10.0	6.6		1		1
433455001	MDR	RM	0.100	10.0	6.6		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
433455002	MDR	RM	0.094	10.0	6.6		1		1
436010005	MDR	RM	0.660	10.0	6.6		4		4
436010002	MDR	RM	10.521	10.0	6.6		69		69
436040026	MDR	RM	5.937	10.0	6.6		39		39
436040013	MDR	RM	7.047	10.0	6.6		46		46
436040015	MDR	RM	1.151	10.0	6.6		7		7
436040016	MDR	RM	1.216	10.0	6.6		8		8
436040017	MDR	RM	2.126	10.0	6.6		14		14
436040018	MDR	RM	0.869	10.0	6.6		5		5
436040019	MDR	RM	0.726	10.0	6.6		4		4
434210020	MDR	RM	2.289	10.0	6.6		15		15
434210019	MDR	RM	0.163	10.0	6.6		1		1
434282014	MDR	RM	0.161	10.0	6.6		1		1
434282007	MDR	RM	0.253	10.0	6.6		1		1
434260018	MDR	RM	1.424	10.0	6.6		9		9
437200021	MDR	RM	2.249	10.0	6.6		14		14
430130079	MDR	RM	65.375	10.0	6.6		431		431
430100015	MDR	RM	23.890	10.0	6.6		157		157
430130043	MDR	RM	1.756	10.0	6.6		11		11
430100016	MDR	RM	52.983	10.0	6.6		349		349
430100009	MDR	RM	24.175	10.0	6.6		159		159
430100010	MDR	RM	23.847	10.0	6.6		157		157
435250008	MDR	RM	0.838	10.0	6.6		5		5
435250007	MDR	RM	1.464	10.0	6.6		9		9
433454003	MDR	RM	0.092	10.0	6.6		1		1
433454001	MDR	RM	0.092	10.0	6.6		1		1
433454002	MDR	RM	0.092	10.0	6.6		1		1
Subtotal-MDR							10,491	0	10,491
433070038	MHDR	RMH	8.706	14.0	12.0		104		104
433070011	MHDR	RMH	3.089	14.0	12.0		37		37
433070043	MHDR	RMH	7.293	14.0	12.0		87		87
433110010	MHDR	RMH	2.095	14.0	12.0		25		25
433110036	MHDR	RMH	4.292	14.0	12.0		51		51
434070033	MHDR	RMH	2.219	14.0	12.0		26		26
434353023	MHDR	RMH	1.868	14.0	12.0		22		22
436570003	MHDR	RMH	9.596	14.0	12.0		115		115
436570002	MHDR	RMH	9.457	14.0	12.0		113		113
437260007	MHDR	RMH	4.262	14.0	12.0		51		51
437240018	MHDR	RMH	1.184	14.0	12.0		14		14
437260008	MHDR	RMH	1.866	14.0	12.0		22		22

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
435330034	MHDR	RMH	0.873	14.0	12.0		10		10
433110030	MHDR	RMH	1.962	14.0	12.0		23		23
436010002	MHDR	RMH	1.609	14.0	12.0		19		19
436010003	MHDR	RMH	2.745	14.0	12.0		32		32
430100006	MHDR	RMH	45.839	14.0	12.0		550		550
Subtotal-MHDR						0	1,301	0	1,301
432130003	VHDR	RVH	19.216	22.0	20.0	384			384
435320001	VHDR	RVH	4.427	22.0	20.0	88			88
430190017	VHDR	RVH	5.963	22.0	20.0	119			119
436010004	VHDR	RVH	10.423	22.0	20.0	208			208
436010002	VHDR	RVH	11.441	22.0	20.0	228			228
436010003	VHDR	RVH	20.243	22.0	20.0	404			404
433300033	VHDR	RVH	4.821	22.0	20.0	96			96
439070022	VHDR	RVH	4.583	22.0	20.0	91			91
439130001	VHDR	RVH	8.969	22.0	20.0	179			179
439120048	VHDR	RVH	2.308	22.0	20.0	46			46
None	SP 01-02	SP 01-02	1.812	22.0	20.0	359 ^a			359 ^a
432260019	SP 01-02	SP 01-02	3.086	22.0	20.0				
432260020	SP 01-02	SP 01-02	7.498	22.0	20.0				
432260023	SP 01-02	SP 01-02	24.624	22.0	20.0				
Subtotal-VHDR						2,202	0	0	2,202

a) Per residential cap in specific plan

Appendix C

Public Participation Summary

This update to the San Jacinto Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City’s website. The draft Housing Element was made available for review at City Hall and posted on the City’s website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

March 28, 2013	Planning Commission Study Session
June 27, 2013	Planning Commission Hearing
September 17, 2013	City Council Hearing (Housing Element adoption)

Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table C-2 summarizes comments received and how those comments were addressed.

**Table C-1
Public Notice List**

Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201

Habitat for Humanity Hemet/San Jacinto
328 N. State Street, Unit D
Hemet, CA 92543

Jamboree Housing Corporation
17701 Cowan Ave. Suite 200
Irvine, CA 92614

Affirmed Housing Group
13520 Evening Creek Dr. North, Ste. 160
San Diego, CA 92128

The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740

So. Calif. Housing Development Corp.
8265 Aspen Street, Suite 100
Rancho Cucamonga, CA 91730

RC Hobbs Company
1110 E. Chapman Ave., Suite 206
Orange, CA 92866

LINC Housing Corporation
110 Pine Avenue, Suite 500
Long Beach, CA 90802

Palm Desert Development Company
Dan Horn
P.O. Box 3958
Palm Desert, CA 92261

Riverside Housing Development Corp.
Bruce Kulpa
4250 Brockton Ave.
Riverside, CA 92501

Inland Fair Housing and Mediation Board
10681 Foothill Blvd, Suite 101,
Rancho Cucamonga, CA 91730

HDSI Management
Noel Sweitzer
3460 S. Broadway
Los Angeles, CA 90007

City of Hemet
Planning Director
445 E. Florida Ave.
Hemet, CA 92543

Riverside Co. Economic Develop. Agency
1325 Spruce Street, Suite 400
Riverside, CA 92507

Corporation for Better Housing
15303 Ventura Boulevard, Suite 1100
Sherman Oaks, CA 91403

Table C-2
Summary of Housing Element Comments

Comment	Response
Why did the RHNA allocations change?	Each new RHNA cycle is based on the latest growth forecast. The main reason why the RHNA for this cycle is lower than the previous cycle appears to be the effects of the recession, which has resulted in a lower overall growth forecast for the region.
Is the state doing anything to replace redevelopment?	Some legislative proposals that would provide a dedicated revenue stream for affordable housing funds are currently being considered.

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