
2014 HOUSING ELEMENT FOR THE COUNTY OF SISKIYOU

August 2014



SISKIYOU COUNTY COMMUNITY
DEVELOPMENT DEPARTMENT
806 South Main Street
Yreka, CA 96097

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GOALS, POLICIES AND PROGRAMS

GOALS, POLICIES AND PROGRAMS

INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by Siskiyou County of its current and future housing needs for all income levels and proposed actions to facilitate the provision of housing to meet those needs. The policies contained in this Element are an expression of the statewide housing priority to allow for the “attainment of decent housing and a suitable living environment for every Californian,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, resources and constraints to meeting those needs.

The Siskiyou County Housing Element is based on seven strategic goals: (1) Ensure the availability of a variety of housing types for all income levels throughout the County. (2) Provide adequate sites and services to accommodate the County’s share of Regional Housing Needs. (3) Encourage the improvement, rehabilitation, and revitalization/reinvestment of the County’s existing residential neighborhoods. (4) Continue to facilitate the provision of housing suited to persons with special housing needs. (5) Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock. (6) Facilitate the provision of fair housing opportunities for all residents of Siskiyou County. (7) Ensure that sufficient affordable housing is available to serve lower income households in the County.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the Element must also address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. Thus, the Housing Element’s focus is to balance the desires of residents, maintain neighborhood character, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups.

REVIEW OF PREVIOUS HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Siskiyou County. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the County's former programs were continued in this update, the order and structure of the new programs is quite different from that of the previous document.

**Table 1
Housing Programs Implementation Summary**

Program	Progress/Effectiveness	Appropriateness
<p>Program 1.1: The County will continue to maintain consistency between the housing element policies and other policies within the General Plan through the review of all policies for conflicts during General Plan revisions. An annual report on the status of the implementation of General Plan Housing Element Programs will be prepared, as required under Government Code Section 65400.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>Progress: During the processing of entitlement applications, the County reviews all General Plan polices, including those within the Housing Element, to ensure that the applications are consistent with County policies. In addition, all General Plan policies, including those within the Housing Element, remain consistent with one another. Due to ongoing staff changeover, budget constraints, and a major departmental organization during the prior planning period, however, general plan annual progress reports have not been consistent.</p> <p>Effectiveness: This program has been moderately effective. While review of the General Plan policies has occurred, annual progress reports have been inconsistent.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 1.2: The Planning Department will continue to perform periodic reviews of its permit procedures in an effort to minimize the cost and time of processing permits.</p> <p>Timing: Revisions will be made when improvements are</p>	<p>Progress: Because there has been so little development activity in the County over the past five years, all projects have received "priority" service. However, the County recognizes that past staffing levels have not been as effective as the County administration would like. As a result, new staff has been hired and a keen focus has</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>identified to reduce permit processing times.</p> <p>Responsibility: Planning Department</p>	<p>been placed on customer service. Further, the County implemented a fee study in 2008 in which all fees will be assessed to ensure that they do not create unreasonable barriers to development.</p> <p>Effectiveness: This program has been effective. The County's 2009 fee study showed that the County charges less than 57% of the fees of adjacent counties. In addition, staff changes have been implemented to increase efficiencies and reduce processing times.</p>	
<p>Program 1.3: The Planning Department shall update its website to include information on affordable housing and available housing programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p>	<p>Progress: The County undertook a major update of its website during the prior planning period in order to make information more accessible for the public. As part of this effort, information on existing housing programs and affordable housing is being made available. The revised website is expected to launch in 2014.</p> <p>Effectiveness: This program has been effective in that the County's website is being updated and will include more information on affordable housing and available housing programs.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 1.4: Upon submittal of residential development plans, the County will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:</p> <ul style="list-style-type: none"> • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early 	<p>Progress: The County supports the development of affordable housing projects, however, since the last Housing Element update the economy has not been supportive of the development any new housing types. As such, the County did not have an opportunity to encourage and support the development of affordable housing projects during the prior planning period.</p> <p>Effectiveness: The effectiveness of this program could not be determined due to an economy that has been</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>hearing date;</p> <ul style="list-style-type: none"> • Allow phasing of infrastructure whenever possible at time of project review; and • Any other action on the part of the County which will help to keep development costs to a minimum. • Provide density bonus or other concessions in accordance with Government Code 65915. <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p>	<p>unfavorable for the development of new housing opportunities.</p>	
<p>Program 1.5: Periodically, as part of the annual Housing Element review, the Planning staff will review the County's vacant land inventory with the objective of ensuring that the County can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and Zoning as needed to increase the amount of available land. Have the inventory available to the public, especially the development community for their information and use.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>Progress: There has been so little residential development and so few demographic changes in the County over the prior planning period that no amendments to the General Plan or zoning were needed to address a potential shortage of available vacant land.</p> <p>Effectiveness: No deficiencies of vacant land exist, however, this is not so much a result of the effectiveness of the program as it is due to the low demand for vacant land during the prior planning period.</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Program 1.6: The County will review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.</p> <p>Timing: Ongoing, as funds become available</p> <p>Responsibility: Planning Department</p>	<p>Progress: The County continues to review potential funding opportunities as they become available and continues to support affordable housing opportunities as they arise; however, the County did not obtain any new grants for affordable housing during the prior planning period.</p> <p>Effectiveness: This program has been somewhat effective as the County continues to monitor available funding sources and pursue those that fit with current needs.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 1.7: The Building Department shall not impose requirements for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.</p> <p>Timing: Ongoing</p> <p>Responsibility: Building Department</p>	<p>Progress: Since the last Housing Element update, the Building Department has worked proactively with applicants in the processing of building permits in the most productive manner possible. In addition, County Codes are designed to mirror the minimum state requirements and to not impose additional regulations.</p> <p>Effectiveness: This program has been effective in that no additional requirements have been imposed on developers beyond those mandated by state law and/or necessary to maintain the health and safety of citizens.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 1.8: The County shall amend the Zoning Ordinance to allow second dwelling units in accordance with Government Code Section 65582.2, as well as eliminate the provision that allows for the development of "elderly housing" (i.e., second dwelling units for persons sixty-two years of age and older) in the AG-1, AG-2, R-R and Res-1 zones so as to minimize confusion.</p> <p>Timing: Prior to January 2011</p>	<p>Progress: Since the last Housing Element update, the Zoning Ordinance was updated to remove the provisions for "elderly housing" and to allow second dwelling units by right in all residential districts.</p> <p>Effectiveness: This program has been effective in that the Zoning Ordinance was amended to allow second dwelling units in accordance with Government Code Section 65582.2.</p>	<p>This program was completed and will be discontinued.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>		
<p>Program 1.9: In addition to grant funding opportunities, the County will explore with the Karuk Tribe, and other potential funding sources, sources of funds that may be available to help fund the development of special needs housing.</p> <p>Timing: Prior to January 2011, and ongoing thereafter</p> <p>Responsibility: Planning Department and Board of Supervisors</p>	<p>Progress: No new funding sources were identified during the prior planning period, however, the County continues to explore funding opportunities as they arise.</p> <p>Effectiveness: This program has been somewhat effective in that the County continues to monitor potential funding sources for special needs housing.</p>	<p>This program will be continued in the 2014 Housing Element</p>
<p>Program 2.1: The County shall conduct an annual review of the types of dwelling units under construction or expected to be constructed during the following year, including second dwelling units, based on development proposals approved or under review by the County. This analysis will be compared to the County's remaining share of Regional Housing Needs to determine if any changes in land use policy are warranted.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p>	<p>Progress: During the prior planning period, no changes in land use policy were determined necessary to accommodate the County's share of regional housing needs. Not only was there sufficient vacant land for all housing types throughout the planning period, but the down economy resulted in very little development of any kind over the past five years.</p> <p>Effectiveness: This program was somewhat effective in that no changes in land use policy were determined necessary to address regional housing needs.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 2.2: The County and LAFCO shall continue to work with community service districts and cities in the county to provide water and sewer service</p>	<p>Progress: The County and Siskiyou LAFCo remain supportive of community service districts and cities in their efforts to provide water and sewer service and facilitate residential</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>connections in order to facilitate residential development.</p> <p>Timing: Ongoing</p> <p>Responsibility: LAFCO and Planning Department</p>	<p>development; however, the economy has not been conducive to new residential development opportunities over the past five years.</p> <p>Effectiveness: This program has been somewhat effective in that there have been inquiries from service districts regarding possible service extensions and boundary changes, however, there were no changes that were required during the prior planning period.</p>	
<p>Program 2.3: The County shall continue to encourage and support special districts and non-profit organizations in their applications for state and federal funding necessary to expand and improve sewer and water service in the County where such improvements further the objectives of the Housing Element and are consistent with the remainder of the General Plan (e.g., the Land Use Element).</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department and Board of Supervisors</p>	<p>Progress: The County has actively assisted in the acquisition and processing of funding necessary to improve deficient water and wastewater systems. Most recent successes include improvements to Lake Shastina CSD's wastewater treatment system, Happy Camp CSD's water system upgrade, and the City of Etna's water system improvements. In addition, the County has been reviewing its entire CDBG application and funding process in order to improve the effectiveness of the process and secure additional funds.</p> <p>Effectiveness: This program has been effective in that the County has supported successful applications for sewer and water service upgrades and/or necessary repairs.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 2.4: During the County's annual housing review and in future Housing Element updates, the County shall monitor changing housing demographics to determine if additional focus needs to be placed on the provision of certain housing types, such as an increase in the demand for senior housing.</p> <p>Timing:</p>	<p>Progress: Although no significant changes to demographics or housing needs were identified in the County during the prior planning period, the County continues to monitor housing needs and available housing stock to address those needs.</p> <p>Effectiveness: This program has been somewhat effective in that the County continues to monitor potential changes in housing</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Annually</p> <p>Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>	<p>demographics and need.</p>	
<p>Program 2.5: Upon adoption, the County will forward the updated Housing Element to each of the community service districts that provide sewer and/or water services so that they are aware of their critical role in meeting the County's share of regional housing needs, as well as inform them of their need to grant priority sewer and water service to housing developments that include units affordable to low-income households consistent with SB 1087.</p> <p>Timing: Upon adoption of the Housing Element</p> <p>Responsibility: Planning Department</p>	<p>Progress: Each of the community service districts has been provided a copy of the previous Housing Element and made of aware of the need to grant priority service to affordable housing developments.</p> <p>Effectiveness: Although the CSDs were made aware of the regional housing needs and priority service requirements, the collapse of the housing market curtailed the development of new affordable housing opportunities in the County.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 2.6: The County will actively promote residential development in appropriate commercial zones, particularly on sites in the McCloud and Happy Camp areas. The County will meet with property owners of sites and structures suitable for residential development, and developers interested in developing such property, to discuss opportunities and possible incentives to encourage development, including promoting land divisions or specific plans resulting in parcel sizes that facilitate multifamily development affordable to lower income households (e.g., 20-50 units). Appropriate sites include large</p>	<p>Progress: Due to the collapse of the housing market and slow recovery, there were no multifamily housing developments proposed during the planning period and all residential development remained slow.</p> <p>Effectiveness: The effectiveness of this program could not be evaluated because the housing market during this planning period has been unfavorable to new development.</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>vacant parcels suitable for subdivision, underutilized properties, and buildings that may be feasible to convert to residential use.</p> <p>To encourage property owners and developers to consider development opportunities, the County will meet with interested property owners and developers, support applications for state or federal funding for projects that will provide affordable housing, provide information on state and federal programs that property owners can access directly, and provide expedited permit processing or other concessions and incentives that may be needed to access funding. Projects meeting the criteria for density bonuses can also receive related incentives.</p> <p>Timing: The County will meet with interested property owners and developers biennially and be prepared to respond to inquiries from property owners and developers on an ongoing basis and at least biennially. The County will consider eligible applications for state or federal funds based on the funding requirements of proposed projects, the funding cycles of state and federal programs, and related priorities as funding opportunities are announced, 2010-2014.</p> <p>Responsibility: Planning Department</p>		
<p>Program 3.1: The County shall continue to support non-profit and for-profit organizations who demonstrate the ability and skill to undertake rehabilitation</p>	<p>Progress: Since the last Housing Element update, the County has been obtaining grants for housing rehabilitation projects and has been contracting with Great Northern</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>programs and who apply for State and Federal funds for rehabilitation programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department and Board of Supervisors</p>	<p>Corporation to administer the grants. With the current review of the CDBG process, the County is looking to build upon these successes and develop new processes where possible to create more efficient programs to rehabilitate more structures.</p> <p>Effectiveness: This program has been moderately effective. Over the prior planning period twelve low income households utilized funding in the County's rehabilitation loan program to rehabilitate their homes.</p>	
<p>Program 3.2: The County shall conduct a housing conditions survey to determine housing rehabilitation and replacement needs prior to the next Housing Element update.</p> <p>Timing: Prior to June 2014</p> <p>Responsibility: Planning Department</p>	<p>Progress: Given the lack of adequate grant funding over the prior planning period, this program could not be successfully implemented. However, it is the County's goal to conduct a housing conditions survey as soon as grant funding is available.</p> <p>Effectiveness: The effectiveness of this program could not be determined due to a lack of adequate funding with which to implement the program.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 4.1: The County shall review development plans to assure consistency with State handicap and accessibility laws and require modifications for accessibility as necessary.</p> <p>Timing: Ongoing</p> <p>Responsibility: Building Department</p>	<p>Progress: All submitted development plans are reviewed by the County Building Division to insure consistency with the Americans with Disabilities Act (ADA) and California Building Code.</p> <p>Effectiveness: This program is effective in that development plans are reviewed for ADA compliance.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 4.2: The County shall review its Zoning Ordinance and other development procedures to ensure</p>	<p>Progress: While the County has not instituted a formal process to review the Zoning Ordinance and development</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The County shall amend its Zoning Ordinance and change its permit processing procedures, as necessary, to facilitate accessibility for disabled persons.</p> <p>Timing: Prior to January 2011</p> <p>Responsibility: Planning Department</p>	<p>procedures, the County has addressed development barriers or regulatory issues during the processing of development applications wherever possible. The County has not identified any potential conflicts with fair housing laws or hardships for persons with disabilities.</p> <p>Effectiveness: This program was not applicable during the review period as the County did not identify any ordinance or procedural issues which required modifications.</p>	
<p>Program 4.3: The County shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures as may be necessary to ensure equal access to housing. The County will also continue to make information available to the public about reasonable accommodations with respect to zoning, land use, permit processing, fees, and/or building codes as applicable.</p> <p>Timing: Prior to January 2011</p> <p>Responsibility: Planning and Building Departments</p>	<p>Progress: Although the County continues to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures as may be necessary to ensure equal access to housing, no accommodations were requested or found to be necessary during the prior planning period.</p> <p>Effectiveness: This program was not applicable during the review period as no reasonable accommodations were requested or needed.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 4.4: The County shall encourage and support non-profit organizations in their applications for State and Federal funding necessary to acquire and/or improve housing for developmentally disabled persons.</p> <p>Timing: Ongoing</p>	<p>Progress: The County continues to support non-profit organizations in their efforts to provide decent affordable housing for all persons; however, no applications to fund housing opportunities for developmentally disabled persons were submitted during the prior planning period.</p> <p>Effectiveness: This program was not applicable during the review period</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Responsibility: Planning Department and Board of Supervisors</p>		
<p>Program 4.5: The County shall adopt a “density bonus” ordinance in compliance with Government Code Section 65915. Timing: Prior to January 2011 Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>	<p>Progress: The County adopted a “density bonus” ordinance in compliance with Government Code Section 65915. Effectiveness: This program was moderately effective in that the density bonus ordinance was adopted; however, no density bonuses were requested.</p>	<p>This program was completed and will be discontinued.</p>
<p>Program 4.6: The County will amend the Zoning Ordinance to clarify the definition of single-room occupancy units. The amendment will also describe specific development standards for these units. Timing: Prior to January 2011 Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>	<p>Progress: The County Code was amended to include a definition of single-room occupancy and establish development standards for these units. Effectiveness: This program was effective in that the amendment has been implemented.</p>	<p>This program was completed and will be discontinued.</p>
<p>Program 4.7: Pursuant to SB 2, the County will amend the Zoning Ordinance to include separate definitions of “supportive housing”, “transitional housing” and “emergency shelters” consistent with Sections 50675.14, 50675.2, and 50801 of the California Health and Safety Code. The County will also amend the Zoning Ordinance, as required by State law, to allow transitional and supportive housing as residential uses subject only to those restrictions that apply to</p>	<p>Progress: The County Code was updated as described. Effectiveness: This program was effective in that the amendments have been implemented.</p>	<p>This program was completed and will be discontinued.</p>

Program	Progress/Effectiveness	Appropriateness
<p>other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the County will amend the Zoning Ordinance to allow emergency shelters by right in the Highway Commercial (C-H) zone, and may consider other zones as well.</p> <p>Timing: Prior to January 2011</p> <p>Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>		
<p>Program 4.8: The County will amend the Zoning Ordinance to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Further, the County will amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Mixed Multiple-Family Residential (Res-3), Multiple-Family Residential (Res-4), Rural Neighborhood Commercial (C-R), Neighborhood Commercial (C-U), and Town Center (C-C) zones. This will allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group</p>	<p>Progress: The County Code was updated as described.</p> <p>Effectiveness: This program was effective in that the amendments have been implemented.</p>	<p>This program was completed and will be discontinued.</p>

Program	Progress/Effectiveness	Appropriateness
<p>residential” and “group care facility”. The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.</p> <p>Timing: Prior to January 2011</p> <p>Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>		
<p>Program 4.9: The County shall encourage and support non-profit organizations in their applications for State and Federal funding necessary to acquire and/or operate homeless shelters and/or transitional housing in the County. Encourage and support as used herein includes, but is not limited to, coordinating with non-profit organizations and other public and private agencies in order to apply for emergency housing funds available from the Department of Housing and Community Development.</p> <p>Timing: Ongoing</p> <p>Responsibility: Department of Human Services, Planning Department, and Board of Supervisors</p>	<p>Progress: The County has continued to coordinate with other public and private agencies regarding emergency housing needs; however, no new homeless shelters or transitional housing opportunities resulted during the prior planning period.</p> <p>Effectiveness: The effectiveness of this program could not be evaluated due to the lack of demand during the past five years.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 4.10: In order to help meet the needs of extremely</p>	<p>Progress: There were no single-room occupancy units or other</p>	<p>This program will be continued in the 2014</p>

Program	Progress/Effectiveness	Appropriateness
<p>low-income households, the County will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income.</p> <p>Timing: Ongoing, as housing for the extremely low-income is proposed</p> <p>Responsibility: Planning Department, Planning Commission, and Board of Supervisors</p>	<p>extremely low-income units proposed during the planning period.</p> <p>Effectiveness: This program was ineffective due to lack of interest in developing these housing types during the prior planning period.</p>	<p>Housing Element.</p>
<p>Program 5.1: The County shall promote the weatherization program operated by Great Northern Corporation and funded by Pacific Power by providing information on currently available weatherization and energy conservation programs to County residents.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p>	<p>Progress: Great Northern Corporation and Pacific Power continue to implement home weatherization programs. The County has been supporting this effort through the disbursement of CDBG funds that the County has received.</p> <p>Effectiveness: This program has been effective in that the County has supported households with CDBG rehabilitation funds that result in greater energy efficiency in the homes.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 5.2: The County shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and</p>	<p>Progress: The County's Building Department requires a Title 24 Report for all new residential construction. Building officials review this report and verify compliance in the field.</p> <p>Effectiveness: This program has been effective in that all new construction and substantial renovations must comply with Title 24.</p>	<p>This program will be continued in the 2014 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Specific Plans as appropriate.</p> <p>Timing: Ongoing</p> <p>Responsibility: Building Department and Planning Department</p>		
<p>Program 6.1: The County shall direct persons with complaints of housing discrimination to the appropriate State and Federal agencies that handle such complaints. These agencies shall be responsible for resolving complaints.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department</p>	<p>Progress: The County did not receive any complaints of housing discrimination during the prior planning period.</p> <p>Effectiveness: Due to the lack of complaints, it is not possible to determine the effectiveness of this program.</p>	<p>This program will be continued in the 2014 Housing Element.</p>
<p>Program 7.1: The County will continue to cooperate with and support the efforts of non-profit organizations and other public and private agencies working to increase the number of Section 8 vouchers in the County and/or working to maintain the affordability of low-income housing.</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Department and Board of Supervisors</p>	<p>Progress: Section 8 vouchers in Siskiyou County are now administered by the Shasta County Housing Authority.</p> <p>Effectiveness: This program is effective as Shasta County Housing Authority currently administers 195 vouchers in Siskiyou County.</p>	<p>This program will be continued in the 2014 Housing Element.</p>

GOALS, POLICIES, AND PROGRAMS

This section of the Housing Element presents Siskiyou County's goals, policies, and programs relative to the development, improvement, and maintenance of housing within the unincorporated areas of the County during the current planning period.

In general, housing goals are a long-term end in which action is directed. Siskiyou County's goals are ideals that have been determined by the citizens as desirable and deserving of community time and resources to obtain. Policy statements are more specific and shorter range. Programs are action statements and are more specific still and provide well-defined guidelines for decision making.

New Residential Construction

GOAL HE.1: Ensure the availability of a variety of housing types for all income levels throughout the County.

POLICY HE.1.1: The County will ensure that its current building permit process and procedures do not unnecessarily constrain the production of affordable housing.

POLICY HE.1.2: The County will ensure that developers and County residents are made aware of key housing programs and development opportunities.

POLICY HE.1.3: The County will encourage developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to very-low income and special needs groups.

POLICY HE.1.4: The County will ensure that an adequate number of housing units are available to meet the needs of its citizens.

POLICY HE.1.5: The County will encourage the construction of a variety of housing types with varying densities and prices, where feasible, that are affordable to all income groups, particularly very low income and special needs groups.

POLICY HE.1.6: The County will examine housing needs across jurisdictional boundaries and accept responsibility for meeting its share of regional housing needs.

Program HE.1.1: The County will continue to maintain consistency between the Housing Element policies and other policies within the General Plan through the review of all policies for conflicts during General Plan revisions. An annual report on the status of the implementation of General Plan Housing Element Programs will be prepared, as required under Government Code Section 65400.

Responsibility:	Community Development - Planning Division
Timeframe:	Annually
Funding Source:	General Fund

Program HE.1.2: The Planning Department will continue to perform periodic reviews of its permit procedures in an effort to minimize the cost and time of processing permits.

Responsibility:	Community Development - Planning Division
Timeframe:	Annually
Funding Source:	General Fund

Program HE.1.3: The Planning Department will continue to update its website as appropriate to include information on affordable housing and available housing programs.

Responsibility: Community Development - Planning Division
Timeframe: Ongoing
Funding Source: General Fund

Program HE.1.4: Upon submittal of residential development plans, the County will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Allow phasing of infrastructure whenever possible at time of project review; and
- Any other action on the part of the County which will help to keep development costs to a minimum.
- Provide density bonus or other concessions in accordance with Government Code 65915.

Responsibility: Community Development - Planning Division
Timeframe: Ongoing
Funding Source: General Fund

Program HE.1.5: Periodically, as part of the annual Housing Element review, planning staff will review the County's vacant land inventory with the objective of ensuring that the County can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. Have the inventory available to the public, especially the development community for their information and use.

Responsibility: Community Development - Planning Division
Timeframe: Annually
Funding Source: General Fund

Program HE.1.6: The County will review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.

Responsibility: Community Development - Planning Division
Timeframe: At least annually as funds become available
Funding Source: General Fund

Program HE.1.7: The Building Department shall not impose requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens.

Responsibility: Community Development - Building Division
Timeframe: Ongoing
Funding Source: General Fund

Program HE.1.8: In addition to grant funding opportunities, the County will explore with the Karuk Tribe, and other potential funding sources, sources of funds that may be available to help fund the development of special needs housing.

Responsibility: Community Development - Planning Division and Board of Supervisors
Timeframe: Ongoing
Funding Source: General Fund

Providing Adequate Sites and Services

GOAL HE.2: Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.

POLICY HE.2.1: The County will maintain an adequate supply of residentially zoned land necessary to meet its share of Regional Housing Needs.

POLICY HE.2.2: The County will assist in the preparation of community plans for the unincorporated communities of the County on an as needed or as requested basis. The plans will include policies or programs regarding the construction of housing to meet projected population levels for these communities.

Program HE.2.1: The County shall conduct an annual review of the types of dwelling units under construction or expected to be constructed during the following year, including second dwelling units, based on development proposals approved or under review by the County. This analysis will be compared to the County's remaining share of Regional Housing Needs to determine if any changes in land use policy are warranted.

Responsibility: Community Development - Planning Division
Timeframe: Annually
Funding Source: General Fund

Program HE.2.2: The County and LAFCO shall continue to work with community service districts and cities in the County to provide water and sewer service connections in order to facilitate residential development.

Responsibility: LAFCo and Community Development - Planning Division
Timeframe: Ongoing
Funding Source: General Fund

Program HE.2.3: The County shall continue to encourage and support special districts and non-profit organizations in their applications for state and federal funding necessary to expand and improve sewer and water service in the County where such improvements further the objectives of the Housing Element and are consistent with the remainder of the General Plan (e.g., the Land Use Element).

Responsibility: Community Development - Planning Division and Board of Supervisors
Timeframe: At least annually as funds become available
Funding Source: General Fund

Program HE.2.4: During the County’s annual housing review and in future Housing Element updates, the County shall monitor changing housing demographics to determine if additional focus needs to be made placed on the provision of certain housing types, such as an increase in the demand for senior housing.

Responsibility: Community Development - Planning Division, Planning Commission and Board of Supervisors
Timeframe: Annually
Funding Source: General Fund

Program HE.2.5: Upon adoption, the County will forward the updated Housing Element to each of the community service districts that provide sewer and/or water services so that they are aware of their critical role in meeting the County’s share of regional housing needs, as well as inform them of their need to grant priority sewer and water service to housing developments that include units affordable to low-income households consistent with SB 1087.

Responsibility: Community Development - Planning Division
Timeframe: Upon adoption of the Housing Element
Funding Source: General Fund

Program HE.2.6: The County will actively promote residential development in appropriate commercial zones, particularly on sites in the McCloud and Happy Camp areas. The County will meet with property owners of sites and structures suitable for residential development, and developers interested in developing such property, to discuss opportunities and possible incentives to encourage development, including promoting land divisions or specific plans resulting in parcel sizes that facilitate multifamily development affordable to lower income households (e.g. 20-50 units). Appropriate sites include large vacant parcels suitable for subdivision, underutilized properties, and buildings that may be feasible to convert to residential use.

To encourage property owners and developers to consider development opportunities, the County will meet with interested property owners and developers, support applications for state or federal funding for projects that will provide affordable housing, provide information on state and federal programs that property owners can access directly, and provide expedited permit processing or other concessions and incentives that may be needed to access funding. Projects meeting the criteria for density bonuses can also receive related incentives.

Responsibility: Community Development - Planning Division
Timeframe: The County will meet with interested property owners and developers biennially and be prepared to respond to inquiries from property owners and developers on an on-going basis. At least annually the County will consider eligible applications for state or federal funds based on the funding requirements of proposed projects, the funding cycles of state and federal programs, and related priorities as funding opportunities are announced, 2014-2019.
Funding Source: General Fund. The County will annually review notices of funding availability and other program priorities to determine when related grant applications may be warranted.

GOAL HE.3: Encourage the improvement, rehabilitation, and revitalization/reinvestment of the County's existing residential neighborhoods.

POLICY HE.3.1: The County will work diligently towards the rehabilitation of the existing housing stock and strive to replace blighted housing units in need of repair.

POLICY HE.3.2: The County will encourage regular maintenance of housing as a means of conserving the existing housing stock.

POLICY HE.3.3 The County will promote the maintenance of existing mobile home parks.

POLICY HE.3.4: The County shall ensure that rehabilitation efforts promote quality design and harmonize with surrounding neighborhoods.

POLICY HE.3.5: The County will survey housing conditions on a periodic basis to identify residential units in need of repair or replacement

Program HE.3.1: The County shall continue to support non-profit and for-profit organizations who demonstrate the ability and skill to undertake rehabilitation programs and who apply for state and federal funds for rehabilitation programs.

Responsibility:	Community Development - Planning Division and Board of Supervisors
Timeframe:	Ongoing
Funding Source:	General Fund

Program HE.3.2: The County shall conduct a housing conditions survey to determine housing rehabilitation and replacement needs prior to the next Housing Element update.

Responsibility:	Community Development - Planning Division
Timeframe:	Prior to June 2019
Funding Source:	CDBG and/or other grants

Special Needs Households

GOAL HE.4: Continue to facilitate the provision of housing suited to persons with special housing needs.

POLICY HE.4.1: The County will continue to support programs to modify existing units to better serve the needs of disabled persons.

POLICY HE.4.2: The County will provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

POLICY HE.4.3: The County shall strive to provide senior citizen housing near communities where a full range of governmental, commercial and medical facilities are available.

POLICY HE.4.4: The County will work cooperatively with non-profit organizations and other public and private agencies to address housing needs and the existing housing for farmworkers.

POLICY HE.4.5: The County will continue to coordinate with non-profit organizations and other public and private agencies to establish emergency shelters in the unincorporated areas of the County.

Program HE.4.1: The County shall review development plans to assure consistency with state handicap and accessibility laws and require modifications for accessibility as necessary.

Responsibility: Community Development - Building Division
Time Frame: Ongoing
Funding Source: General Fund

Program HE.4.2: The County shall continue to review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The County shall amend its Zoning Ordinance and change its permit processing procedures, as necessary, to facilitate accessibility for disabled persons.

Responsibility: Community Development - Planning Division
Timeframe: Ongoing
Funding Source: General Fund

Program HE.4.3: The County shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures as may be necessary to ensure equal access to housing and will adopt formal reasonable accommodation procedures prior to summer 2015. The County will also continue to make information available to the public about reasonable accommodations with respect to zoning, land use, permit processing, fees and/or building codes as applicable.

Responsibility: Community Development - Planning and Building Divisions
Timeframe: Prior to July 2015
Funding Source: General Fund

Program HE.4.4: The County shall encourage and support non-profit organizations in their applications for state and federal funding necessary to acquire and/or improve housing for developmentally disabled persons.

Responsibility: Community Development - Planning Division and Board of Supervisors
Timeframe: Ongoing
Funding Source: General Fund

Program HE.4.5: The County shall encourage and support non-profit organizations in their applications for state and federal funding necessary to acquire and/or operate homeless shelters and/or transitional housing in the County. Encourage and support as used herein includes, but is not limited to coordinating with non-profit organizations and other public and private agencies in order to apply for emergency housing funds available from the Department of Housing and Community Development.

Responsibility: Department of Human Services, Community Development - Planning Division, and Board of Supervisors
Timeframe: Ongoing
Funding Source: General Fund

Program HE.4.6: In order to help meet the needs of extremely low-income households, the County will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income.

Responsibility: Community Development - Planning Division, Planning Commission, and Board of Supervisors
Timeframe: At least annually, as housing for the extremely low-income is proposed
Funding Source: Community Development Block Grant Program (HCD), Multifamily Housing Program (HCD), and General Fund

Program HE.4.7: County staff will work with senior housing advocates to explore a variety of options for addressing the affordable housing needs of the County's aging population and, where appropriate, bring forward recommendations to the Board in order address the housing needs of seniors as appropriate.

Responsibility: Community Development - Planning Division
Timeframe: Ongoing
Funding Source: General Fund

Promoting Sustainable Development

GOAL HE.5: Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock.

POLICY HE.5.1: The County will promote the use of energy conservation measures in the siting and design of all new residential structures.

POLICY HE.5.2: The County will implement state energy-efficiency standards.

POLICY HE.5.3: The County will work with local non-profits and utility companies to promote energy efficiency.

Program HE.5.1: The County shall promote the weatherization program operated by Great Northern Corporation and funded by Pacific Power by providing information on currently available weatherization and energy conservation programs to County residents.

Responsibility: Community Development - Planning Division
Timeframe: Ongoing
Funding Source: General Fund

Program HE.5.2: The County shall continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.

Responsibility: Community Development - Building and Planning Divisions
Timeframe: Ongoing
Funding Source: General Fund

Eliminating Housing Discrimination

GOAL HE.6: Facilitate the provision of fair housing opportunities for all residents of Siskiyou County.

POLICY HE.6.1: The County will promote housing opportunities for all persons regardless of age, sex, religion, marital status, national origin, disability, and other barriers that prevent choice in housing.

POLICY HE.6.2: The County will provide information and referrals regarding fair housing complaints, tenant-landlord conflicts, habitability, and other general housing assistance.

Program HE.6.1: The County shall direct persons with complaints of housing discrimination to the appropriate state and Federal agencies that handle such complaints. These agencies shall be responsible for resolving complaints. In addition, the County will continue to make fair housing information available to the public on the County's website, at County offices, and at a variety of other locations such as community service providers (e.g., Great Northern Corporation, Lane Street Effort, family resources centers, housing authorities, etc.).

Responsibility:	Community Development - Planning Division
Timeframe:	Ongoing
Funding Source:	General Fund

Maintaining Affordable Housing

GOAL HE.7: Ensure that sufficient affordable housing is available to serve lower income households in the County.

POLICY HE.7.1: The County will continue to cooperate with the Great Northern Corporation and other public and private agencies to increase opportunities for residents to obtain affordable housing.

Program HE.7.1: The County will continue to cooperate with and support the efforts of non-profit organizations and other public and private agencies working to increase the number of Section 8 vouchers in the County and/or working to maintain the affordability of low-income housing.

Responsibility:	Community Development - Planning Division and Board of Supervisors
Timeframe:	Ongoing
Funding Source:	General Fund

QUANTIFIED OBJECTIVES

Table 2 summarizes Siskiyou County's quantified objectives for the period of January 1, 2007, through June 30, 2014. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document. Through the planning period, it is assumed that the approximately 45 housing choice vouchers will continue to be in use by County residents, many of which are extremely low-income. Overall development has slowed in comparison to past years. Based on the number of building permits issued by the County in recent years, the number of newly constructed units for all income levels

is expected to be less than previous trends. **Table 2** illustrates the County’s realistic expectations for development during the planning period.

**Table 2
Quantified Objectives, 2014-2019**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction	32	33	40	43	110	258
Rehabilitation	4	4	4	4	—	16
Conservation/ Preservation*	—	—	—	—	—	—
Housing Choice Vouchers	10	10	10	—	—	30

* There are no units at-risk of market rate conversion that require preservation during the current or subsequent planning periods.

PUBLIC PARTICIPATION PROCESS

In order to facilitate a coordinated effort among the agencies and citizens affected by the Housing Element, the following public participation efforts were conducted:

- Numerous state and local social service agencies and organizations related to housing development and community services were contacted for input and information.
- A public workshop was held on December 11, 2013, to elicit citizen and agency input on housing needs and potential housing programs. This meeting was noticed in the Siskiyou Daily News, the Mt. Shasta Herald, the Dunsmuir News, and the Weed Press two weeks prior to the meeting. The following organizations were also formally invited by invitation:
 - City of Yreka
 - City of Dorris
 - City of Tulelake
 - City of Fort Jones
 - City of Etna
 - City of Montague
 - City of Weed
 - City of Mt. Shasta
 - City of Dunsmuir
 - Happy Camp Community Services District
 - Lake Shastina Community Services District
 - Callahan Water District
 - Grenada Sanitary District
 - Tennant Community Services District
 - Hornbrook Community Services District
 - McCloud Community Services District
 - Sawyers Bar County Water District
 - Happy Camp Sanitary District
 - Siskiyou County Board of Realtors
 - Siskiyou County Domestic Violence & Crisis Center
 - Great Northern Corporation
 - Lane Street Effort
 - Northern Valley Catholic Social Services
 - PSA 2 Area Agency on Aging
 - Barker’s Residential Care

- Senior Citizens Outreach
- Siskiyou County Economic Development Council
- Siskiyou Habitat for Humanity
- Karuk Tribal Commission
- Karuk Tribe Housing Authority
- Pit River Tribe of California
- Karuk Tribe of California
- Quartz Valley Indian Community
- Wintu Tribe of Northern California
- Klamath Tribe
- Winnemem Wintu Tribe
- Modoc Tribe of Oklahoma
- Shasta Nation
- Pit River Tribe Historical Preservation Office
- A public hearing before the Planning Commission for consideration of the Element was held on February 19, 2014.
- A public hearing before the Board of Supervisors for consideration of the Element was held on April 1, 2014.

Prior to and subsequent to the public hearings, the Draft Element was made available for public review for more than 90 days on the County's website as well as at the Siskiyou County Community Development Department, 806 South Main Street, Yreka, California 96097. The Draft Element was initially made available at the front counter of the Community Development Department on February 3, 2014, where it remained until it was adopted by the Board.

Despite these efforts, there was limited public response with only a few comments received. These comments primarily pertained to the need for increased affordable multifamily housing options in the County, as well as meeting the needs of an aging population. As such, the County maintains important programs to address these issues throughout the current planning period.

GENERAL PLAN CONSISTENCY

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The County's General Plan is comprised of the following ten elements: (1) Land Use; (2) Housing; (3) Energy; (4) Noise; (5) Seismic Safety and Safety; (6) Scenic Highways; (7) Conservation; (8) Open Space; (9) Geothermal; and (10) Circulation. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions of the General Plan are updated in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. This includes any future amendments to various elements of the General Plan that may be necessary to address island, fringe, or legacy unincorporated communities consistent with SB 244.

APPENDIX A
HOUSING NEEDS ASSESSMENT

APPENDIX A - HOUSING NEEDS ASSESSMENT

Appendix A contains the Housing Needs Assessment, which analyzes population, housing, employment opportunities, income characteristics, and special housing needs, as well as other information that supports the goals, policies and programs designed to meet the needs of the citizens of Siskiyou County. The data in the Housing Needs Assessment was pulled from a variety of sources, including the U.S. Census Bureau, the California Department of Housing and Community Development (HCD), the California Department of Finance (DOF), the 2005 County of Siskiyou Affordable Housing Study, and the 2006 Housing Conditions Survey prepared by Great Northern Corporation. The County relied upon data that was assembled by HCD and provided to cities and counties in an effort to streamline the housing element update process whenever possible. In addition, the County used the decennial census (2010 Census and some 2000 Census information for comparison) where possible in an effort to maintain consistency throughout the document. In some instances, DOF data and American Community Survey (ACS) estimates were used where more current information was not available in the HCD data package or through the U.S. Census Bureau. In some instances, older data was used when current data was unavailable. Demographic information for the communities described in this section was extrapolated from Census Designated Places (CDP) data, county estimates and/or from city and total county data.

UNINCORPORATED COMMUNITIES

Most of Siskiyou County is very rural in land use and population density. In 2010, DOF reported a population of 24,285 in the unincorporated areas of the County.

There are seven communities within the unincorporated areas of the County that have a community wastewater system or have contracted with a neighboring city to utilize the city's wastewater treatment facilities. This has resulted in these communities being able to develop at greater densities than the other unincorporated communities located throughout the County. It is in these population centers where the County anticipates future population growth will principally occur outside of the incorporated cities.

Lake Shastina

The unincorporated community of Lake Shastina is located in south central Siskiyou County approximately four miles north of the City of Weed. The community is situated along the northwestern and eastern shores of Lake Shastina, an irrigation reservoir built in the 1920s. Primary access to Lake Shastina is via U.S. Highway 97.

According to County estimates, Lake Shastina has 1,061 housing units and a population of 2,871.

McCloud

The unincorporated community of McCloud is located in southeastern Siskiyou County at the base of Mount Shasta, a 14,197' dormant stratovolcano in the Cascade Range. The community is accessed via State Route 89 approximately nine miles east of Interstate 5.

According to the 2010 Census and County estimates, McCloud has 756 housing units and a population of 1,101.

Happy Camp

The unincorporated community of Happy Camp is located adjacent to the Klamath River in northwestern Siskiyou County. It is accessed via State Route 96 approximately 70 miles west of Interstate 5.

According to the 2010 Census and County estimates, Happy Camp has 373 housing units and a population of 1,190.

Hornbrook

The unincorporated community of Hornbrook is located in the north central portion of Siskiyou County adjacent to and east of Interstate 5.

According to the 2010 Census and County estimates, Hornbrook has 148 housing units and a population of 248.

Tennant

The unincorporated community of Tennant is located in eastern Siskiyou County at the site of a former logging camp. It is accessed via Tennant Road approximately 17 miles southeast of U.S. Highway 97.

According to the 2010 Census and County estimates, Tennant has 70 housing units and a population of 41.

Callahan

The unincorporated community of Callahan is located at the south end of the Scott Valley in south central Siskiyou County. It is accessed via State Route 3 approximately 50 miles from Interstate 5.

According to County estimates, Callahan has approximately 30 housing units and a population of 50.

EXISTING CONDITIONS

This section describes existing conditions in the following categories: Population Trends; Household Characteristics; Employment & Income; Special Needs Households; Housing Characteristics; Housing Costs and Affordability; Housing Constraints; At-Risk Housing Analysis; Regional Housing Needs; and a Vacant Land Inventory for the unincorporated portions of Siskiyou County. An understanding of these characteristics is necessary for projecting future housing needs in the region.

POPULATION TRENDS

Population Growth

According to the U.S. Census Bureau, at the time of the 2010 Census, the population of the entire County was 44,900, which was an increase of 599 persons since the 2000 Census. During that same period, the population of the unincorporated areas grew by 599 persons to 24,285, or by approximately 2.5 percent. While this is considered to be relatively slow growth for a population the size of Siskiyou County's, it was still more than that experienced within the

incorporated communities as a whole, (most of which saw population decreases and a few of which experienced low to moderate growth. Over the past three years, the difference in growth rates between the incorporated and unincorporated portions of the County has become much smaller. Based on the most recent DOF estimates, the population of the unincorporated areas has decreased by 0.2 percent between 2010 and 2013 while the population of the incorporated areas decreased by 0.3 percent. (Please see **Table A-1**.)

**Table A-1
Population Growth, 2000-2013**

	2000	2010	Percent Change 2000 - 2010	2013	Percent Change 2010 - 2013
City of Yreka	7,290	7,765	6.5%	7,771	0.1%
City of Ft. Jones	660	710	7.5%	749	5.5%
City of Etna	781	737	(5.6%)	731	(0.8%)
City of Montague	1,456	1,443	(0.9%)	1,428	(1.0%)
City of Dorris	886	939	5.9%	929	(1.1%)
City of Tulelake	1,020	1,010	(0.9%)	1,000	(1.0%)
City of Weed	2,978	2,967	(0.4%)	2,964	(0.1%)
City of Mt. Shasta	3,621	3,394	(6.2%)	3,360	(1.0%)
City of Dunsmuir	1,923	1,650	(14.2%)	1,630	(1.2%)
Incorporated	20,615	20,615	0.0%	20,562	(0.3%)
Unincorporated	23,686	24,285	2.5%	24,234	(0.2%)
TOTAL	44,301	44,900	1.4%	44,796	(0.2%)

Source: HCD Data Package, 2013 (Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Census)

Notes: Negative growth is shown in parentheses.

Population Projections

The Department of Finance (DOF) provides projections for all counties through 2060. **Table A-2** shows the expected total population (both the incorporated and unincorporated portions of Siskiyou County) from 2010 to 2060. Based on DOF projections, the County is expected to experience an annual growth rate of approximately 0.3 percent.

**Table A-2
Population Projections, 2000-2050**

	2010	2020	2030	2040	2050	2060
Siskiyou County	44,893	46,369	48,883	51,854	52,130	52,646

Source: Department of Finance, P-3 Report, January 31, 2013.

Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of the residents. Each age group has distinct lifestyles, family type and size, incomes, and housing

preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

As shown in **Table A-3** persons aged 25-44 are considered to be in the family-forming age group. According to the 2010 Census, this age group represents 17.5 percent of the population in the unincorporated county. The 65 and older age group accounts for 21.9 percent of the population in the unincorporated county. The retirement age group makes up a larger portion of the population than the family-forming age group. This could suggest that Siskiyou County has more appeal to persons of retirement age than to those persons that are of working-age.

**Table A-3
Population by Age, 2000-2010**

Age Group	2000				2010			
	Unincorporated		Total County		Unincorporated		Total County	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
<5	1,060	4.5%	2,260	5.1%	1,046	4.3%	2,473	5.5%
5-9	1,307	5.5%	2,710	6.1%	1,078	4.5%	2,410	5.4%
10-14	1,769	7.5%	3,414	7.7%	1,430	5.9%	2,726	6.1%
15-19	1,648	7.0%	3,394	7.7%	1,306	5.4%	2,757	6.1%
20-24	737	3.1%	1,829	4.1%	875	3.6%	2,178	4.9%
25-34	1,754	7.4%	3,684	8.3%	1,948	8.2%	4,277	9.6%
35-44	3,397	14.3%	6,367	14.4%	2,283	9.3%	4,536	10.1%
45-54	4,410	18.6%	7,444	16.8%	4,011	16.6%	6,910	15.4%
55-59	1,764	7.4%	2,825	6.4%	2,446	10.1%	4,029	9.0%
60-64	1,479	6.2%	2,334	5.3%	2,445	10.1%	3,822	8.5%
65-74	2,551	10.8%	4,228	9.5%	3,210	13.3%	4,941	11.0%
75-84	1,465	6.2%	2,918	6.6%	1,531	6.3%	2,689	6.0%
85+	345	1.5%	894	2.0%	547	2.3%	1,152	2.6%
TOTAL	23,686	100%	44,301	100%	24,156	100%	44,900	100%

Source: 2000 Census Summary File 3 and 2010 Census.

Race/Ethnicity Characteristics

Table A-4 illustrates population growth within the County between 2000 and 2010 by racial and ethnic categories. Although the County is slowly becoming more diverse, the County continues to host a large percentage of white residents. For example, approximately 85 percent of all residents in the County identified themselves as white at the time of the 2010 Census, while the second largest group, Hispanic or Latino, comprised only ten percent of the population at that time. Between 2000 and 2010 the largest population growth has been in the Hispanic population.

**Table A-4
Race/Ethnicity, 2000-2010**

	2000				2010			
	Unincorporated		Total County		Unincorporated		Total County	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
White	20,979	88.6%	38,573	87.1%	20,975	86.8%	39,030	84.7%
Black	164	0.7%	580	1.3%	158	0.7%	571	1.3%
American Indian	970	4.1%	1,726	3.9%	1,028	4.3%	1,814	4.0%
Asian or Pacific Islander	204	0.9%	583	1.3%	259	1.1%	620	1.4%
Other	520	2.2%	1,224	2.8%	622	2.6%	1,491	3.3%
Two or More Races	849	3.6%	1,615	3.6%	1,114	4.6%	2,374	5.3%
TOTAL	23,686	100%	44,301	100%	24,156	100%	44,900	100%
Hispanic*	1,414	6.0%	3,354	7.69%	1,909	7.9%	4,615	10.28%

Source: 2000 Census Summary File 3 and 2010 Census.
Notes: *Hispanic population is included in white total.

HOUSEHOLD CHARACTERISTICS

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine household size trends, income, overcrowding or under-utilization of housing, and the number of special needs households such as large families and female-headed households.

According to the Department of Finance, there were 10,639 households in the unincorporated portions of the County in 2010. Approximately 25 percent of the households were renter-occupied, while the remaining 75 percent were owner-occupied.

In 2010, the Department of Finance estimated the average household size in the unincorporated areas of Siskiyou County to be 2.26 persons per household. Larger households with five or more persons comprised 5.3 percent of households in the County, while three or four person households constituted 22 percent of the households.

Household Size

Household size by tenure is shown in **Table A-5**. Owner-occupied households are inhabited mainly by one or two persons. Renter-occupied households have more variation, ranging from one-person households to seven or more person households. Large family households are 4.3 percent lower among owner-occupied households than in renter-occupied households.

**Table A-5
Household Size by Tenure, 2010**

Household Size	Unincorporated		Total County	
	Households	Percent	Households	Percent
Owner-Occupied:				
1 person	1,894	23.3%	3,369	26.3%
2 persons	4,334	53.2%	6,023	47.0%

Household Size	Unincorporated		Total County	
	Households	Percent	Households	Percent
3 persons	932	11.5%	1,647	12.8%
4 persons	635	7.8%	1,078	8.4%
5 persons	241	3.0%	432	3.4%
6 persons	28	0.3%	127	1.0%
7 or more persons	6	0.9%	147	1.1%
Total Owner-Occupied Households	8,140	100%	12,823	100%
Renter-Occupied:				
1 person	1,082	38.7%	2,764	39.7%
2 persons	638	22.8%	1,613	23.2%
3 persons	446	16.0%	1,063	15.3%
4 persons	396	14.2%	839	12.0%
5 persons	125	4.5%	400	5.7%
6 persons	92	3.3%	248	3.6%
7 or more persons	14	0.5%	32	0.5%
Total Renter-Occupied Households	2,793	100%	6,959	100%

Source: HCD Data Package, 2013 (ACS 2011, 5 Year (B25009))

Household Growth

Table A-6 shows household growth trends (by occupied housing units) from 2010 to 2013 for both the unincorporated areas of the County and the entire County. The unincorporated areas experienced a 1.0 percent increase in the number of households while the entire County experienced a 0.6 percent increase.

Table A-6
Household Growth Trends, 2010 - 2013

	2010	2013	Percent Change 2010-2013
Unincorporated Households	13,770	13,912	1.0%
Total County Households	23,910	24,053	0.6%

Source: Department of Finance, Table E5

ECONOMIC CHARACTERISTICS

Household Incomes

Table A-7 lists the distribution of household incomes for both the unincorporated areas of the County and the entire County in 2010. As shown in Table A-7, the countywide median household income in 2010 was \$37,865, with renter-occupied households earning roughly half that of owner-occupied households (\$19,220 and \$36,738 respectively).

**Table A-7
Household Income, 2010**

Income	Unincorporated		Total County	
	Households	Percent	Households	Percent
Less than \$10,000	708	6.5%	1,501	7.6%
\$10,000 to \$14,999	921	8.4%	2,393	12.1%
\$15,000 to \$24,999	1,730	15.8%	3,097	15.7%
\$25,000 to \$34,999	1,181	10.8%	2,201	11.1%
\$35,000 to \$49,999	1,949	17.8%	3,219	16.3%
\$50,000 to \$74,999	1,932	17.7%	3,422	17.3%
\$75,000 to \$99,999	1,188	10.9%	1,973	10.0%
\$100,000 to \$149,999	899	8.2%	1,325	6.7%
\$150,000 to \$199,999	267	2.4%	412	2.1%
\$200,000 or more	158	1.4%	239	1.2%
Total	10,933	100%	19,782	100%
Countywide Median Income	\$37,865			
Countywide Median Income - Owners	\$36,738**			
Countywide Median Income - Renters	\$19,220**			

*Source: 2007-2011 American Community Survey 5-Year Estimates
**2000 Census, Summary File 3 (2010 Census data unavailable)*

Table A-8 expands upon the information presented in **Table A-7** by illustrating the distribution of household incomes in 2000 for the unincorporated areas of the County by tenure.

**Table A-8
Household Income by Tenure, 2000**

Income	Households	Percent
Owner-Occupied Households		
Less than \$10,000	708	9.5%
\$10,000 to \$14,999	574	7.7%
\$15,000 to \$19,999	548	7.3%
\$20,000 to \$24,999	672	9.0%
\$25,000 to \$34,999	901	12.1%
\$35,000 to \$49,999	1,351	18.1%
\$50,000 to \$74,999	1,349	18.1%
\$75,000 to \$99,999	702	9.4%
\$100,000 or more	651	8.7%
Total	7,456	100%
Renter-Occupied Households		
Less than \$10,000	590	25.1%
\$10,000 to \$14,999	311	13.2%
\$15,000 to \$19,999	248	10.6%
\$20,000 to \$24,999	214	9.1%

Income	Households	Percent
\$25,000 to \$34,999	326	13.9%
\$35,000 to \$49,999	377	16.0%
\$50,000 to \$74,999	182	7.7%
\$75,000 to \$99,999	57	2.4%
\$100,000 or more	45	1.9%
Total	2,350	100%

Source: 2000 Census, Summary File 3 (2010 Census data unavailable)

Table A-9 illustrates the number of households in each income group based on the 2000 Census. Approximately 11 percent of households in the unincorporated areas of the County fall into the extremely low-income category (708 owner households and 403 renter households). An additional 27 percent of households have incomes at or below the low-income limit, and approximately 12 percent of households earn incomes that fall into the moderate-income category. The remaining 50 percent of households fall into the above moderate-income category.

Table A-9
Distribution of Households by Income, 2000

Income Range	Unincorporated				Total County			
	Owners	Percent	Renters	Percent	Owners	Percent	Renters	Percent
Extremely Low (< 30% of median)	708	9.5%	403	17.1%	1,177	9.4%	1,511	24.8%
Very Low (31-50% of median)	628	8.4%	311	13.2%	1,055	8.5%	914	15.0%
Low (51-80% of median)	1,220	16.4%	462	19.7%	2,189	17.5%	1,383	22.7%
Moderate (81-120% of median)	901	12.1%	316	13.4%	1,553	12.4%	834	13.7%
Above Moderate (> 120%)	3,999	53.6%	858	36.5%	6,501	52.1%	1,439	23.7%
TOTAL	7,456	100%	2,350	100%	12,475	100%	6,081	100%

Source: 2000 Census, Summary File 3 (2010 Census data unavailable)

Poverty

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very-low, and extremely-low-income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. It is important to note that the median household income reported in **Table A-7** is not the same as the State's median family income estimate for Siskiyou County, as reported in **Table A-10**.

Table A-10
2013 State Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,900	\$31,300	\$33,600	\$35,900	\$38,250
Lower	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: California Department of Housing and Community Development, February, 2013.

Table A-11 shows the poverty rates for various age groups, as well as for single-parent households, in the unincorporated areas of the County. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population. The 15.3 percent poverty rate in the unincorporated areas of the County is slightly lower than the County's overall poverty rate (17.6 percent). Although female-headed single-parent households typically experience higher rates of poverty than male-headed single-parent households do nationwide, the poverty rate in the unincorporated areas of the County is roughly the same for these two groups. At the time of the 2000 Census, approximately 39 percent of the 256 male-headed single-parent households and 39 percent of the 456 female-headed single-parent households were living below the poverty level.

Table A-11
Population Below Poverty Level, 2000

	Below Poverty Level	Percent of Total in Poverty	Poverty Rate
Children < 18 years	1,105	30.5%	4.7%
Adults (18-64)	2,224	61.4%	9.4%
Elderly (65+)	295	8.1%	1.2%
Total Persons Below Poverty Level	3,624	100%	15.3%
Male-Headed Single-Parent Households	100	20.0%	5.0%
Female-Headed Single-Parent Households	176	35.2%	8.7%
Two Parent Households	224	44.8%	11.1%
Total Families Below Poverty Level	500	100%	24.9%

Source: 2000 Census, Summary File 3 (2010 Census data unavailable)

Notes: Parent households and families are households with children under the age of 18 living at home.

Employment

According to the California Employment Development Department (EDD), there were a total of 16,770 jobs in Siskiyou County as of August 2013. While this number reflects employment in the midst of an economic downturn, with 11 percent of the County's workforce unemployed, there were only 18,140 jobs in the County as of September 2000 when unemployment was at a 20-year low (5.8 percent). According to the 2007-2011 ACS 5-year estimates, the largest employment sectors in the County are educational services, health care, and social services with 4,362 employees and retail trade with 1,988 employees. The 2010-2012 ACS Survey indicates that approximately 65.4 percent of the households in the County identify earnings as a source of

income, while approximately 23.4 percent identify retirement. Further, 11.5 percent of all households receive Supplemental Security Income (SSI) and 6.1 percent receive cash public assistance income.

Table A-12 identifies the largest employers in Siskiyou County by number of employees. Fairchild Medical Center in Yreka, Mercy Medical Center in Mt. Shasta, and Union Pacific Railroad are the major employers in the County, with 250 to 499 employees each. **Table A-13** shows the number of employees by industry in Siskiyou County at the time of the 2010 Census.

**Table A-12
Largest Employers – Siskiyou County**

100–249 Employees	250–499 Employees
College of the Siskiyous	Fairchild Medical Center
Siskiyou County Sheriff	Mercy Medical Center
Mt. Shasta Resort	Union Pacific Railroad
U.S. Forest Service	—
Roseburg Forest Products	—
Siskiyou Lake LLC	—
Wal-Mart	—

Source: Economic Development Department, Labor Market Information, Siskiyou County, 2014

**Table A-13
Employment By Industry, 2010**

Industry	Employees	Percent
Agriculture, forestry, fishing, hunting, and mining	1,108	6.5%
Construction	1,282	7.6%
Manufacturing	1,091	6.4%
Wholesale trade	353	2.1%
Retail trade	1,988	11.7%
Transportation and warehousing, and utilities	628	3.7%
Information	293	1.7%
Finance and insurance, real estate and rental and leasing	904	5.3%
Professional, scientific, management, administrative and waste management services	1,332	7.9%
Educational services, health care and social assistance	4,362	25.8%
Arts, entertainment, recreation, accommodation, and food services	1,646	9.8%
Other services, except public administration	770	4.6%
Public administration	1,172	6.9%
Total	16,929	100%

Source: HCD Data Package, 2013 (ACS DP-03 2007-2011)

Table A-14 shows employment projections from 2010 through 2020 for the fastest growing occupations in the Northern Mountains Region, which includes Siskiyou, Lassen, Modoc, Nevada, Plumas, Sierra and Trinity Counties. During the next five years, it is anticipated that new

employment opportunities in the Northern Mountains Region will be largely focused around health and personal care. Unfortunately, only three of the ten fastest growing occupations provide incomes greater than the County's 2013 annual median income of \$57,900. These higher income occupations include those in registered nursing, radiologic technology, and management analysis. Of the ten fastest growing occupations, registered nurses earn the highest annual average salary (\$100,089) and home health aides earn the lowest (\$20,196).

**Table A-14
Ten Fastest Growing Occupations, 2010-2020**

	Median Hourly Wage	Estimated Employment		Percent Change
		2010	2020	
Home Health Aides	\$9.71	240	320	33.3%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$18.54	200	260	30.0%
Personal Care Aides	\$10.88	900	1,150	27.8%
Fitness Trainers and Aerobics Instructors	\$20.46	340	430	26.5%
Management Analysts	\$28.84	200	250	25.0%
Radiologic Technologists and Technicians	\$39.59	120	150	25.0%
Library Assistants, Clerical	N/A	120	150	25.0%
Emergency Medical Technicians and Paramedics	\$17.87	130	160	23.1%
Water and Wastewater Treatment Plant and System Operators	\$22.74	270	330	22.2%
Registered Nurses	\$48.12	1,040	1,270	22.1%

Source: California Employment Development Department, November 2013

SPECIAL NEEDS HOUSEHOLDS

This section identifies the special needs households in the County. This review is essential because a major part of the County's role in providing opportunities for affordable housing is to preclude barriers to residents whose needs are not normally met by the private sector. This segment of the County's population is constrained by the housing market not only because of lower incomes, but also because of the lack of housing that is suitable to their special needs. When the housing market does not meet their needs, families or individuals must settle for less or pay more than they can afford.

Senior Households

The limited incomes of many elderly people make it difficult for them to find affordable housing. Many elderly people have physical disabilities and dependence needs that limit their selection of housing. Households with persons aged 65 and older typically comprise one or two persons. According to the 2000 Census, 4,301 persons in the unincorporated areas of Siskiyou County are 65 years and older, as shown in **Table A-15**. These 4,301 persons account for approximately 18 percent of the total population within the unincorporated areas of the County.

Table A-15
Senior Population, 2000

	Unincorporated	Total County
Number of Persons 65 Years and Over	4,301	8,040
Seniors as a Percentage of Total Population	18.2%	18.2%
Households with Persons 65 Years and Over	2,935	5,760
Owner-Occupied by Persons 65 Years and Over	2,631	4,407
Renter-Occupied by Persons 65 Years and Over	304	985
Senior Households as a Percentage of All Households	29.9%	31.0%

Source: U.S. Census Bureau, 2000 Census, Summary File 3 (2010 Census data was not available)

Persons with Disabilities

Table A-16 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of individuals in the unincorporated areas of the County with disabilities are in the working age group (16 to 64). Most of the disabilities in this group are either employment-related (18 percent) or physical (17 percent). **Table A-17** lists care facilities for seniors and/or disabled persons along with the capacity of each facility.

Table A-16
Persons with Disabilities by Age Group, 2000

	Unincorporated		Total County	
	Persons	Percent	Persons	Percent
Total 5-15 years	316	3.5%	501	2.8%
Sensory	45	0.5%	72	0.4%
Physical	51	0.6%	63	0.4%
Mental	182	2.0%	305	1.7%
Self-care	38	0.4%	61	0.3%
Total 16-64 years	5,586	62.1%	10,902	61.8%
Sensory	496	5.5%	868	4.9%
Physical	1,562	17.4%	2,984	16.9%
Mental	796	8.8%	1,726	9.8%
Self-care	361	4.0%	712	4.0%
Go-outside-home	760	8.4%	1,534	8.7%
Employment	1,611	17.9%	3,078	17.4%
Total 65 and older	3,098	34.4%	6,238	35.4%
Sensory	620	6.9%	1,281	7.3%
Physical	1,104	12.3%	2,293	13.0%
Mental	427	4.7%	798	4.5%
Self-care	327	3.6%	602	3.4%
Go-outside-home	620	6.9%	1,264	7.2%
Total	9,000	100%	17,641	100%

Source: HCD Data Package, 2013 (2000 U.S. Census, P041)

**Table A-17
Care Facilities for Seniors and/or Disabled Persons**

Facility Name	Address	Capacity
Yreka Guest Home	520 N Main Street, Yreka, CA	12
Emeritus at Meadowlark	351 Bruce Street, Yreka, CA	85
Mercy Medical Center	914 Pine Street, Mt. Shasta, CA	32
Lakeside Residential Care	5067 Indian Island Drive, Weed, CA	6
Shasta View Nursing Center	445 Park Street, Weed, CA	59
Dutra Guest Home	170 N 8th Street, Montague, CA	6
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	14
Shepherd of God Assisted Living	424 County Highway A12, Grenada, CA	90
A Touch of Home	1124 Serpa Lane, Etna, CA	6

Source: www.residentialcareguide.org, www.assistedlivingfacilities.org, November 2013, and communication with facility staff

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a “Developmental Disability” is 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 intellectual disability, cerebral palsy, epilepsy, and autism.

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 Far Northern Regional Center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families and provides point of entry to services for people with developmental disabilities.

As of December 2013, the Far Northern Regional Center, serves 342 persons in Siskiyou County. Of these 342 persons being served within Siskiyou County, 125 persons are under 18 years of age and 35 persons are 55 years of age and older.

The design of housing-accessibility modifications, the proximity to services and transit, affordability, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for developmentally disabled residents. There are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes.

Single-Parent and Female-Headed Households

Single-parent households are male- and female-headed households with children under the age of 18 living at home. Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include: affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. Also, single-parent households with small children may need to pay for childcare, which further strains limited incomes. The County recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table A-18 illustrates the number of households that are headed by single parents. Single-parent households comprise approximately eight percent of all households in the unincorporated areas of the County, and of this eight percent, female-headed households comprise 64 percent while male-headed households represent 36 percent. Further, as discussed previously, poverty affects approximately 39 percent of all single-parent female-headed households and 39 percent of all single-parent male-headed households in the unincorporated areas of the County.

Table A-18
Single-Parent Households, 2010

	Households	Percent of Single-Parent Households	Percent of Total Households
Unincorporated County			
Female-Headed Single-Parent	387	60.5%	3.6%
Male-Headed Single-Parent	253	39.5%	2.4%
Total Single-Parent	640	100%	6.0%
Total County			
Female-Headed Single-Parent	1,145	67.2%	5.9%
Male-Headed Single-Parent	558	32.8%	2.9%
Total Single-Parent	1,703	100%	8.8%

Source: 2010 Census, Summary File 1

Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes, but don't necessarily earn enough money to be able afford many of the larger homes available. Those homes are luxury homes out of the range of affordability for lower income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in the unincorporated areas and the entire County is shown in **Table A-19**.

Table A-19
Large Families by Tenure, 2011

	Unincorporated		Total County	
Owner-Occupied				
5 persons	241	41.8%	432	31.2%

	Unincorporated		Total County	
6 persons	28	4.9%	127	9.2%
7 or more persons	76	13.2%	147	10.6%
Total Large Owner Households	345	59.9%	706	50.9%
Total Owner Households	8,140	—	12,823	—
Renter-Occupied				
5 persons	125	21.7%	400	28.9%
6 persons	92	16.0%	248	17.9%
7 or more persons	14	2.4%	32	2.3%
Total Large Renter Households	231	40.1%	680	49.1%
Total Renter Households	2,793	—	6,959	—
Total Large Households	576	100%	1,386	100%

Source: HCD Data Package, 2013 (ACS 2011, 5 year (B25009))

Homeless Persons and Families

For a variety of economic, social and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semi-permanent way-of-life. There are a number of different situations in which people become homeless. Each situation is different, requiring different housing needs. Whatever the situation, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional and temporary.

Emergency Shelters

Emergency shelters are needed to take care of individuals and/or families that have had a sudden traumatic event forcing them to become homeless. For instance, battered women and their children may require an emergency shelter that they can stay in without fear of the abusive individual inflicting further harm. Disaster victims may also require an emergency shelter depending on the type of disaster experienced. While some disaster victims may be able to return to their homes shortly after the event, in those cases where there is considerable or a complete loss of property, transitional shelters are often the next step for individuals and families trying to reassemble their lives.

Emergency shelters are typically motels, hotels, homeless shelters, domestic violence shelters, gymnasiums, churches, barracks, and other similar facilities. Their use is short-term and the accommodations are typically sparse.

Through the Siskiyou County Human Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families (TANF). This program provides eligible individuals approximately \$65 per day for 16 days for emergency housing needs. Families are eligible for this assistance one time only. In addition, once more permanent shelter is found, the program will provide the last month's rent (if necessary) and security deposit on an apartment.

Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job

training and self-reliance. Transitional shelters are typically single-family residences, detached homes or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens.

Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While there is a portion of the homeless population that is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low cost housing for various durations throughout the year.

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. The County's Zoning Code specifically defines single-room occupancy units and allows similar uses (i.e., rooming houses and boardinghouses) by right in the Mixed Multiple-Family Residential (Res-3), Rural Neighborhood Commercial (C-R), and Neighborhood Commercial (C-U) zones and in the Multiple-Family Residential (Res-4) district with a conditional use permit. The development standards for these uses are the same as other uses in the respective zones and do not constrain the development of SRO types. Further, to ensure the facilitation of SROs, the County amended its zoning code to clarify the definition of single-room occupancy units and describe specific development standards for these units.

Homeless Population

Although there are no official estimates of the size of the County's homeless population, it is rather unusual to encounter homeless persons in the County during the colder months. What homeless population there is, is mostly comprised of fair weather transients. Those communities situated adjacent to the I-5 and Union Pacific Railroad corridors typically see the highest volume of transients, with the more isolated communities seeing relatively few. Even those communities with the greatest number of transients have relatively few homeless when compared to California's more urbanized centers. For instance, the Police Chief for the City of Yreka (i.e., the largest city in the County) recently estimated that the City has five to ten homeless residents with another five or so transients passing through at any given time. However, the Chief also indicated that the resident homeless population moves indoors to one of the two homeless shelters in the County during the colder months and transients are relatively rare once the temperatures drop.

One of the County's homeless shelters is located in the City of Yreka and the other is in the City of Montague six miles to the east. While these two shelters appear to be capable of accommodating whatever resident homeless population there is in Siskiyou County at the moment, the County amended its Zoning Ordinance during the prior planning period to facilitate the development of additional shelters should there be an increased need for such facilities in the future.

Services for homeless individuals and families are primarily available in the County seat of Yreka, though a few of the smaller communities also provide services. **Table A-20** illustrates the programs in Siskiyou County that offer assistance.

**Table A-20
Homelessness Services**

Agency Name	Address	City	Services
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Lane	Yreka	1, 6, 9, 10, 12
Lane Street Effort	417 Lane St.	Yreka	11
Barker's Board and Care	200 S. 4 th St.	Montague	11
Northern Valley Catholic Social Services	1515 S. Oregon St.	Yreka	1, 5, 13
Siskiyou County Behavioral Health and Human Services Departments	2060 Campus Dr.	Yreka	1, 2, 5, 6, 7, 17, 20, 22, 23, 24
California Department of Rehabilitation	500 N. Main St.	Yreka	15
Workforce Connection	310 Boles St.	Weed	15
Family Resource Center	38 Parkway Rd.	Happy Camp	5, 10, 11, 13
Siskiyou Training and Employment Program	310 Boles St.	Weed	15
Yreka Family Resource Center	201 S. Broadway St.	Yreka	2, 3, 5, 6, 12, 13, 21, 22, 24
WIC	808 S. Main St.	Yreka	13
Salvation Army	501 N. Main St.	Yreka	12, 13
Veteran's Administration	105 E. Oberlin Rd.	Yreka	11, 18
Greenhorn Grange	300 Ranch Lane	Yreka	13
St. Joseph's Catholic Church Hall	314 Fourth St.	Yreka	13
Yreka Dream Center Food Closet	900 North St.	Yreka	13
Yreka Food Pantry	321 N. Gold St.	Yreka	13
Service Codes			
(1) Adult Counseling	(13) Food or Clothing Referral		
(2) Anger Management Classes	(14) Housing Referral		
(3) Shower Facility	(15) Job Training		
(4) WIA Services	(16) Medical Assistance		
(5) Counseling, Education, & Prevention	(17) Treatment & Housing of Mentally Ill		
(6) Crisis Intervention	(18) Veteran's Assistance		
(7) Drug & Alcohol Treatment	(19) Winter Shelter (during cold periods only)		
(8) Provides Interpreters	(20) Independent Living Skills Training		
(9) Emergency Assistance For Battered Women	(21) Advocacy (Individual, Systems, Legal)		
(10) Emergency Housing for Women & Children	(22) Food Stamps, CalWorks, General Relief		
(11) Emergency Housing For Men	(23) Day Treatment		
(12) Emergency, Transportation (i.e. bus ticket)	(24) Workshops		

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, throughout much of California, farmworker households tend to have high rates of poverty; live disproportionately in

housing which is in the poorest condition; have very high rates of overcrowding; have low homeownership rates; and are predominately members of minority groups.

Both the State of California Employment Development Department (EDD) and the United States Census of Agriculture provide information on the number of farmworkers per county. While the Employment Development Department estimates 610 individuals employed in farm-related work in Siskiyou County in 2008, the 2007 Census of Agriculture identifies significantly larger numbers of farmworkers. According to the Census of Agriculture, Siskiyou County had 757 permanent farmworkers and 4,316 seasonal farm laborers in 2007. More recently, the EDD estimates 770 individuals were employed in farm-related work in 2012.

Throughout much of Siskiyou County the mountainous terrain prevents intensive agricultural operations, or the soils are considered too heavy for regular tillage. Consequently, there is little need for seasonal or transient farmworker housing in many areas of the County. Where the land is suitable for cultivation, such as near the community of Macdoel, intensive farming of strawberries, potatoes, alfalfa and grain crops occurs. It is in areas such as this that the need for permanent farmworker housing and seasonal farm laborer housing occurs.

Permanent farmworkers are paid wages similar to other skilled and semi-skilled workers in the region and need not be considered separately. Permanent farmworker housing is allowed in all residential zones subject to the standards therein. Further, "farm labor" housing is allowed by right in the Prime Agricultural, AG-1, and Non-Prime Agricultural, AG-2, districts where the demand for farm labor housing is greatest. In addition, consistent with Health and Safety Code §17021.5 the County considers employee housing for six or fewer persons to be the same as any other residential land use of the same type (e.g., single-family dwelling) with identical zoning. In other words, the County does not require permits or approvals for employee housing for six or fewer persons other than what is also required of non-employee housing for six or fewer persons within the same zoning districts.

Fair Housing Complaints

Though Siskiyou County has historically received very few complaints with regard to housing discrimination (current staff cannot recall ever having received a single complaint), the County has a fair housing information poster posted in the main lobby of the Community Development Department and makes brochures available at the public counter should complaints be received.

HOUSING CHARACTERISTICS

Housing Composition

The composition of housing in the unincorporated areas of the County is mostly single-family. **Table A-21** displays the estimated number of each type of housing unit for 2011, 2012 and 2013 as reported by the State Department of Finance. The only development since 2011 has been single-family. The actual number of units that were added to the County's housing stock between 2011 and 2013 were 97 single-family (including mobile homes) and zero multifamily.

**Table A-21
Housing Unit Types, 2011-2013**

	2011		2012		2013	
	Units	Percent	Units	Percent	Units	Percent
Single-Family						
Detached	10,026	72.6%	10,068	72.6%	10,100	72.6%
Attached	254	1.8%	254	1.8%	254	1.85%
Mobile Homes	2,881	20.9%	2,891	20.9%	2,903	21.0%
Multifamily						
2-4 units	292	2.1%	292	2.1%	292	2.0%
5 or more	363	2.6%	363	2.6%	363	2.6%
Total Units	13,816	100%	13,868	100%	13,912	100%

Source: California Department of Finance, Table E5

Housing Conditions

Housing Element law requires an estimate of substandard housing in the County. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement need. One can also assume that homes built prior to 1980 may require some form of rehabilitation. **Table A-22** indicates that approximately 27 percent of the units in the unincorporated areas of the County were constructed prior to 1960 and 31 percent of units were constructed between 1960 and 1980. Therefore, based upon age alone, it would appear that approximately 58 percent of homes in the County, or 7,929 units, may require rehabilitation or replacement depending on the level of maintenance these units have received. This supports, but overestimates, the results of the County's 2006 Housing Condition Survey, which indicated that 3,498 units were in need of rehabilitation and 864 additional units were dilapidated and in need of demolition and replacement. Still, the survey was performed as a "windshield survey" and included only those units visible from public roadways. The inclusion of additional units and a closer inspection would likely result in an increase in the number of units requiring rehabilitation or replacement.

**Table A-22
Age of Housing**

Year Built	Unincorporated		Total County	
	Units	Percent	Units	Percent
Built 1939 or earlier	1,748	12.4%	3,786	15.7%
Built 1940 to 1949	834	5.9%	2,028	8.4%
Built 1950 to 1959	1,097	7.8%	2,517	10.4%
Built 1960 to 1969	1,292	9.2%	2,571	10.7%
Built 1970 to 1979	2,958	21.0%	4,617	19.1%
Built 1980 to 1989	2,308	16.4%	3,727	15.4%
Built 1990 to 1999	1,960	13.9%	2,656	11.0%
Built 2000 to 2009	1,667	11.8%	2,224	9.2%
Built 2010 to 2014	229	1.6%	**	**
Total	14,093	100%	24,126	100%

*Source: 2000 U.S. Census, Summary File 3 and DOF, Tables E5 and E8 **2010-2014 data not available*

Occupancy & Tenure

Tables A-23 and **A-24** illustrate the tenure and occupancy of housing in the unincorporated areas of the County. The most recent tenure information comes from the Department of Finance for 2010. According to this information, the majority of households are owner occupied (74.8 percent). Because there has been no multifamily development since 2010, it is likely that this proportion is unchanged. Occupancy information is available from the State Department of Finance for 2011-2013. Although the number of housing units increased by 100 between 2011 and 2013, the vacancy rate remained unchanged during this time period at approximately 18.4 percent.

Table A-23
Housing Units by Tenure, 2010

Tenure	Unincorporated		Total County	
	Units	Percent	Units	Percent
Owner-Occupied	7,958	74.8%	12,629	64.7%
Renter-Occupied	2,681	25.2%	6,876	35.3%
Total Occupied Units	10,639	100%	19,505	100%

Source: Department of Finance, E5, Historical E8 2000-2010

Table A-24
Occupancy Status, 2011-2013

Occupancy	2011		2013	
	Units	Percent	Units	Percent
Unincorporated Occupied Housing Units	10,675	77.3%	10,749	77.3%
Unincorporated Vacant Housing Units	3,141	22.7%	3,163	22.7%
Total Units	13,816	100%	13,912	100%
Total County Occupied Housing Units	19,538	81.6%	19,617	81.6%
Total County Vacant Housing Units	4,415	18.4%	4,436	18.4%
Total Units	23,953	100%	24,053	100%

Source: California Department of Finance, Table E5

Housing Unit Size

Table A-25 illustrates the size of housing units by the number of bedrooms in the unincorporated areas of the County and for the entire County in 2012. In 2012, one- and two-bedroom units comprised approximately 41.1 percent of the housing stock in the unincorporated areas of the County, with a much higher percentage of three- and four-bedroom units in the incorporated cities.

Table A-25
Number of Bedrooms, 2012

Bedrooms	Unincorporated		Total County	
	Units	Percent	Units	Percent
No bedroom	412	3.0%	718	3.0%
1 bedroom	1,230	9.1%	2,502	10.5%

Bedrooms	Unincorporated		Total County	
	Units	Percent	Units	Percent
2 bedrooms	4,351	32.0%	7,966	33.4%
3 bedrooms	5,656	41.6%	9,855	41.3%
4 bedrooms	1,403	10.3%	2,132	8.9%
5 or more bedroom	529	3.9%	689	2.9%
Total	13,581	100%	23,862	100%

Source: 2008-2012 ACS 5-year estimates

Household size by tenure is shown in **Table A-26**. In 2011, the majority of owner-occupied households were inhabited by two residents, while the largest number of renter-occupied households were inhabited by one resident.

Table A-26
Household Size by Tenure, 2011

	Unincorporated		Total County	
	Units	Percent	Units	Percent
Owner-Occupied				
1-person	1,894	23.3%	3,369	26.3%
2 persons	4,334	53.2%	6,023	47.0%
3 persons	932	11.4%	1,647	12.8%
4 persons	635	7.8%	1,078	8.4%
5 persons	241	3.0%	432	3.4%
6 persons	28	0.3%	127	1.0%
7 or more	76	1.0%	147	1.1%
Total	8,140	100%	12,823	100%
Renter-Occupied				
1 person	1,082	38.7%	2,764	39.7%
2 persons	638	22.8%	1,613	23.2%
3 persons	446	16.0%	1,063	15.3%
4 persons	396	14.2%	839	12.0%
5 persons	125	4.5%	400	5.7%
6 persons	92	3.3%	248	3.6%
7 or more	14	0.5%	32	0.5%
Total	2,793	100%	6,959	100%

Source: HCD Data Package, 2013 (ACS 2011, 5 Year (B25009))

Overcrowded Housing

The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table A-27** illustrates the number and percentage of units in the unincorporated County according to occupants per room. A little over one percent of owner-occupied households (109 units) and approximately five percent of all renter-occupied households (136 units) are either overcrowded or severely overcrowded.

**Table A-27
Overcrowded Housing, 2007**

	Units	Percent of Total Owner or Renter	Percent of Total Occupied
Owner-Occupied Total	8,140	100%	74.5%
0.50 or less occupants per room	6,614	81.3%	60.5%
0.51 to 1.00 occupants per room	1,417	17.4%	13.0%
1.01 to 1.50 occupants per room	86	1.0%	0.8%
1.51 to 2.00 occupants per room	23	0.3%	0.2%
2.01 or more occupants per room	0	0.0%	0.0%
Renter-Occupied Total	2,793	100%	25.5%
0.50 or less occupants per room	1,561	55.9%	14.3%
0.51 to 1.00 occupants per room	1,096	39.2%	10.0%
1.01 to 1.50 occupants per room	108	3.9%	1.0%
1.51 to 2.00 occupants per room	26	0.9%	0.2%
2.01 or more occupants per room	2	0.1%	0.0%
Total Occupied Housing Units	10,933	—	100%

Source: HCD Data Package, 2013 (ACS 2007-2011 (B25014))

HOUSING COSTS AND AFFORDABILITY

Housing costs, both sale prices and rents, in the unincorporated areas vary considerably from community to community. Housing costs in the areas near the larger incorporated cities are generally higher than are those for the smaller, outlying areas of the County.

Single-Family Home Costs

Table A-28 depicts the prices of homes sold in the unincorporated areas of the County between January 1, 2013 and December 31, 2013. As shown in **Table A-28**, single-family home prices ranged from a low of \$13,000 near Tennant to a high of \$499,000 near Montague. Most of the sales activity occurred in the Mt. Shasta area with a total of 53 units sold in 2013.

The table also provides the qualifying annual income for a family of four to be able to afford the corresponding average home sale price. The qualifying annual income is based upon a 30-year fixed rate mortgage with an APR of 4.25-percent and a down payment of 20-percent. It also assumes that the borrower carries no other debt and is capable of saving a considerable sum for the down payment. The purchase of a two-bedroom home at the average sales price would require a qualifying annual income of \$24,203 which, based upon 2010 Census data, is in the low-income category. Recent homes sales information indicates a lack of homes priced at an affordable level for households in the extremely low-, very low-, low- and moderate-income groups. The households in these categories make up approximately 50 percent of all households in the unincorporated areas of the County.

**Table A-28
Home Sales, 2013**

Bedrooms	Units Sold	Average Square Feet	Price Range	Average Price	Qualifying Annual Income
2	53	1,367	\$13,000 - \$390,000	\$143,497	\$24,203
3	123	1,752	\$23,500 - \$499,000	\$195,447	\$32,965
4	22	2,431	\$90,000 - \$479,000	\$261,601	\$44,123

Source: Remax 2013; www.mortgage-calc.com

Rental Housing Costs

The price of rental units in Siskiyou County varies from area to area depending on the neighborhood, amenities included, and the overall condition of the unit, with consistently higher rents being asked near the incorporated cities. Also, given that there are fewer homes in the more rural areas, when rentals become available, they are often advertised by word of mouth rather than in the paper. This can pose obvious challenges for the outsider looking to locate in one of the more outlying communities.

Table A-29 shows the available apartments and houses for rent in the unincorporated areas of County during a survey taken in December 2013 and January 2014. At the time of the survey, houses comprised the vast majority of available rentals. Further, almost 75 percent of all rentals were located in the incorporated cities.

**Table A-29
Apartment and House Rentals, 2014**

Area	Number of Bedrooms				Listings
	1	2	3	4	
McCloud	\$450	\$600	\$700	—	4
Lake Shastina	\$700	—	\$750 - \$1,500	\$1,050	13
Scott Valley	—	\$595 - \$700	\$750 - \$850	\$1,500	6
Gazelle/Grenada	—	\$650	—	—	1
Happy Camp	—	—	\$725	—	1
Mt. Shasta	—	\$650 - \$1,050	\$800 - \$1,400	\$1,500	15

Source: www.siskiyoudaily.com, www.mtshastanews.com, www.craigslist.com, January and February 2014

Table A-30 shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost-burdened.

**Table A-30
Affordable Rents, 2013**

	Income Range	Affordable Monthly Rent
Extremely Low	<\$17,350	<\$434
Very Low	\$17,350 - \$28,950	\$434 - \$723
Low	\$28,950 - \$46,300	\$723 - \$1,013
Moderate	\$46,300 - \$57,900	\$1,013 - \$1,857

	Income Range	Affordable Monthly Rent
Above Moderate	>\$57,900	>\$1,857

Source: HCD State Income Limits, 2013

Overpayment

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened” and households that pay more than 35 percent are considered “severely cost-burdened”. Measuring the amount of people paying more than this percentage helps define an area’s affordability problem. **Table A-31** illustrates the extent of overpayment in the unincorporated areas of Siskiyou County. A total of 62.8 percent of owner households are overpaying and a total of 84.2 percent of renter households are overpaying. Combined, there are 1,804 households that suffer cost-burdens in paying housing costs. This represents 71.2 percent of all households in the unincorporated areas of the County.

Table A-31
Households Overpaying, 2007-2011

Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	1,539	1,157	1,770	1,809	2,801	9,077	4,467
Overpaying owner households	966	531	768	809	416	3,490	2,265
Percentage of overpaying owners	62.8%	45.8%	43.4%	44.7%	14.9%	38.4%	50.7%
Renter Households	995	597	778	368	359	3,097	1,194
Overpaying renter households	838	434	438	156		1,866	961
Percentage of overpaying renters	84.2%	72.6%	56.3%	42.4%	0.0%	60.3%	80.5%
Total Households	2,534	1,754	2,548	2,177	3,160	12,174	1,986
Overpaying households	1,804	964	1,207	965	416	5,356	1,357
Percentage of overpaying households	71.2%	55.0%	47.4%	44.3%	13.2%	44.0%	68.3%

Source: HCD Data Package, 2013 (ACS 2007-2011 (B25106))

The Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategies (CHAS) database is used to measure housing affordability and excessive shelter costs. According to CHAS, there are approximately 3,320 owner-occupied lower-income households and 2,570 renter-occupied lower-income households (5,890 total) in the total County that are paying 30 percent or more of their income on housing costs. This is the equivalent of approximately 61 percent of the lower-income households in the total County.

Interestingly, as shown in the table above, of the 2,534 extremely low income households in Siskiyou County, there are approximately 55 percent more ownership households than renter households. This is unlike extremely low income household ownership trends elsewhere in the state and could be the result of Siskiyou County’s proportionately large senior population, a group that has long been in their homes, but is currently living on a fixed income. It could also be

due in part to the lower cost of housing in Siskiyou County compared to elsewhere in the state which has allowed more extremely low income households to enter the housing market.

HOUSING CONSTRAINTS

Governmental and Non-Governmental Constraints

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

Governmental Constraints

Land Use Controls

The Siskiyou County General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the unincorporated areas of the County. However, the General Plan does not establish conventional land use designations or the usual densities and intensities. Rather, the General Plan identifies areas of the County that may contain constraints to development, such as areas with severe septic tank limitations, deer wintering areas, woodland productivity zones, wildfire hazard areas, flood hazard areas, etc. These constraints, and the policies that refer to them, establish the type of development that may occur in the unincorporated areas of the County.

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table A-32** shows the residential zone districts and permitted densities. The minimum residential lot sizes range from 7,200 square feet when sewer and water are available to one acre with the use of a septic system. The maximum height limit for residential units in the R-R and Res-2 districts is 35 feet, 30 feet in the Res-1 zone, and 40 feet in the Res-3 and Res-4 districts. In the past, this height restriction has not inhibited multifamily development as illustrated by the 42-unit McCloud River Apartments, which has four two-story buildings on approximately two acres.

Parking standards in the residential districts require a minimum of two parking spaces per unit. The requirements are minimal and none of these are considered a constraint to development.

The County's three multifamily residential zones (i.e., at least 10 units/acre) are the Limited Multiple-Family Residential (Res-2), Mixed Multiple-Family Residential (Res-3) and Multiple-Family Residential (Res-4) zones. The Res-2 zone allows up to 12 units per acre whereas in the other two zones (i.e., Res-3 and Res-4) the maximum number of units is limited only by the ability of the developer to meet adopted development standards.

**Table A-32
Residential Zone Districts and Development Standards**

	Rural Residential Agricultural (R-R)	Single Family Residential (Res-1)	Limited Multiple-Family Residential (Res-2)	Mixed Multiple-Family Residential (Res-3)	Multiple-Family Residential (Res-4)
Max. Units Per Acre	One ⁽¹⁾	One ⁽¹⁾	12	No Limit ⁽²⁾	No Limit ⁽²⁾
Minimum Lot Size	One acre ⁽³⁾	One acre ⁽³⁾	7,200 sq. ft.	7,200 sq. ft.	7,200 sq. ft.
Minimum Lot Width	60' interior 70' corner	60' interior 70' corner	60' interior 70' corner	50' interior 60' corner	50' interior 60' corner
Front Yard Setback	20'	20'	20'	20'	20'
Side Yard Setback	5'	5'	5'	5'	5'
Rear Yard Setback	20'	20'	20'	10'	10'
Max. Building Height	35' ⁽⁴⁾	30'	35'	40'	40'
Minimum Parking/Unit	2	2	2	2	2
Max. Lot Coverage	40%	40%	50%	75%	75%

Source: Siskiyou County Code

Notes: (1) The maximum number of units is 6 units per acre with public sewer and water.

(2) The number of units is limited only by the ability of the developer to meet adopted development standards.

(3) The minimum lot size is reduced to 7,200 square feet when provided with sewer and water service.

(4) On one-acre or larger lots, the maximum height standard shall be forty feet (40') for single-family dwellings.

Residential Development Standards in Commercial Zones

Outside of the residential districts, residential uses are allowed in the Town Center (C-C), Rural Neighborhood Commercial (C-R) and Neighborhood Commercial (C-U) districts. Whereas the Town Center zone allows multifamily dwellings by right, the Rural Neighborhood Commercial and Neighborhood Commercial zones allow single-family dwellings, duplexes and triplexes upon issuance of a use permit.

Development standards in the Town Center, Rural Neighborhood Commercial and Neighborhood Commercial districts are the same as those of the Multiple-Family Residential (RES-4) district, with two exceptions: the maximum height limit is increased to 50 feet in each of the commercial districts, and the minimum lot width is 60 feet for interior lots and 70 feet for corner lots in the C-C zone. Similar to the RES-4 district, the maximum number of residential units allowed in the C-C zone is constrained only by the ability of the developer to meet the development standards of the district, such as building height and setbacks. The C-R and C-U zones, however, effectively limit the maximum density to 18 units per acre due to minimum lot sizes and allowed dwelling types.

Provisions for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the County's Zoning Code and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, convalescent homes, supportive housing and single-room occupancy units.

Some housing types are allowed by right and others are allowed with a conditional use permit. Conditions of approval for developments may include, but shall not be limited to requiring; special yards; open spaces; buffers; fences; walls; installation and maintenance of landscaping; street dedications and improvements; regulation of traffic circulation; regulation of signs; regulation of hours of operation and methods of operations; control of potential nuisances; standards for maintenance of building and grounds; prescription of development schedules and development standards; and such other conditions as the Planning Commission may deem necessary to ensure compatibility of the use with surrounding developments and uses and to preserve the public health, safety and welfare. **Table A-33** below summarizes the housing types permitted, conditionally permitted, or excluded under the County's Zoning Code.

**Table A-33
Residential Uses Permitted by Zoning**

Residential Uses	Residential							Commercial		
	AG-1	AG-2	R-R	Res-1	Res-2	Res-3	Res-4	C-R	C-U	C-C
Single-Family Dwellings*	P	P	P	P	P	P	P	C	C	E
Second Dwelling Units	P	P	P	P	P	P	P	E	E	E
Duplexes	E	E	E	E	P	P	P	C	C	E
Triplexes	E	E	E	E	E	P	P	C	C	E
Multifamily Dwellings	E	E	E	E	E	P	P	E	P	P
Mobile Home Parks	E	E	E	E	E	C	P	E	E	E
Convalescent and Care Facilities	E	E	E	E	E	C	C	C	C	C
Boardinghouses	E	E	E	E	E	P	C	P	P	E
Rooming Houses	E	E	E	E	E	P	C	P	P	E
Farm Labor Housing	P	P	E	E	E	E	E	E	E	E

Source: Siskiyou County Code

Notes: P = Permitted C = May be allowed with a conditional use permit E = Excluded

* Includes mobile homes

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Since the previous Housing Element, the County has revised its zoning code to define transitional and supportive housing and to allow transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. This issue is discussed in greater detail below under the discussions of "Housing for Persons with Disabilities" and "Emergency Shelters and Transitional Housing".

Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. Accordingly, the County's Zoning Code was amended during the prior planning period to define single-room occupancy units and include specific development standards for these units. In addition, the County allows boardinghouses and rooming houses in the Mixed Multiple-Family Residential (Res-3), Rural Neighborhood Commercial (C-R) and Neighborhood Commercial (C-U) districts by right and with a use permit

in the Multiple-Family Residential (Res-4) zone. The development standards for these are the same as other uses in the respective zones and do not constrain the development of SRO types.

Flexibility in Development Standards

Article 11-D of the Siskiyou County Zoning Ordinance provides for flexibility in residential development standards through the approval of a planned development. Mandatory findings associated with the planned development include: general plan consistency; availability of adequate utility services; substantial compatibility with adjacent land uses; adequate infrastructure to accommodate anticipated traffic; densities that are no higher than those permitted by the General Plan; completion of the first phase within four years; and each phase can exist independently of one another.

Second Dwelling Units

Another type of housing appropriate for lower-income persons are second dwelling units. "Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes the following: (A) An efficiency unit, as defined in Section 17958.1 of Health and Safety Code (B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law", amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable and clear standards". Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 65852.2(b) of the Government Code, except the County may require that the primary structure be owner-occupied. The County may apply the following standards:

- The unit is not intended for sale and may be rented;
- The lot is zoned for single-family or multifamily use;
- The lot contains an existing single-family dwelling;
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet; and
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

During the prior planning period the County has adopted a second dwelling unit ordinance consistent with Government Code Section 65582.2 and the County permits the development of second dwelling units in all residential districts consistent with State law.

Housing for Persons with Disabilities and Supportive Housing

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance and improvement of housing for persons with disabilities. Further, pursuant to State law, local governments are required to establish appropriate reasonable accommodation procedures to meet the special needs of this population.

Although the County has not yet established formal reasonable accommodation procedures, the Community Development Department is in the process of developing policies to address the special needs of persons with disabilities as they relate to land use controls. It is anticipated that the County's reasonable accommodation procedures will be in place prior to the summer of 2015. Further, in the interim it is standard practice within the Community Development Department to review each application on a project-by-project basis in order to meet the special housing needs of persons with disabilities. Therefore, whenever possible, and without placing an undue burden on the County, flexibility has been, and continues to be, granted in the policies, procedures, rules and regulations for persons with disabilities. Further, the County follows California's handicap and accessibility laws for multifamily residential developments, which include:

- All ground floor units in developments containing 4-20 units must be adaptable (interior modifications) and meet accessibility requirements; and
- When there are more than 20 units, at least two percent must be adaptable with the remainder being accessible.

In terms of siting requirements for the construction of special needs housing, the County does not regulate special needs housing in relationship to one another (e.g., through spacing, distribution, or numerical restrictions). In other words, there is no minimum distance required between two or more special needs housing units and no maximum number of facilities or units that can be permitted.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

In accordance with state law, the County must allow residential care facilities for six or fewer persons in any area zoned for residential use. Further, the County may not require licensed residential care facilities for six or less individuals to obtain conditional use permits or variances that are not required of other residential dwellings. Accordingly, the during the prior planning period the County amended the Zoning Code to allow residential care facilities for six or fewer individuals by right in all residential zones and conditionally permit them in the Mixed Multiple-Family Residential (Res-3), Multiple-Family Residential (Res-4) Rural Neighborhood Commercial (C-R) Neighborhood Commercial (C-U) and Town Center (C-C) zones.

Emergency Shelters and Transitional Housing

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. The zone or zones identified have to have land available to accommodate an emergency shelter. Although the County's Housing Needs Assessment indicates that there are relatively few homeless persons in the County, and identifies existing homeless services in the incorporated areas of the County, the County amended its Zoning Ordinance consistent with SB 2 during the prior planning period to ensure that it does not constrain the ability of emergency shelters to locate in the unincorporated areas of the County. The County also amended its Zoning Ordinance consistent with SB 2 to ensure that transitional housing and supportive housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

In an effort to clarify the Zoning Code and therefore facilitate the above housing types, the County has amended the Code to include current definitions of "transitional housing", "supportive housing" and allow these uses in the Multiple-Family Residential (Res-4) zone. Further, in order to allow emergency shelters by right consistent with SB 2 and the 2008 Housing Element, the County amended the Code to allow emergency shelters in the Highway Commercial (CH) zone. Approximately 624 acres in 10 vacant parcels of currently zoned C-H sites are available to meet this potential need.

Housing for Farmworkers

The Siskiyou County Zoning Code permits farmworker housing in both the Prime Agricultural (AG-1) and the Non-Prime Agricultural (AG-2) districts. Requests for farmworker housing are handled administratively at no cost, unless a building permit is necessary. The only requirement is that the landowner demonstrates that the residence will be used for farmworker housing. This can be accomplished through the submittal of a request on official ranch or company letterhead, pay receipts for laborers, or by a written statement justifying the need for such housing. Furthermore, there are no unit size or density limits, except when due to site constraints.

Development and Processing Fees

The County has not adopted impact fees, but does charge for building permits, permitting of septic and wells, and for connection to public sewer and water systems where available. **Table A-34** provides a comparison of fees for typical single-family and multifamily dwellings located within a community service district (CSD), as well as a comparison of fees for units connected to private well and septic systems. For a typical residence that is served with public sewer and water, fees are approximately \$9,363 per single-family unit and \$6,821 per multifamily unit. For those units that require well and septic, fees are approximately \$7,163 for single-family dwellings

and \$4,276 for multifamily dwellings. School impact fees are also required by the various school districts throughout the County and can result in an additional \$2,772 to \$4,158 per unit. Depending on housing unit size, type and location, County and school district fees amount to between four and six percent of the total cost of each new housing unit. The lower end of this range applies to single-family and multifamily units utilizing well and septic and the higher end of the range applies to units served with public sewer and water service. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to ensure health and safety as well as maintain the quality of life desired by County residents. In addition, in comparison to other jurisdictions, these fees are considerably lower due to the absence of development impact fees in the County.

**Table A-34
Typical Building Permit Fees**

Fee Category	Single-Family Dwelling ⁽¹⁾	Multifamily Dwelling ⁽²⁾
Building Plan Check	\$970	\$515
Building Permit	\$1,109	\$476
Electrical	\$133	\$86
Plumbing	\$177	\$172
Mechanical	\$44	\$39
Seismic	\$21	\$14
CBSC	\$8	\$5
CSD Wastewater Connection ⁽³⁾	\$2,000	\$2,000
CSD Public Water Connection ⁽³⁾	\$743	\$743
Septic System ⁽⁴⁾	\$270	\$68
Well System ⁽⁴⁾	\$246	\$130
School Impact Fee @ \$2.31/sq. ft. ⁽⁵⁾	\$4,158	\$2,772
Total with CSD Connection	\$9,363	\$6,821
Total with Well and Septic	\$7,136	\$4,276

Notes: (1) Assumes an 1,800-square foot dwelling with a 480 sq. ft. garage.
 (2) Assumes a fourplex with 1,200-square foot units with a single 1,920-square foot garage.
 (3) Connection fees vary depending on CSD.
 (4) Non-CSD connection fees do not include the cost of engineering or construction of systems.
 (5) School impact fees vary throughout the County from \$1.00 per sq. ft. to \$3.24 per sq. ft.

The County also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are summarized in **Table A-35**.

**Table A-35
Planning Permit Fees**

Type of Approval or Permit	Fee ⁽¹⁾
Development Plan Check	\$175
Negative Declaration	\$725-975
Mitigated Negative Declaration	\$725-975

Type of Approval or Permit	Fee ⁽¹⁾
Environmental Impact Report	50% deposit + actual costs + 10%
General Plan Amendment	\$1,150 - \$1,675
Rezone	\$1,175 - \$1,800
Use Permit	\$100 - \$950
Variance	525 - \$725
Boundary Line Adjustment	\$550 + \$50/lot < 2
Tentative Parcel Map	\$975 - \$1,225
Tentative Subdivision Map	\$1,250 + \$20/lot
Map Extension	\$175 - \$300
Appeals – Planning Commission	\$875
Appeals – Board of Supervisors	\$1,250

(1) Fees are for informational purposes only and are subject to change.

Permit Processing Times

The time involved in processing development applications can, in general, become a constraint to affordable housing development. In Siskiyou County, most development applications for single-family and multifamily developments take approximately 30 days to process as long as no discretionary approvals are needed. If an applicant proposes developments that require discretionary review, such as a use that requires a conditional use permit, the processing time can extend to two months regardless if it's a single-family or multifamily project. **Table A-36** lists the typical review times for each type of permit or approval process in the County. These review periods do not present substantial constraints to development as some review is needed to ensure the maintenance of health and safety standards. Time needed to comply with the California Environmental Quality Act (CEQA) can be a factor for applicable projects. In the County, nearly all discretionary projects require CEQA review by State agencies. Accordingly, having to process these applications through the State Clearinghouse increases the costs and time constraints significantly. The Planning Department encourages developers to submit applications concurrently where possible to minimize the total processing time and related cost for a project.

Table A-36
Planning Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	30 days
Conditional Use Permit (CUP)	1-2 months
Variance	30 days
Zone Change	4-6 months
General Plan Amendment	4-6 months
Site Plan Review	24-48 hours
Parcel Maps	2-3 months
Initial Study (CEQA)	2-3 months
Environmental Impact Report (CEQA)	10-12 months

Source: Siskiyou County Community Development Department, 2013

Use Permit Process

Aside from lower density residential uses in the commercial districts and mobile home parks in the Mixed Multiple-Family Residential (Res-3) district, very few residential uses in Siskiyou County require a use permit. When a use permit is necessary, property owners are required to submit an application and site plan for review, along with the appropriate processing fee.

In deciding whether to grant a use permit, the Planning Commission considers whether the proposed use is consistent with the General Plan and whether it's compatible with adjacent uses. However, there are no particular findings that the Planning Commission is required to make.

While this lack of specificity may pose a potential constraint to developers of residential uses requiring a use permit, in that there is no guarantee of approval, the County does not apply the use permit process to disallow residential uses. Rather, the County seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner that will result in projects that are compatible with surrounding uses. Further, in those instances where the use permit is denied by the Planning Commission, applicants may appeal the decision to the Board of Supervisors. The process is the same for all uses requiring a use permit. Therefore, the process does not unduly constrain the development of residential uses subject to the use permit. It is also important to note that it has been the County's practice to process the vast majority of use permits expeditiously, as indicated in **Table A-36** above.

Building Code and Enforcement

The County has adopted the provisions of the Uniform Building, Plumbing, Mechanical and Electrical Codes set forth in Title 24 of the California Administrative Code. Further, only those provisions necessary to ensure public health and safety and required by the State of California were adopted.

Code enforcement typically occurs when the building inspector is processing other permits on the site, or when complaints are filed. The Building Department staff work with the Health Department when the complaint appears to be a matter of both health and safety.

Most complaints come from renters who make complaints against their landlord. The inspection may reveal building or health code violations that are then written up with a timeline for correction and follow-up inspections. If there are no code violations, but other non-code situations occur, the renter is given a question and answer sheet prepared by the California State Department of Consumer Affairs, which helps to define the renter's rights and options in the matter. Complaints in mobile home parks are referred to the enforcement section of the Department of Housing and Community Development.

On- and Off-Site Improvements

Siskiyou County requires that developers complete certain minimum site improvements in conjunction with new housing development. Required improvements include proper grading, appropriate landscaping, the provision of storm water drainage systems, and adequate number of parking spaces (i.e., two per unit). In addition, wastewater systems must meet the County Health Department and State Water Control Board requirements, and the water system must meet the State Department of Health Services requirements in addition to County requirements. These standards are typical of many counties and do not adversely affect the provision of affordable housing in Siskiyou County.

Among the required on- and off-site improvements, roadways typically have the greatest impact on the cost of housing. Further, it is local streets that are the most common street improvements in new subdivisions. However, depending upon the size of the subdivision, improvements to collectors and arterials may also be necessary. The following standards, which are included in the Siskiyou County Land Development Code, are the basic minimums necessary to protect public health and safety:

- Residential Streets:
 - Right-of-way: 60 feet
 - Pavement width: 20 feet
- Collectors:
 - Right-of-way: 60 feet
 - Pavement width: 24 feet
- Arterials:
 - Right-of-way: 60 feet
 - Pavement width: 40 feet

The requirement for residential streets to have a 60-foot right-of-way and 20-foot curb-to-curb width is typical of many unincorporated areas throughout the state. It is also considerably less expensive than the typical road standards adopted by many of the incorporated communities in the County. As a result, this standard has little impact on the total cost of affordable housing.

Non-Governmental Constraints

Land Costs

The most significant limitation to affordable housing opportunities in the County is land cost. There are numerous subdivisions in the County with available undeveloped lots that cost less than \$50,000. This is due to locational characteristics as well as the surplus of lots that exist. Land located near communities where there is a relatively high amount of tourist-related activity, such as Mt. Shasta, tend to be more expensive than other outlying areas. According to a survey of vacant residential land for sale in the County, the average cost for an unimproved 2.5-acre lot (zoned for single-family residential) at a county-wide level without water or sewer is an estimated \$47,209. In more desirable locations of the County, costs exceeding \$70,000 are not uncommon. However, in areas of the County where most of the residential development is occurring, such as adjacent to the City of Mt. Shasta or in the community of Lake Shastina, the cost of a developable lot (0.17 acre to 2.5 acres depending on sewer and water availability) averages approximately \$29,663. This is based on sales of vacant land in the unincorporated areas of the County between January 2013 and December 2013. During this period, lots in Lake Shastina had an average sales price of \$5,174 and lots near the City of Mt. Shasta were selling for approximately \$69,223. It is important to note that lots in Lake Shastina included sewer and water, whereas the lots adjacent to the City of Mt. Shasta were unimproved and, therefore, larger.

Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company estimates the per square foot cost of a single-story four-cornered home in Siskiyou County to be

approximately \$172 per square foot. This cost estimate is based on a 1,200 square foot house of good-quality construction including a two-car garage, central heating and air conditioning. The total construction costs excluding land costs are estimated at \$206,192 for a spec house in a housing tract and \$364,423 for a custom home.

If labor or material costs increased substantially, the cost of construction in the County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets. Variable rate mortgages may allow lower income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table A-37** illustrates interest rates as of October 2013. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table A-37
Interest Rates**

	Interest	APR
Conforming		
30-year fixed	4.0%	4.421%
15-year fixed	3.375%	3.669%
5-year ARM	2.875%	3.033%
Jumbo		
30-year fixed	4.000%	4.112%
5-year ARM	2.250%	2.765%

Source: www.wellsfargo.com, October 2013

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$729,750.

AT-RISK HOUSING ANALYSIS

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element include an analysis of the assisted low-income housing units in the County that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some

type of affordability restriction. If units are at risk of market rate conversion, the analysis must contain the following components:

- A comprehensive inventory of all subsidized rental housing units;
- A cost comparison of replacing or preserving any units, which will become at-risk of market rate conversion within ten years;
- Identification of non-profit entities qualified to acquire and manage rental housing;
- Identification of possible sources and potential funds for preserving housing units; and an
- Inventory of existing and proposed County programs for preserving at-risk units.

Existing Affordable Housing

Although there are a number of affordable multifamily housing projects located throughout the County, there are currently only two that are located within the unincorporated areas of the County. These are the McCloud River Apartments and the McCloud Motel Apartments, both of which are located in the community of McCloud. The McCloud River Apartments are subsidized through the Section 515 program of the United States Department of Agriculture (USDA) and the McCloud Motel Apartments are subsidized through the Section 8 program of the United States Department of Housing and Urban Development (HUD). Specific details on the location of the apartment complexes, the number of units within each, and the financing program expiration dates are provided in **Table A-38** below.

**Table A-38
Assisted Multifamily Units**

Name	Expiration Date	Total Units	Senior Units	Family Units	Funding Agency/Program
McCloud River Apartments 110 Water Street McCloud, CA 96057	12/12/2033	42	—	42	USDA Section 515
McCloud Motel Apartments 101 Minnesota Ave McCloud, CA 96057	12/31/2030	14	—	14	HUD Section 8

Source: California Housing Partnership Corporation; USDA Rural Development, 2014

Each of the properties in the County's inventory of affordable housing is assigned a level of risk of conversion. There are three levels of risk: at-risk, lower risk and low risk. Properties are "at-risk" when they are within five years of the end date of the most valuable subsidy or rent restriction. For example, if a property has a Section 515 contract that will expire within the next five years, it is considered to be at-risk of market rate conversion. Properties are considered a "lower risk" of market rate conversion if their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years, or if the property is owned by a non-profit organization. Properties are considered to be a "low risk" of market rate conversion when their subsidies and/or rent restrictions expire more than ten years into the future.

As noted in **Table A-38** above, the McCloud River Apartments' Section 515 contract with USDA expires in 2033 and the McCloud Motel Apartments' Section 8 contract with HUD expires in 2030. As such, both the McCloud River Apartments and McCloud Motel Apartments are considered a low risk of market rate conversion. Further, the McCloud Motel Apartments are owned by a non-

profit organization that has a history of contract renewal with HUD. Therefore, there are no units are considered to be at-risk of market rate conversion within the next ten years.

Cost Analysis

Even though there are no units in the unincorporated area of Siskiyou County that are at-risk of market rate conversion during the current planning period, it is worth analyzing a few of the methods that are available to the County for the preservation of affordable units in the future: rehabilitation, replacement and tenant-based rental assistance. Through a review of the costs associated with each of these methods, one can determine whether rehabilitation, replacement (i.e., new construction), or tenant-based rental assistance is the most economical approach to preserving at-risk units.

Rehabilitation

The primary factors used to determine the cost of preserving affordable housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (government and market). While the Community Housing Improvement Program (CHIP) is currently developing new housing only, the following are estimated per unit preservation costs for Siskiyou County based on previous projects completed by CHIP elsewhere in the north state. The approximate cost per unit for acquisition and soft costs is \$18,782, and \$40,421 for rehabilitation. Therefore, the total cost to preserve a low-income housing unit by rehabilitation in the County is approximately \$59,203.

New Construction

New construction implies “replacement” construction of the same number of units and similar amenities as the affordable housing development removed from the affordable housing stock. Cost estimates have been prepared using local information and data, as well as estimates of building costs provided by www.building-cost.net. The cost of new construction can vary considerably depending on factors such as location, number of units, size of unit, materials, on- and off-site improvements, and the type of construction (e.g., average, good, best). The following costs describe new construction for an apartment using average quality construction in an affordable housing complex in the community of McCloud. The cost for land acquisition is estimated at \$6,800 per unit based on a previous sale of a vacant Res-1 property in McCloud with construction costs of approximately \$67,451 per unit. The cost per unit for financing at 5.5 percent with a fixed-rate 30-year loan is \$137,873, for a total cost of \$144,673 per unit.

Tenant-Based Rental Assistance

Tenant-based rental assistance primarily depends on the income of the family, rental costs, and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$30,292 (i.e., 80 percent of the countywide median household income as reported by the U.S. Census Bureau in 2010), then that family could afford approximately \$757 per month for shelter costs. The difference between \$757 and \$803, which is the fair market rent for a two-bedroom apartment in Siskiyou County as published by HUD in 2013, would result in the need for a monthly rental assistance of \$46 a month or \$552 per year per unit. For the sake of comparing tenant-based assistance with rehabilitation and reconstruction costs, typical affordable housing developments carry an affordability term of twenty years, which would bring the total cost of tenant-based rental assistance to \$11,040 per family.

Comparison of Costs

Based on the comparison of rehabilitation, replacement and tenant-based rental assistance costs discussed above, tenant-based rental assistance is the most cost effective approach towards the preservation of affordable units in the County.

Preservation Resources

Efforts by the County to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Further, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the County has an ongoing association with are the logical entities for future participation, as are non-profits who have sought the right of first refusal status with the California Department of Housing and Community Development. Those non-profit organizations and government agencies that have been active in the preservation of affordable housing in the north state, are shown in **Table A-39**.

**Table A-39
Housing Organizations and Agencies**

Organizations and Agencies	
Christian Church Homes of Northern California 303 Hegenberger Road, Suite 101 Oakland, CA 94621-1419	Citizens Housing Corporation 26 O'Farrell Street #506 San Francisco, CA 94108
A.F. Evans Development, Inc. 1000 Broadway #300 Oakland, CA 94607	EAH, Inc. 2169 East Francisco Boulevard, Suite B San Rafael, CA 94901
Affordable Housing Community Trust 7901 La Riviera Drive Sacramento, CA 95826	Mercy Housing California 1360 Mission Street, Suite 300 San Francisco, CA 94103
California Human Development Corporation 3315 Airway Drive Santa Rosa, CA 95403	National Housing Trust P.O. Box 3458 Walnut Creek, CA 94598
California Housing Partnership Corporation 369 Pine Street, Suite 300 San Francisco, CA 94104	Community Housing Improvement Program 1001 Willow Street Chico, CA 95928
Rural Communities Housing Development Corp. 237 E. Gobbi Street Ukiah, CA 95482	Northern Valley Catholic Social Services 1020 Market Street Redding, CA 96001
California Housing Finance Agency 1121 L Street, Room 207 Sacramento, CA 95814	

Source: California Department of Housing and Community Development, June 2009

Programs for Preservation and Construction of Affordable Housing

The following is a summary of the current programs that the County is aware of and, if applicable, could be used to help meet the County's goal of remedying its affordable housing needs. Further, a list of funding sources that could be used by the County to meet its affordable housing goals is provided in **Appendix B**.

- **Project Development:** The County's Community Development Department could provide technical assistance and administrative support for housing developments that expand affordable housing options for the County's residents.
- **Non-Profit Support:** The County should continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.
- **Policy and Ordinance Review:** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the County. When necessary, changes or additions to the County's guiding policies and ordinances should be adopted.
- **Housing Referral Service:** The County should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- **Inclusionary Zoning:** The County could consider the adoption of an inclusionary Zoning Ordinance requiring a stated amount of lower income units in all new single- and multifamily developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.
- **Housing Rehabilitation:** The County's rehabilitation loan program is currently funded by a revolving loan account (RLA). The County has applied for CDBG funds in the past that are used to give rehabilitation loans. As repayments of these loans are received, the money is put back in to a loan account to loan to new applicants. Loans are made to households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding and total reconstructions. As of June 2013 there is approximately \$194,239 in the RLA, but the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Interest rates for owner-occupied units are typically set at three percent with a maximum repayment period of thirty years. Twelve households have been assisted in the past five years. In order to serve more low-income households, the program could be expanded to include landlords who rent to lower income households. However, at the present time, these funds have been tentatively allocated for a project to improve handicap accessibility and are not considered available for housing projects.

Housing Authority

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for those jurisdictions that do not have a local public housing authority, the Department of Housing and Community Development has a Housing Assistance Program that administers the Section 8 program in those counties.

Siskiyou County has no local public housing authority. As such, HCD receives an allocation of Housing Choice Voucher rent assistance funds from the U.S. Department of Housing and Urban Development and contracts with Shasta County Housing Authority to administer the Housing Choice Voucher (Section 8) program at the county level. The voucher program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income and the Section 8 program pays the remainder.

Shasta County Housing Authority administers a total of 195 vouchers county-wide, with 15 issued to residents within the unincorporated areas of the County. An additional 418 applicants are on the Housing Choice Voucher waiting list.

REGIONAL HOUSING NEEDS

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development (HCD) has developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 530 new residential units in all of Siskiyou County (i.e., including incorporated cities) over a 5.5-year period (January 1, 2014 to June 30, 2019). The need for 530 units is shared and distributed amongst the County and each of the cities in the County, with each jurisdiction's share determined by its proportion of the County's overall household population. Thus, the share of regional housing needs for the unincorporated areas of the County is 258 units, or about 47 units per year over a 5.5 year period. In an attempt to provide housing for all income groups in the County, these 258 units are further divided amongst the various income groups identified and defined in **Table A-40**.

Regional housing need allocations are considered a minimum need. Many jurisdictions have existing unmet housing needs due to overpayment or overcrowding issues that signal housing need and may exceed the regional allocations. According to the most recent 2014-2019 allocations, at least 258 new housing units are needed in the unincorporated areas of the County. A large portion of the allocation (approximately 42 percent) is for above moderate households.

Table A-40
Regional Housing Needs, 2014-2019

Income Category	Regional Housing Needs	Percent of Total	Progress	Remaining
Very Low (<50% Median Income)	65	25.2%	0	65
Low (50-80% Median Income)	40	15.5%	0	40
Moderate (80-120% Median Income)	43	16.7%	0	43
Above Moderate (>120% Median Income)	110	2.6%	0	110
Total	258	100%	0	258

Source Siskiyou County Final RHNA, HCD, July 2012

VACANT LAND INVENTORY

Housing Element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). The purpose of this inventory is to determine whether the County has allocated sufficient land for the development of housing to meet its share of the regional housing need.

This section provides an analysis of the land available within Siskiyou County for residential development. In addition to assessing the quantity of land available to accommodate the County's total housing needs, this section also considers the availability of sites to

accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The County prepared land inventory data based on the County's GIS (geographic information system) and County Assessor's database. This provided information on parcels, zoning designations, and assessed value. The County Assessor's database contains the structure value for each parcel. Based on this data, the vacant parcels were identified as potentially suitable for residential development by applying the following criteria:

- Parcel is on non-government land and is privately owned (approximately 37 percent of all land within Siskiyou County);
- Parcel is considered vacant if the structure value is less than \$10,000 (A structure with a value of less than \$10,000 will most likely be a secondary structure such as a barn, shed, or a house in dilapidated condition);
- Parcel is not located in the Timberland Protection District (TPZ);
- Parcel is more than one acre (unless located within a CSD) and less than 40 acres (historically, parcels greater than 40 acres tend to be used solely for agricultural purposes as opposed to residential uses);
- Majority of the parcel is outside of the 100-year floodplain;
- Majority of the parcel has slopes less than 30 percent; and
- Parcel is not under a Williamson Act Contract.

In evaluating zoning designations, all designations except the TPZ district allow at least one dwelling unit per 2.5 acres when served by well and septic system and 6 units per acre when served by community water and sewer systems.

Table A-41 provides a breakdown of estimated developable land within Siskiyou County for all residential and commercial zoning designations as of January 2014. The table shows the total overall acreage in the County, as well as a breakdown and reduction in acreage and parcels based on the criteria described above. Land that is summarized in this table would be served by private water wells and septic tanks or water and sewer connections provided by a public entity. After subtracting land that does not meet the site criteria previously discussed, the total number of available parcels is 13,330 with a total acreage of 68,553.

**Table A-41
Summary of County Land Inventory**

Category	Acres	Parcels	Percent of Total
Public Land	2,540,160	—	62.5%
Private Land (Less than \$10,000)	1,223,188	22,860	30.1%
All private land not in TPZ District	660,387	21,200	16.3%
Private Land less than 40 acres and no TPZ District	94,074	17,831	2.3%
Private Land less than 40 acres and no TPZ or Ag Preserve	83,411	17,227	2.1%
Private land more than one acre, unless located in a CSD, and less than 40 acres; no TPZ or Ag Preserve; and majority of	68,553	13,330	1.7%

Category	Acres	Parcels	Percent of Total
parcel less than 30 percent slope and outside of 100-year floodplain			
Total Acres in County	4,061,604	—	100%

Source: Siskiyou County Community Development Department, 2014

The information provided in **Table A-41** is expanded upon in **Table A-42** below. **Table A-42** provides a summary of vacant land in the unincorporated areas of the County that is zoned appropriately for residential development. However, this table assumes that maximum buildout will occur at no more than one unit for every 2.5 acres, which is generally considered the smallest lot size capable of supporting both a well and septic per County Health Department standards. Under this assumption, there is no consideration given to higher densities that are capable of being achieved with sewer and water infrastructure in the CSDs. This results in an estimate of the minimum number of units that are likely to occur in the higher density residential, commercial, and planned development zone districts (Res-3, Res-4, C-C, C-U, C-R, C-H and P-D) and the maximum number of units that is likely to occur in the lower density residential zone districts (R-R, Res-1 and Res-2).

Table A-42
Summary of County Land Inventory by Zoning

Zoning	Acres	Parcels	Potential Units
Rural Residential Agricultural (R-R)	34,618.2	7,861	13,834
Single-Family Residential (Res-1)	1,397.9	2,786	521
Limited Multiple-Family Residential (Res-2)	9.5	29	3
Mixed Multiple-Family Residential (Res-3)	54.2	14	21
Multiple-Family Residential (Res-4)	158.3	19	63
Town Center (C-C)	84.4	11	33
Neighborhood Commercial (C-U)	115.4	19	46
Rural Neighborhood Commercial (C-R)	54.6	6	21
Highway Commercial (C-H)	44.0	3	17
Planned Development (P-D)	6.0	2	2
Total	36,542.5	10,750	

Source: Siskiyou County Community Development Department, 2014

As indicated above, the land inventory has identified vacant land in the Town Center (C-C), Neighborhood Commercial (C-U), Rural Neighborhood Commercial (C-R), Highway Commercial (C-H), Mixed Multiple-Family Residential (Res-3), Multiple-Family Residential (Res-4), and Planned Development (P-D) districts. It is within these districts that higher density residential development could occur with sewer and water availability, and where housing affordable to extremely low-, very low- and low-income households is most likely to occur. Of the 10,750 parcels identified in **Table A-42**, 103 parcels are currently zoned appropriately for high density residential development (i.e., multifamily, commercial, or planned development). Still, in order to provide a more realistic estimate of buildout capacity within those districts that allow high density residential development, it is necessary to review vacant land by Community Service District, where sewer and water service are available. Further, the actual buildout capacity of the CSDs is fully dependent upon available sewer and water capacity within these districts.

The following describes the existing water capacity for each of the community service districts in the County:

- Happy Camp Sanitary District. This district's current capacity is 2 million gallons per day. Their current total usage is 200,000 gallons per day. Based on an average usage of 400 gallons per day per residential unit, it is estimated that approximately 100 additional residential units could be built before reaching capacity.
- Lake Shastina Community Service District. This district has a current capacity of 5.3 million gallons per day. Average residential use per unit in 2008 was 174 gallons per day. Based upon a maximum day demand of 2.8 million gallons per day in 2008, it is estimated that an additional 848 residences can be built before reaching capacity.
- McCloud Community Service District. This district is currently using approximately 25 percent of its current capacity. Its current capacity is approximately 12.5 million gallons per day. The current residential water usage during summer is 4,500 gallons per day per connection, while winter use is 900 gallons per day per connection. (It is important to note that the McCloud Community Service District does not currently meter water usage, which may contribute to the high estimates of water usage). Based on a usage of 4,500 gallons per unit per day, it is estimated that approximately 2,085 residential units could be built before reaching capacity.
- Hornbrook Community Service District. This district is currently using 25 percent of its capacity during the winter and 50 percent of its capacity during the summer. The current capacity of their water system is 200,000 gallons per day. Total average residential use is 12,000 gallons per day. The District estimates that 25-50 more residential units could be built before capacity is reached.
- Tennant Community Service District. This district's water supply is derived from a creek from Mount Shasta which has considerable capacity. However, there is a growth limit of 100 additional units that are allowed to be built in this district. The district currently has an average residential usage of 50,000 to 150,000 gallons per day.

The following provides the projected residential holding capacity based on the remaining wastewater capacity for each district and an average residential usage of 250 gallons per day for each unit.

- Happy Camp Sanitary District. This district is currently using 28 percent of its current wastewater capacity of 482,000 gallons per day. A projected total of 350 residential units can be built before reaching capacity in the district.
- Hornbrook. This community does not currently have wastewater collection and treatment within the service district.
- Lake Shastina Community Services District. According to district staff, the district is currently operating at approximately 67 percent of its design capacity and is able to accommodate approximately 550 additional homes before reaching its permitted capacity of 135,000 gallons per day. However, were the district to update its waste discharge requirements with the Regional Water Quality Control Board, it could in theory accommodate an additional 500 more homes based on its design capacity of 180,000 gallons per day. However, this would also require the lining an existing pond developed specifically for future expansion. .

- McCloud Community Service District. This district is currently at 50 percent of capacity. Its current capacity is 300,000 gallons per day. The district projects that a total of 500 residential units can be built.
- Tennant Community Service District. According to the North Coast Regional Water Quality Control Board, Tennant has adequate wastewater capacity to serve a limited amount of residential development.

Table A-43 provides the projected number of multifamily units that could be constructed within each of the community service districts based on sewer and water capacity. For the purpose of achieving a conservative estimate of buildout capacity, it is assumed that residential development within each district will be limited to six units per acre. The exception is Hornbrook, which relies upon septic systems. Consistent with state health standards for septic systems, densities in Hornbrook are estimated to not exceed four units per acre. By providing such conservative estimates of buildout capacity, the County is able to ensure that it will be able to accommodate its share of regional housing needs during the current planning period. Further, such a conservative estimate allows for the likelihood that many of the commercially zoned properties will in fact develop with commercial-type uses.

**Table A-43
Summary of Land for Multifamily Housing By Community Service District**

Community Services District	Acres	Maximum Density	Realistic Capacity	Constraints
Happy Camp				
Town Center District (C-C)	2.93	No Max.	17 units	—
Mixed Multiple-Family Residential (Res-3)	0.19	No Max.	1 units	—
Multiple-Family Residential (Res-4)	0.74	No Max.	3 units	—
Total	3.86	—	21 units	—
Lake Shastina				
Town Center District (C-C)	1.41	No Max.	8 units	—
Neighborhood Commercial (C-U)	1.44	25 units	8 units	—
Planned Unit Development	6.02	No Max.	35 units	—
Mixed Multiple-Family Residential (Res-3)	14.47	No Max.	83 units	—
Total	23.34	—	134 units	—
McCloud				
Town Center District (C-C)	0.76	No Max.	4 units	—
Neighborhood Commercial (C-U)	27.97	503 units	164 units	—
Total	28.73	—	168 units	—
Hornbrook				
Neighborhood Commercial (C-U)	0.47	8 units	2 units	Septic
Multiple-Family Residential District (Res-4)	8.50	No Max.	34 units	Septic
Total	8.97	No Max.	36 units	Septic
All Community Service Districts	73.89	—	359 units	—

Source: Siskiyou County Community Development Department, 2014

Notes: The Tennant and Callahan CSDs lack vacant land zoned for higher density residential development.

Information regarding the individual parcels that comprise the vacant land shown in **Table A-42** and **A-43**, can be found in **Appendix D** along with maps of vacant land in the CSDs.

Due to the availability of vacant lands shown in **Table A-42** and **Table A-43**, along with adequate sewer and water capacity within each of the community service districts, except Hornbrook, which relies upon septic systems, the County is able to meet its share of the Regional Housing Need for all income groups. Therefore, it is unnecessary for the County to consider the rezone of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. Further, the sites identified in **Table A-42** and **Table A-43** can support the development of housing in excess of the County's share of the 2014-2019 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the County has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period. Nevertheless, given the shortage of higher density zoned lands necessary to accommodate continued growth into the future, the County may consider taking steps to address these issues over the next five years.

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APPENDIX B

**AFFORDABLE HOUSING FUNDING
RESOURCES**

APPENDIX B – FUNDING RESOURCES

The following funding programs may be able to assist the County in meeting its affordable housing goals:

**Table B-1
Funding Resources**

Funding Program	Description	Guidelines	Funds Available Per Applicant
Rental Programs			
Governor's Homeless Initiative	Interagency funds (HCD, CAIHFA, DMH) for supportive housing for persons with severe mental illness who are chronically homeless.	<p><u>Eligible Project Sponsors</u></p> <p>Sponsors and borrowing entities may be organized on a for-profit or not-for-profit basis. Any individual, public agency or private entity capable of entering into a contract is eligible to apply, provided that they or their principals have successfully developed at least one affordable housing project. Sponsors of projects where at least 70 percent of the units consist of Target Population Units or Special Needs Population units are exempt from the requirement for previous development experience under limited conditions. See Section 7303 (d).</p> <p>Sponsors must also demonstrate a minimum of 24 months experience in the ownership or operation of at least one Supportive Housing or Special Needs Population project with five or more units, and provide the commitment of County Mental Health Department funds described in Section D. See Section 7343.</p> <p>Sponsors must have site control in the name of the Sponsor or an entity controlled by the sponsor as defined in Uniform Multifamily Regulations (UMR) Section 8303.</p>	<p>The maximum loan per project is \$7,000,000.</p> <p>The maximum MHP loan amount is a function of the number of restricted units in a project, their size, location, affordability level, whether the project is receiving nine percent tax credits, and the number and type of units restricted to the Target Population. For projects not receiving nine percent units, the per unit limits are the same as for other MHP NOFAs, except that the base amount for Target Population units is \$60,000 instead of \$30,000. For projects receiving nine percent credits, the per-unit limits are as the same for other MHP NOFAs (with a \$30,000 base amount), but the total maximum loan amount will be calculated by applying these limits to Target Population Units only. Tables specific to this NOFA showing the</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
			per-unit loan limits and targeted income limits and rents will be available on the HCD's website.
Multifamily Housing Program (MHP) General	Low-interest loans for development of affordable rental housing.	<p><u>Eligible Project Sponsors</u> Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply. The entity that submits information for the award of the experience points must be the named sponsor on the application.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined by UMR Section 8301 and meet the requirements of Section 7302 (5 or more dwelling units)</p>	The maximum loan per project is \$10,000,000. The maximum loan amount per "restricted" unit is a function of unit size, location, and affordability level per Section 7307.
Multifamily Housing Program Supportive Housing (MHP-SH)	Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	<p><u>Eligible Project Sponsors</u> Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units. Projects funded under this NOFA must contain Supportive Housing units, as defined in Paragraph B, equal to the</p>	<p>The maximum loan per project is \$3,000,000.</p> <p>The maximum loan amount per Supportive Housing unit is a function of unit size, location, and affordability level. The current MHP unit loan calculation methodology includes a base loan amount of \$30,000 plus an amount (calculated to compensate for lost debt service payment capacity) that increases proportionate to decreases in the rent restriction level.</p> <p>Per Unit Max:</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
		<p>greater of five units or 35 percent of the total project units. Supportive Housing units must be restricted to households with incomes not exceeding the greater of 30 percent Area Median Income.</p>	<p>\$50,000 per qualifying Supportive Housing unit. \$65,000 per qualifying Supportive Housing unit, occupied by a household which is Homeless, in projects with at least 35 percent of the total project units reserved for the Homeless if the project is not utilizing 9 percent tax credits.</p>
<p>Multifamily Housing Program Homeless Youth</p>	<p>Housing with supportive services for homeless youth</p>	<p><u>Eligible Project Sponsors</u> Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units.</p> <p>Applicants may apply for funding for: (1) projects containing Homeless Youth Units only or (2) projects containing Homeless Youth Units and other units (mixed projects). Under this NOFA, maximum loan amounts will be based on the number of Homeless Youth Units, and 9 percent tax credit projects are eligible.</p> <p>“Homeless Youth Units” means housing units linked to supportive services, where both:</p> <ol style="list-style-type: none"> 1. Occupancy is restricted to households that, upon move-in, include a “homeless youth”, as defined in Paragraph D below; and 	<p>The maximum loan per project is \$5,000,000. The maximum loan amount per Homeless Youth Unit is a function of unit size, location, and affordability level.</p> <p>Per Unit Max: In Northern California, \$65,000 for units in projects not receiving 9 percent tax credits, and \$50,000 for units in projects receiving 9 percent tax credits.</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
		<p>2. The limits on household income, duration of occupancy and rent set forth in Paragraph E apply.</p> <p>Households eligible to occupy assisted units must include a "homeless youth," which is defined in Government Code Section 11139.3(e)(2)</p>	
Homeownership Programs			
CalHome	Grants to local public agencies and nonprofits to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation.	<p><u>Eligible Applicants:</u> Any California local public agency or nonprofit corporation that is authorized to engage in or assist in the development of housing or operation of housing programs for persons and households of low- or very low- income, is eligible to apply. Only one application from a local public agency will be accepted for each jurisdiction.</p> <p>Applicants shall have been operating as a housing program administrator during the two years prior to the date of application.</p> <p>The Department has decided that this policy goal should be implemented in this NOFA.</p> <p>Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for purchase transactions where the units purchased are developed at 15 units per acre or higher.</p> <p>The Department has decided that this policy goal should be implemented in the NOFA.</p> <p>Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for transactions where the units purchased have been Energy-Star rated.</p> <p>It was decided that this policy goal should be implemented in this NOFA.</p> <p>Competitive points will be given in the scoring of this ap-</p>	<p>\$600,000 for smaller cities; \$1 Million for larger cities.</p> <p>The maximum aggregate application amount for all activities (programs) shall not exceed six hundred thousand dollars (\$600,000). An exception will be made for a city or county expected to have a higher demand for assistance as evidenced by a population in excess of 400,000 (within the city or the unincorporated portion of the applicant county), in which case the maximum aggregate amount for all activities shall not exceed one million dollars (\$1,000,000). The application lists eligible cities and the counties with unincorporated portions with populations exceeding 400,000. A county may operate its programs in the small cities within the county only with the documented approval of the cities. In this case, the sum of the populations of these small cities and the unincorporated</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
		<p>plication for applicants that use their mortgage assistance loans exclusively for home purchase transactions where the units purchased are developed or improved by meeting the following universal design standards:</p> <ul style="list-style-type: none"> • Provide at least one no-step entrance with beveled threshold. This may be at the front, side or back of the unit. • Make doorways throughout the unit at least 32 inches wide and hallways at least 36 inches clear width. • Reinforce walls around the toilet, bathtub and shower stall in order that grab bars may be added at a later time, if needed. • Install light switches and electrical controls no higher than 48 inches and electrical plugs no lower than 15 inches above the floor. • Install lever handles on all doors and plumbing fixtures. 	<p>rated portion of the county will be used to determine eligibility for an award in excess of \$600,000.</p> <p>The minimum application amount for any one activity shall not be less than one hundred thousand dollars (\$100,000).</p>
CalHome	Loans to local public agencies and nonprofits to fund homeownership development projects. Funds become grants as qualifying households occupy units.		
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities and counties that adopt measures to encourage affordable housing, to make second mortgage loans to low and moderate income homebuyers.	<p><u>Eligible Applicants</u></p> <p>To be eligible to apply to HCD for an award of BEGIN Program funds, the applicant shall be a city, county, or city and county within the State of California, which will offer specific forms of regulatory relief, regulatory barrier removal, or other development incentives to an identified BEGIN homeownership project.</p> <p>They may apply for funds for more than one project, but each project requires a separate application.</p> <p>The amount of grant funds to be requested is dependent</p>	<p>The maximum BEGIN loan amount per unit is \$30,000 (thirty-thousand dollars), or 20 percent of the home sales price, <i>whichever is less</i>. The applicant may choose to provide a lesser amount per unit in BEGIN loan funds than the statutory maximum. The application amount will be equal to the average amount of the proposed BEGIN subsidy (in</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
		on the number of units proposed for qualified low- and moderate-income first-time homebuyers in the subject BEGIN project. The minimum number of BEGIN units required in any application is four.	the form of mortgage assistance) to be given to the eligible homebuyers, multiplied by the number of BEGIN units.
CalHome Self-Help Housing Technical Assistance Allocation	Grants to organizations to assist low and moderate income households who build their own homes.	<p><u>Eligible Applicants</u></p> <p>An applicant must be a local public entity, nonprofit corporation or a limited-equity housing cooperative engaged in developing, conducting, administering or coordinating programs which will aid eligible households construct residential units for their own use. No more than twenty percent (20%) of available funding may be awarded to any one applicant. If you are a limited-equity housing cooperative, please contact the Department for additional forms that will be required as part of your application for funding.</p>	Technical Assistance Grants may be awarded to eligible applicants for owner-building in an amount that shall not exceed \$300,000.
Other Programs			
Emergency Housing and Assistance Program capital Development (EHAPCD)	<p>Deferred payment loans for capital development of emergency shelters and transitional housing for the homeless (no operating subsidy authorized).</p> <p>The contract shall include provision for the payment of state prevailing wage. Where funds provided through this Agreement are used for construction work, or in support of construction work.</p>	<p><u>Eligible Applicants</u></p> <p>The Department will award EHAPCD forgivable deferred loans to eligible local government agencies or nonprofit corporations, which provide, or contract with community organizations to provide, qualifying emergency shelter, transitional housing and/or safe haven to homeless persons. A limited partnership is not an eligible organization under EHAP statutes. The department will deny any EHAPCD application in the name of an entity other than an agency of local government or a nonprofit corporation, and will not approve the subsequent assignment of an EHAPCD award to an entity other than an agency of local government or a nonprofit.</p>	Applicants may submit only one (1) application per site. The minimum loan request per application is \$20,001 and the maximum is \$1,000,000. Applicants may submit multiple applications, but the maximum loan amount per Applicant per county remains at \$1,000,000 per funding round. Applications from the same Applicant in excess of \$1,000,000 per county are ineligible.

Funding Program	Description	Guidelines	Funds Available Per Applicant
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing		
Transit Oriented Development Program (TOD)	Funding for housing and related infrastructure near transit stations		\$12 Million. Maximum award of \$4 million.
Housing Urban-Suburban-and-Rural Parks	Grants for housing related parks.		
US Department of Housing and Urban Development Brownfield Economic Development Initiative Grant (HUD)	BEDI is designed to help local governments redevelop brownfields, defined in this NOFA as abandoned, idled, or underutilized real property, including industrial and commercial facilities, where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination.	<u>Eligible Applicants</u> Any public entity eligible to apply for Section 108 loan guarantee assistance in accordance with 24 CFR 570.702 Funding Opportunity Number: FR-5142-N-01 CFDA Number: 14.246 Competition ID: BEDI-01	The maximum amount of a BEDI award under this competition is \$2 million per project. An application in excess of \$2 million will be reduced to the extent HUD determines that such a reduction is appropriate and the project remains feasible.
The California Solar Initiative (CPUC)	The California Solar Initiative offers cash incentives on solar systems of up to \$2.50 a watt. These incentives, combined with federal tax		

Funding Program	Description	Guidelines	Funds Available Per Applicant
	<p>incentives, can cover up to 50 percent of the total cost of a solar system.</p> <p>Affordable Housing may be able to get up to 75 percent of the total cost covered.</p>		
<p>Predevelopment Loan Program (HCD)</p>	<p>PDLP Loans are for the purposes including but not limited to, the costs, or the costs associated with, land purchase or option to buy land; options or deposits to buy or preserve existing government-assisted rental housing for the purpose of preserving the affordability of the units; closing costs; holding costs which can include, but are not limited to, taxes, insurance, and interest; professional services such as architectural, engineering, or legal services; permit or application fees; and bonding, site preparation, related water, sewer development, or material expenses.</p>	<p>Local Governments</p>	

APPENDIX C
GLOSSARY OF TERMS

APPENDIX C- GLOSSARY OF TERMS

The following definitions are for commonly used terms in a Housing Element:

Above Moderate-Income: Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessible Units: Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Affordability: Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing: "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing: Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

At-Risk Housing: Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

Below Market Rate (BMR) Unit: A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

Community Development Block Grant (CDBG): The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden: A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census: Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

Density: This refers to the number of housing units on a unit of land (e.g. ten units per acre).

Density Bonus Programs: Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Downpayment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Dwelling Unit: Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

Elderly Units: Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element: A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

Emergency Shelter: A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

Fair Market Rent (FMR): Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Farm Labor Housing (Farm Worker): Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family Income: In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

FHA-Insured: The Federal Housing Administration insured mortgages so that lower- and moderate- income people can obtain financing for homeownership.

First-time homebuyer: A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$ 40,000 depending on the amount of assistance required by the individual homebuyer.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

Groups Quarters: A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

Habitable (room): A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity: Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Hispanic or Latino: In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — "Mexican," "Puerto Rican," or "Cuban" — as well as those who indicate that they are "other Spanish, Hispanic, or Latino." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "other Spanish, Hispanic, or Latino" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990;

in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME): HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household: A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

HUD: The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories: The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Large Family or Household: A household or family with five or more members.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC): The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median-Income: Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

Moderate-Income: Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Credit Certificate Program (MCCs): The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multifamily Dwelling: A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Non-Hispanic: In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-

income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance: A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own: A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHS): A part of the United States Department of Agriculture's Rural Development. The RHS offers financial aid to low-income residents of rural areas.

Second Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

Section 8: Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing: This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning: Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

U.S. CENSUS TERMS

Children: The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children: Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children: Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin: People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size: Refers to the number of people in a family.

Family type: Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income: The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Occupied housing unit: A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units: Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income: Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate: The percentage of people (or families) who are below poverty.

Race: The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded: Are occupied housing units with 1.51 or more persons per room.

Single family detached homes: This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing: This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only" if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Two-family buildings: These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

White: In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category "1999 or 2000" was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer's model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

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APPENDIX D
VACANT LAND INVENTORY

APPENDIX D – VACANT LAND INVENTORY

Table D-1 expands upon the summaries of vacant land provided in Table A-41 and Table A-42 by providing parcel specific information.

**Table D-1
Vacant Land Inventory**

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
031-240-080	R-R	3.95	23 units	16 units	Callahan	—
031-240-380	R-R	8.78	51 units	36 units	Callahan	—
016-401-230	C-C	0.55	No Max	3 units	Happy Camp	—
016-030-140	C-C	2.38	No Max	14 units	Happy Camp	Partial Flood
016-510-130	PD (Res-4)	0.16	No Max	1 unit	Happy Camp	Partial Flood
016-510-330	PD (Res-4)	0.29	No Max	1 unit	Happy Camp	Partial Flood
016-510-320	PD (Res-4)	0.29	No Max	1 unit	Happy Camp	Partial Flood
016-451-170	RES-3	0.19	No Max	1 unit	Happy Camp	—
016-474-160	R-R	0.17	1 unit	1 unit	Happy Camp	—
016-452-040	R-R	0.19	1 unit	1 unit	Happy Camp	—
016-474-210	R-R	0.21	1 unit	1 unit	Happy Camp	—
016-472-140	R-R	0.23	1 unit	1 unit	Happy Camp	—
016-472-070	R-R	0.23	1 unit	1 unit	Happy Camp	—
016-472-090	R-R	0.23	1 unit	1 unit	Happy Camp	—
016-461-140	R-R	0.23	1 unit	1 unit	Happy Camp	—
016-452-100	R-R	0.24	1 unit	1 unit	Happy Camp	—
016-421-190	R-R	0.24	1 unit	1 unit	Happy Camp	—
016-370-150	R-R	0.25	1 unit	1 unit	Happy Camp	—
016-451-060	R-R	0.25	1 unit	1 unit	Happy Camp	—
016-390-330	R-R	0.26	1 unit	1 unit	Happy Camp	Partial Flood
016-370-440	R-R	0.28	1 unit	1 unit	Happy Camp	Partial Flood
016-412-160	R-R	0.29	1 unit	1 unit	Happy Camp	—
016-401-160	R-R	0.31	1 unit	1 unit	Happy Camp	—
016-451-140	R-R	0.31	1 unit	1 unit	Happy Camp	—
016-471-080	R-R	0.32	1 unit	1 unit	Happy Camp	—
016-451-260	R-R	0.32	1 unit	1 unit	Happy Camp	—
016-401-380	R-R	0.33	1 unit	1 unit	Happy Camp	—
016-421-200	R-R	0.37	2 units	2 units	Happy Camp	—
016-530-780	R-R	0.39	2 units	2 units	Happy Camp	—
016-412-280	R-R	0.40	2 units	2 units	Happy Camp	—
016-530-760	R-R	0.40	2 units	2 units	Happy Camp	—
016-411-220	R-R	0.40	2 units	2 units	Happy Camp	—
016-370-080	R-R	0.43	2 units	2 units	Happy Camp	Partial Flood
016-421-280	R-R	0.43	2 units	2 units	Happy Camp	—
016-411-210	R-R	0.43	2 units	2 units	Happy Camp	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
016-411-130	R-R	0.45	2 units	2 units	Happy Camp	Partial Flood
016-530-280	R-R	0.46	2 units	2 units	Happy Camp	—
016-530-340	R-R	0.46	2 units	2 units	Happy Camp	—
016-370-450	R-R	0.46	2 units	2 units	Happy Camp	—
016-530-680	R-R	0.47	2 units	2 units	Happy Camp	—
016-530-290	R-R	0.47	2 units	2 units	Happy Camp	—
016-530-810	R-R	0.48	2 units	2 units	Happy Camp	—
016-530-560	R-R	0.48	2 units	2 units	Happy Camp	—
016-530-240	R-R	0.49	2 units	2 units	Happy Camp	—
016-530-170	R-R	0.50	2 units	2 units	Happy Camp	—
016-530-180	R-R	0.50	2 units	2 units	Happy Camp	—
016-530-670	R-R	0.50	2 units	2 units	Happy Camp	—
016-530-360	R-R	0.50	2 units	2 units	Happy Camp	—
016-530-100	R-R	0.51	2 units	2 units	Happy Camp	Partial Flood
016-530-630	R-R	0.51	3 units	2 units	Happy Camp	—
016-390-410	R-R	0.51	3 units	2 units	Happy Camp	Partial Flood
016-530-600	R-R	0.52	3 units	2 units	Happy Camp	—
016-530-540	R-R	0.52	3 units	2 units	Happy Camp	—
016-530-570	R-R	0.52	3 units	2 units	Happy Camp	—
016-530-620	R-R	0.52	3 units	2 units	Happy Camp	—
016-530-090	R-R	0.53	3 units	2 units	Happy Camp	Partial Flood
016-390-300	R-R	0.55	3 units	2 units	Happy Camp	—
016-530-020	R-R	0.55	3 units	2 units	Happy Camp	—
016-421-180	R-R	0.61	3 units	2 units	Happy Camp	—
016-530-520	R-R	0.63	3 units	2 units	Happy Camp	—
016-530-530	R-R	0.66	3 units	2 units	Happy Camp	—
016-490-130	R-R	0.68	4 units	2 units	Happy Camp	—
016-530-030	R-R	0.69	4 units	2 units	Happy Camp	—
016-412-130	R-R	0.70	4 units	2 units	Happy Camp	—
016-530-010	R-R	0.91	5 units	3 units	Happy Camp	—
016-490-180	R-R	0.92	5 units	3 units	Happy Camp	—
016-050-530	R-R	1.01	5 units	3 units	Happy Camp	—
016-530-060	R-R	1.19	6 units	5 units	Happy Camp	Partial Flood
016-550-200	R-R-B-1	1.07	1 unit	1 unit	Happy Camp	—
016-370-050	R-R-B-1	1.31	1 unit	1 unit	Happy Camp	Partial Flood
016-430-480	R-R-B-1	1.59	1 unit	1 unit	Happy Camp	—
016-520-350	R-R-B-1	1.60	1 unit	1 unit	Happy Camp	—
016-430-470	R-R-B-1	4.92	4 units	4 units	Happy Camp	Partial Flood
009-560-350	R-R-B-2.5	2.51	1 unit	1 unit	Happy Camp	Partial Flood
009-560-540	R-R-B-2.5	4.43	1 unit	1 unit	Happy Camp	Partial Flood
016-010-410	R-R-B-5	6.14	1 unit	1 unit	Happy Camp	—
016-010-430	R-R-B-5	7.14	1 unit	1 unit	Happy Camp	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
016-100-040	R-R-B-5	7.64	1 unit	1 unit	Happy Camp	—
016-090-170	R-R-B-5	9.56	1 unit	1 unit	Happy Camp	—
016-020-250	R-R-B-5	12.60	2 units	2 units	Happy Camp	Partial Flood
016-100-210	R-R-B-5	37.63	7 units	7 units	Happy Camp	—
040-180-050	C-U	0.47	7 units	2 units	Hornbrook	—
040-140-020	RES-4	8.50	No Max	34 units	Hornbrook	—
040-390-140	R-R	0.17	1 unit	1 unit	Hornbrook	—
040-410-040	R-R	0.17	1 unit	1 unit	Hornbrook	—
040-420-100	R-R	0.18	1 unit	1 unit	Hornbrook	—
040-150-260	R-R	0.18	1 unit	1 unit	Hornbrook	Partial Flood
040-150-370	R-R	0.19	1 unit	1 unit	Hornbrook	Partial Flood
040-180-080	R-R	0.22	1 unit	1 unit	Hornbrook	—
040-210-170	R-R	0.24	1 unit	1 unit	Hornbrook	—
040-440-010	R-R	0.27	1 unit	1 unit	Hornbrook	—
040-420-170	R-R	0.31	1 unit	1 unit	Hornbrook	—
040-420-010	R-R	0.32	1 unit	1 unit	Hornbrook	—
040-420-210	R-R	0.32	1 unit	1 unit	Hornbrook	—
040-390-080	R-R	0.32	1 unit	1 unit	Hornbrook	—
040-390-150	R-R	0.33	1 unit	1 unit	Hornbrook	—
040-170-150	R-R	0.35	2 units	1 unit	Hornbrook	—
040-210-280	R-R	0.36	2 units	2 units	Hornbrook	—
040-210-080	R-R	0.40	2 units	2 units	Hornbrook	—
040-210-260	R-R	0.44	2 units	2 units	Hornbrook	—
040-420-260	R-R	0.44	2 units	2 units	Hornbrook	—
040-150-050	R-R	0.47	2 units	2 units	Hornbrook	—
040-210-200	R-R	0.55	3 units	2 units	Hornbrook	—
040-210-120	R-R	0.58	3 units	2 units	Hornbrook	—
040-140-130	R-R	0.58	3 units	2 units	Hornbrook	—
040-150-010	R-R	0.58	3 units	2 units	Hornbrook	—
040-400-150	R-R	0.61	3 units	3 units	Hornbrook	—
040-150-120	R-R	0.83	4 units	3 units	Hornbrook	—
040-450-210	R-R	1.07	6 units	4 units	Hornbrook	—
040-450-030	R-R	1.08	6 units	4 units	Hornbrook	—
040-450-040	R-R	1.10	6 units	4 units	Hornbrook	—
040-450-220	R-R	1.12	6 units	4 units	Hornbrook	—
040-450-010	R-R	1.13	6 units	4 units	Hornbrook	—
040-290-030	R-R	1.13	6 units	4 units	Hornbrook	—
040-410-060	R-R	1.18	6 units	4 units	Hornbrook	—
040-450-120	R-R	1.23	7 units	5 units	Hornbrook	—
040-290-050	R-R	1.23	7 units	5 units	Hornbrook	—
040-450-070	R-R	1.24	7 units	5 units	Hornbrook	—
040-450-130	R-R	1.25	7 units	5 units	Hornbrook	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
040-450-110	R-R	1.26	7 units	5 units	Hornbrook	—
040-450-100	R-R	1.28	7 units	5 units	Hornbrook	—
040-450-170	R-R	1.32	7 units	5 units	Hornbrook	Partial Flood
040-450-160	R-R	1.38	8 units	5 units	Hornbrook	Partial Flood
040-190-060	R-R	1.44	8 units	6 units	Hornbrook	—
040-170-140	R-R	1.51	8 units	6 units	Hornbrook	—
040-410-020	R-R	1.72	10 units	7 units	Hornbrook	—
040-450-250	R-R	2.67	15 units	11 units	Hornbrook	—
040-170-050	R-R	2.93	17 units	12 units	Hornbrook	—
040-210-070	R-R	3.00	17 units	12 units	Hornbrook	—
040-180-250	R-R	3.06	18 units	12 units	Hornbrook	—
040-170-180	R-R	3.61	21 units	15 units	Hornbrook	—
040-180-230	R-R	4.17	24 units	17 units	Hornbrook	—
040-170-200	R-R	6.32	37 units	26 units	Hornbrook	—
040-210-320	R-R	13.08	76 units	54 units	Hornbrook	—
106-440-200	C-C	0.41	No Max	2 units	Lake Shastina	—
106-440-030	C-C	1.00	No Max	6 units	Lake Shastina	—
106-130-040	C-U	1.44	23 units	8 units	Lake Shastina	—
106-010-010	PD	0.41	No Max	2 units	Lake Shastina	—
020-520-370	PD	5.61	No Max	33 units	Lake Shastina	—
106-260-440	RES-I	0.17	1 unit	1 unit	Lake Shastina	—
108-220-140	RES-I	0.17	1 unit	1 unit	Lake Shastina	—
106-270-430	RES-I	0.17	1 unit	1 unit	Lake Shastina	—
106-290-520	RES-I	0.17	1 unit	1 unit	Lake Shastina	—
106-320-010	RES-I	0.17	1 unit	1 unit	Lake Shastina	—
106-280-180	RES-I	0.18	1 unit	1 unit	Lake Shastina	—
107-260-010	RES-I	0.18	1 unit	1 unit	Lake Shastina	—
108-210-100	RES-I	0.18	1 unit	1 unit	Lake Shastina	—
106-260-400	RES-I	0.18	1 unit	1 unit	Lake Shastina	—
107-450-130	RES-I	0.18	1 unit	1 unit	Lake Shastina	—
107-450-320	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
107-460-090	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
107-460-130	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
106-030-290	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
106-030-280	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
106-420-270	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
108-210-080	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
108-160-090	RES-I	0.20	1 unit	1 unit	Lake Shastina	—
108-270-350	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
107-140-110	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
107-260-240	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
107-160-160	RES-I	0.21	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-010-140	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
108-010-150	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
106-260-230	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
108-030-250	RES-I	0.21	1 unit	1 unit	Lake Shastina	—
107-450-540	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
106-280-160	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-190-060	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-160-080	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-460-400	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-320-540	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
106-230-330	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
106-010-360	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-240-090	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
106-100-210	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-450-040	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-150-060	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-080-100	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-330-350	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-210-110	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-160-170	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-460-440	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-020-310	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-160-160	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-030-420	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-440-270	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
108-160-150	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-130-020	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
106-040-230	RES-I	0.22	1 unit	1 unit	Lake Shastina	—
107-160-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-160-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-030-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-140-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-470-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-260-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-160-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-410	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-140-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-160-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-360	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-520	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-510	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-040-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-240-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-500	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-350	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-140-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-170-320	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-450	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-250-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-480	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-470-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-400	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-110	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-410	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-460	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-420	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-320-470	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-280-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-420	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-140-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-160-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-330-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-280-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-440	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-260-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-350	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-110	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-200-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-350	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-160-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-390-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-390-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-100-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	Partial Flood

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-130-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-230-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-010-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-200-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-450	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-230-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-110	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-290-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-050-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-090-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-210-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-120-420	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-200-141	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-200-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-210-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-210-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-210-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-010-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-230-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-160-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-030-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-360-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-010-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-460-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-280-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-120-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-100-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	Partial Flood
107-450-490	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-210-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-430	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-010-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-170-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-350-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-110	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-430-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-350-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-360	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-210-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-350-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-440	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-220-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-120-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-250-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-170-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-350-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-230-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-360	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-250-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-050-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-200-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-180-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-200-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-170-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-290	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-200-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-030-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-300-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-140-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-130-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-170-310	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-420	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-160-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-020-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-400	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-440	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-360-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-060-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-230-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-030-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-130-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-010-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-330-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-420	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-430	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-210-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-020-310	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-430	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-190-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-460	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-060-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-130-080	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-060-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-050-310	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-020-400	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-060-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-140-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-020-320	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-050-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-460-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-290	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-110-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-200-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-050-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-010-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-310-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-370	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-320-110	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-160-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-050-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-430-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-080-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-430-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-460	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-430-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-250-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-150-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-150-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-150-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-170-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-520	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-280-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-410-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-260-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-460-410	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-410	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-300-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-110-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-050-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-130-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-410	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-260-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-030-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-200-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-290-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-450	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-060-270	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-060-320	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-410-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-030-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-040-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-150-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-070-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-240-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-200-400	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-310	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-200-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-290-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-150-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-110-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-470-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-120-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-300-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-200-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-360-440	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-170-290	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-470-120	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-020-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-330-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-260-390	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-120-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-330-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-430-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-230-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-260-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-060	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-170-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-020-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-080-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-390-130	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-030-240	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-120-480	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-320-220	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-140	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-040-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-120-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	Partial Flood
106-300-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-280	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-310-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-260-070	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-070-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-390-160	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-280-210	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-260-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-270-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-310-020	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-040-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-450-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-280-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-150-230	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-050-320	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-300-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-280-180	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-040-010	RES-I	0.23	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-310-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-030-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-160-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-250-100	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-210-030	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-080-260	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-050-040	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-260-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-070-090	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-250-330	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-180-380	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-280-490	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-460-460	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-220-310	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-300	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-460-190	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-080-170	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-340-350	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-060-250	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-270-050	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-340-340	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
108-300-200	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
107-440-150	RES-I	0.23	1 unit	1 unit	Lake Shastina	—
106-420-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-010-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-440-440	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-060-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-360-140	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-290-140	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-190-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-370	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-260-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-110-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-390	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-400	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-420-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-350-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-070-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-110-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-270-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-070-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-040-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-400	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-390	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-140	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-200-380	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-460	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-330-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-320-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-280-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-070-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-060-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-420	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-230-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-290-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-480	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-360-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-350-030	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-010-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-110-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-060-330	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-280-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-430-380	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-200-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-330-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-130-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-160-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-270-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-320-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-290-360	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-290-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-110-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-490	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-360	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-040-510	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-150-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-270-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-300-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-030	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-070-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-020-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-200-030	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-360	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-320-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-210-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-110-450	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-250-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-210-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-230-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-380	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-510	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-440-410	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-130-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-330-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-060-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-260-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-400-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-280-510	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-020-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-240-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-060-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-150-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-440	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-370	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-440	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-330-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-070-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-320	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-210	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-250	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-440-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-070-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-330	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-140-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-160-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-540	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-170-330	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-080-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-010-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-030	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-230-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-260	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-270-400	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-070-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-460-250	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-410	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-200-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-130-330	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-320	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-260-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-280-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-450	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-280-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-440-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-190-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-050-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-250	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-430-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-010-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-260	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-090-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-480	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-020-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-160-030	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-280-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-430	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-290-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-040-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-200-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-200-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-440	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-150-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-200-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-020-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-180-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-450	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-150-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-260-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-010-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-150-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-210-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-260-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-250-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-330	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-180-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-470	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-380	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-130-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-320-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-200-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-250	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-110-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-320-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-260-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-400	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-360-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-060-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-460-450	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-360-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-420-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-290-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-470	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-430-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-070-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-120-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-300-260	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-080-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-230-380	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-430	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-110-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-040-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-150-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-390-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-450	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-410-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-350-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-150-210	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-320-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-260-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-430	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-330-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-140-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-020-100	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-220-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-310-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-410	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-010-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-330	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-080-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-020-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-170-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-020-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-120-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-280-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-010-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-220-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-490	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-280-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-210	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-300-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-010-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-320-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-110-490	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-480	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-140	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-230-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-300-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-040-440	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-260	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-230-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-010-260	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-300-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-430-260	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-210	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-360-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-090-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-200-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-090-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-360-450	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-440	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-430	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-520	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-420	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-480	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-010-500	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-270-130	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-440-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-090-230	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-470	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-170-390	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-040-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-020-020	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-350-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-350-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-040-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-320-190	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-230-290	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-050	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-120-280	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-030-010	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-430-210	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-270	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-110-160	RES-I	0.24	1 unit	1 unit	Lake Shastina	Partial Flood
107-460-170	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-300-200	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-110	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-040	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-020-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-320-180	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-250-350	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-420-140	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-330-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-310-090	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-260-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-050-120	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-470-310	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-020-430	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-020-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-010-250	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-410	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-130-470	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-130-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-090-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-010-240	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-050-250	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-290-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-040-060	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-070-080	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-070-070	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-170-210	RES-I	0.24	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-260-150	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-060-340	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
107-340-220	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
108-030-300	RES-I	0.24	1 unit	1 unit	Lake Shastina	—
106-040-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-220-150	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-410-030	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-280-320	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-390-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-050-200	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-050-520	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-200-390	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-270-250	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-030-050	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-290-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-290-310	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-020-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-110-280	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-310-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-060-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-450-120	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-020-420	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-110-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-150-100	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-170-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-350-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-290-250	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-050-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-030-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-340-190	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-250-320	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-120-100	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-110-410	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-430-300	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-140-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-190-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-150	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-290-240	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-190-070	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-430-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-290-130	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-180-060	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-280-580	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-320-530	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-120-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-040-120	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-450-100	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-020-280	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-120-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-320-210	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-040-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-120-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-050-230	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-390-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-210-190	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-100-160	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-020-150	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-040-100	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-040-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-250-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-030-510	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-100-190	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-310-330	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-010-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-090-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-050-300	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-170-130	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-040-280	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-340-160	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-450-350	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-050-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-030-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-140-070	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-240	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-180-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-460-030	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-090-250	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-010-530	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-040-370	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-110-460	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-050-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-070-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-130	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-130-350	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-130-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-020-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-010-250	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-430-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-170-240	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-030-190	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-020-040	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-290-280	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-070-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-040-330	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-450-430	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-350-010	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-470-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-280-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-460-230	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-040-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-040-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-440-320	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-030-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-350-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-460-420	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-170-340	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-100-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	Partial Flood
106-240-300	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-290-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-300-510	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-170-370	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-040-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-260-230	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-430-330	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-470-370	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-280-130	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-020-210	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-340-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-280-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-050-030	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-130-320	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-020-450	RES-I	0.25	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-110-400	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-120-220	RES-I	0.25	1 unit	1 unit	Lake Shastina	Partial Flood
107-210-400	RES-I	0.25	1 unit	1 unit	Lake Shastina	Partial Flood
106-080-350	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-290-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-300-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-010-210	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-220-390	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-190-230	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-110-420	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-370	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-120-050	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-150-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-210-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-230-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-070	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-300-500	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-460-340	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-130-460	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-470-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-300-190	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-280-220	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-290-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-420-250	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-200-010	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-060	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-140-160	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-050-030	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-210-380	RES-I	0.25	1 unit	1 unit	Lake Shastina	Partial Flood
108-030-310	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-130-340	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-110-040	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-180-420	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-360-320	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-180-080	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-020-250	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-160-220	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-270-330	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-470-400	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-130-400	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-380	RES-I	0.25	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-020-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-360-230	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-070-340	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-290-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-190-030	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-090-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-160-200	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-170-230	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-050-190	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-430-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-290-030	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-150-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-170-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-140-200	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-190-220	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-020-130	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-470-260	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-010-290	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-120-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-390-060	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-010-280	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-320-040	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-330-150	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
108-020-110	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-340-010	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-120-200	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-260-370	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-030-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-110-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	Partial Flood
107-040-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-030-270	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-270-240	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-040-130	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-470-010	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-080-160	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-120-140	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-110-690	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-040-180	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-340-020	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-260-050	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-250-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-280-050	RES-I	0.25	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-410-010	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-110-470	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-080-200	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-310-090	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-440-360	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
106-290-170	RES-I	0.25	1 unit	1 unit	Lake Shastina	—
107-360-380	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-080-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-230-370	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-270-300	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-280-310	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-020-040	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-110-190	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-340-500	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-130-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-060-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-390-070	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-040	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-320-140	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-280-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-120-190	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-090-050	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-140-270	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-310-060	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-180-370	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-300-160	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-230-230	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-310-300	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-070-330	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-010-450	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-230-100	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-060-130	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-300-260	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-030-020	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-440-020	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-310-190	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-080-340	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-090-100	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-040-300	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-290-190	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-060-080	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-060-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-050-270	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-180-180	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-460-320	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-200-080	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-320-230	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-110-180	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-120-130	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-070-350	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-180-340	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-130-310	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-040-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-060-110	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-230-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-060-070	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-150-300	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-160-070	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-290-340	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-180-390	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-080-220	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-190-080	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-030-360	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-030-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-020-280	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-170	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-430-110	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-450-140	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-330	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-270-360	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-470-320	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-170-400	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-110-500	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-290-260	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-170-330	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-050-170	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-450-510	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-200-070	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-430-180	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-070-060	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-360-430	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-440-280	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-290-140	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-200-180	RES-I	0.26	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-120-110	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-150-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-330-050	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-320-270	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-290-220	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-450-500	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-460-280	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-090-020	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-330-210	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-290-230	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-190-090	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-220-090	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-020-030	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-290	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-090-200	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-150-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-090-440	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-110-370	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-120-210	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-250	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-230-170	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-180-260	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-130-370	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-300-280	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-200-430	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-130-320	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-470-210	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-040-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-260-090	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-110-400	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-110-380	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-050-100	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-150	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-030-320	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-340	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-030-230	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-030-160	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-400-140	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-010-220	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-180-040	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-090-020	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-100-050	RES-I	0.26	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-180-190	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-300-360	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-030-110	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-300-320	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-240-010	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-020-270	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-360-110	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-110-300	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-020-240	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-260-300	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-310-030	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-240-060	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-120-340	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-460-240	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-240-130	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-020-210	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-180-040	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-060-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-240-230	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-200-060	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-280-080	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-260-100	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-150-080	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-300-310	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-140-320	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-140-260	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-280-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-330-140	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-070-110	RES-I	0.26	1 unit	1 unit	Lake Shastina	Partial Flood
108-050-130	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-200-370	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-300-370	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-050-090	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-430-120	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-200-330	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-440-310	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-290-010	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-110-570	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
108-220-130	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
106-230-500	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-090-430	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-200-350	RES-I	0.26	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-320-070	RES-I	0.26	1 unit	1 unit	Lake Shastina	—
107-340-290	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-050-070	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-120-080	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-120-100	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-120-090	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-310-220	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-220-040	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-320-300	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-140-180	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-360-410	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-130-390	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-080-180	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-320-050	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-110-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-240-110	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-090-160	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-430-190	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-310-020	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-290-040	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-140-120	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-140-170	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-210-050	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-050-090	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-250-060	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-040-020	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-290-100	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-250-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-260-380	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-200-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-050-040	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-020-390	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-100-150	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-010-240	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-440-060	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-430-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-180-250	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-060-030	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-240-220	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-250-070	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-240-110	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-440-300	RES-I	0.27	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-290-160	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-270-120	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-030-070	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-200-090	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-240-330	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-240-030	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-450-200	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-460-290	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-450-470	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-310-290	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-450-210	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-280-240	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-450-080	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-360-040	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-010-160	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-100-100	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-340-420	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-130-250	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-070-270	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-310-050	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-260-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-190-060	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-020-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-020-120	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-020-130	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-310-170	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-020-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-260-060	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-240-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-380-430	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-310-200	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-020-250	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-150-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-160-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-230-360	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-150-330	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-190-210	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-230-180	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-140-210	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-230-090	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-170-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-100-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-440-380	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-300-100	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-200-270	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-170-190	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-470-280	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-110-580	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-020-130	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-270-190	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-340-070	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-070-050	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-100-020	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-120-120	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-110-560	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-020-300	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-450-480	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-050-120	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-200-300	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-350-210	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-200-360	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-190-140	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-180-300	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-360-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-010-330	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-030-150	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-330-010	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-030-110	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-030-160	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-460-370	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-160-190	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-090-290	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-350-190	RES-I	0.27	1 unit	1 unit	Lake Shastina	Partial Flood
107-440-230	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-180-310	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-400-110	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-110-150	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-340-190	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-180-350	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-090-210	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-060-060	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
106-240-310	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-450-530	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-030-500	RES-I	0.27	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-070-110	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
108-100-130	RES-I	0.27	1 unit	1 unit	Lake Shastina	—
107-080-180	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-090-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-340-170	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-340-160	RES-I	0.28	1 unit	1 unit	Lake Shastina	Partial Flood
107-450-090	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-350-270	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-030-080	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-120	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-120-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-160	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-170	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-130-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-190-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-430-130	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-100-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-450-050	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-440-190	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-110-160	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-250-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-020-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-270-130	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-470-180	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-020-220	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-040-240	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-230-200	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-060-090	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-290	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-260	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-270	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-070-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-230	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-190	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-270	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-210	RES-I	0.28	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-090-200	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-220	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-470-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-100-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	Partial Flood
107-360-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-230	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-440-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-290-120	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-070	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-090-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-190-170	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-280-330	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-180-070	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-130	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-070-070	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-080-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-060-040	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-120-310	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-320-330	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-360-090	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-240-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-020-260	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-270-140	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-190	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-020-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-190-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-200-230	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-340-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-120-160	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-200-360	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-110-140	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-110-510	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-270-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-150	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-260-160	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-180-230	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-030-200	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-070-040	RES-I	0.28	1 unit	1 unit	Lake Shastina	Partial Flood
108-100-420	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-110-240	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-360-020	RES-I	0.28	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-100-090	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-110-170	RES-I	0.28	1 unit	1 unit	Lake Shastina	Partial Flood
107-030-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-140	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-160-140	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-310-240	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-470-190	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-100-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-180-070	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-120-330	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-160-190	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-170-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-110-550	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-010-170	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-400-120	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-010-270	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-310-270	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-120-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-120-020	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-130-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-180	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-280-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-110-070	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-040-060	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-300-110	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-020-090	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-160-030	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-150-040	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-080-310	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-110-120	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-140-020	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-170-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-030-030	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-110-530	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-100-300	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-460-010	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-170-150	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-230-130	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-090-500	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-440-210	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-150-170	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-150-160	RES-I	0.28	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-170-200	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-180-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-110-280	RES-I	0.28	1 unit	1 unit	Lake Shastina	Partial Flood
107-240-140	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-210	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-290-200	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-140-360	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-100-200	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-170-260	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-450-150	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-310-100	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-170-220	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
106-110-250	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
108-200-240	RES-I	0.28	1 unit	1 unit	Lake Shastina	—
107-320-010	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-050-100	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-360-390	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-100-440	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-200-190	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-270-170	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-300-250	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-310-280	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-270-030	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-180-410	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-400-070	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-100-240	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-230-200	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-100-450	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-010-020	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-100-430	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-290-250	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-110-030	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-170-070	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-360-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-100-410	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-120-060	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-110-540	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-160	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-310-150	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-130-360	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-010-070	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-200-200	RES-I	0.29	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-310-300	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-170-370	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-040-090	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-450-030	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-490	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-310-110	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-450	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-420	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-410	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-430	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-440	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-400	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-300-140	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-440-100	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-110-050	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-310-140	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-090	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-250	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-080-300	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-120-270	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-020-270	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-130-200	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-290-400	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-120-030	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-120-490	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-270-290	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-240-290	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-050-130	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-240-380	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-230-100	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-110-010	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-240	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-290-300	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-350-220	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-460-350	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-200-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-200-380	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-310-010	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-300-180	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-400-040	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-100-150	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-030-160	RES-I	0.29	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-240-170	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-260	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-190-040	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-190-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-240-400	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-450-270	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-100-460	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-090-360	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-310-320	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-100-200	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-330	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-430-090	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-230-130	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-330-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-010-340	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-450-450	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-280-250	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-180-040	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-430-160	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-180-060	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-290-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-110-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-050	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-260-050	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-310-150	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-020-080	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-140-150	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
108-090-010	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-290-270	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-290-290	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
106-230-310	RES-I	0.29	1 unit	1 unit	Lake Shastina	—
107-100-320	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-460-220	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-320-110	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-050-280	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-050-200	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-180-020	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-240-100	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-270-460	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-300-150	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-190-040	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-120-180	RES-I	0.30	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-240-090	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-340-380	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-240-060	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-100-330	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-290-200	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-430-040	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-260-350	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-320-040	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-180-480	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-460-110	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-100-120	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-180-360	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-350-230	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-090-320	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-080-070	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-100-210	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-310-140	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-240-320	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-240-070	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-230-190	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-150-310	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-240-100	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-200-140	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-460-480	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-250-110	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-100-050	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-100-180	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-090-150	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-450-220	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-290-470	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-020-150	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-240-080	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-340-230	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-110-220	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-230-260	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-160-120	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-100-170	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-160-150	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-350-280	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-170-200	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-230-220	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-070-310	RES-I	0.30	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-300-240	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-110-270	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-310-170	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-020-160	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-170-190	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-140-100	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-200-430	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-140-140	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-180-030	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-180-050	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-090-020	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
108-100-320	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-150-180	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-050-260	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-440-290	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-240-080	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-100-280	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-110-260	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-030-010	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-410-280	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-110-310	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
107-140-350	RES-I	0.30	1 unit	1 unit	Lake Shastina	—
106-230-320	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-190-120	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-110-520	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-060-140	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-170-470	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-100-150	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-110-180	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-280-200	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-360-340	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-090-460	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-100-270	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-210-080	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-030-150	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-040-270	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-410-170	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-040-300	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-450-060	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-240-260	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-320-240	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-120-110	RES-I	0.31	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-420-120	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-410-110	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-110-660	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-380-080	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-080-310	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-100-030	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-040-340	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-030-050	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-040-420	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-040-380	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-020-070	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-090-320	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-120-300	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-170-030	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-200-320	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-010-370	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-390-220	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-390-210	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-300-210	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-030-040	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-120-020	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-040-310	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-140-150	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-280-300	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-460-270	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-320-120	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-200-110	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-090-140	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-240-200	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-080-100	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-300-230	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-310-270	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-090-340	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-200-070	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-320-260	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-190-180	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-230-210	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-360-040	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-200-060	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-220-020	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-120-200	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-310-020	RES-I	0.31	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-250-190	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-460-150	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-330-040	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-430-250	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-090-030	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-080-090	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-190-070	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-240-410	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-120-320	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-100-110	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-150-130	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-180-400	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-240-080	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-340-100	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-300-100	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-150-020	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-100-140	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-240-050	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-110-230	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
108-110-150	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-050-020	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
106-010-180	RES-I	0.31	1 unit	1 unit	Lake Shastina	—
107-100-290	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-050-090	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-230-300	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-280-230	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-450-230	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-280-210	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-010-320	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-150-090	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-340-320	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-430-240	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-110-610	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-140-060	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-040-260	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-100-221	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-260-080	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-340-090	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-100-040	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-110-020	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-200-470	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-110-010	RES-I	0.32	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-140-310	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-460-470	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-100-170	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-020-040	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-320-020	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-140-130	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-360-400	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-110-670	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-100-330	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-170-360	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-290-390	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-410-190	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-240-190	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-020-180	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-320-130	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-140-040	RES-I	0.32	1 unit	1 unit	Lake Shastina	Partial Flood
108-200-250	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-400-190	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-020-350	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-410-100	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-230-020	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-290-460	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-090-030	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-140-050	RES-I	0.32	1 unit	1 unit	Lake Shastina	Partial Flood
107-460-330	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-100-200	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-180-030	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-140-030	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-290-490	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-250-050	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
106-290-180	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-150-050	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
107-280-170	RES-I	0.32	1 unit	1 unit	Lake Shastina	—
108-180-490	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-260-130	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-320-190	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-180-120	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-320-230	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-100-120	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-180-240	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-300-190	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-230-480	RES-I	0.33	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-440-340	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-400-060	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-230-040	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-030-370	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-200-020	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-300-440	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-100-140	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-280-090	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-230-150	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-160-100	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-140-040	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-010-390	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-210-240	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-080-250	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-050-150	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-170-130	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-230-060	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-090-350	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-420-290	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-050-180	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-230-070	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-070-380	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-280-400	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-150-360	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-150-370	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-460-050	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-250-290	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-280-140	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-300-240	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-180-130	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-050-140	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-170-020	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-230-110	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-430-080	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-050-080	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-110-650	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-160-220	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-050-190	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
107-290-260	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
108-180-320	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-140-130	RES-I	0.33	1 unit	1 unit	Lake Shastina	—
106-040-430	RES-I	0.33	1 unit	1 unit	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-030-310	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
107-360-060	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
107-110-630	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
106-430-050	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
107-140-330	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
107-150-020	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
106-080-320	RES-1	0.33	1 unit	1 unit	Lake Shastina	—
106-080-430	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-240-250	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-240-140	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-120-260	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-300-130	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-210-100	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-120-250	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-400-200	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-270-020	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-120-240	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-150-350	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-160-200	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-090-300	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-120-230	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-090-040	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-180-500	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-290-370	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-470-220	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-150-290	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-150-280	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-150-300	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-170-160	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-370-090	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-280-230	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-040-350	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-180-520	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-020-060	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-130-190	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-030-320	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-300-260	RES-1	0.34	2 units	2 units	Lake Shastina	—
107-060-010	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-160-210	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-230-010	RES-1	0.34	2 units	2 units	Lake Shastina	—
106-030-180	RES-1	0.34	2 units	2 units	Lake Shastina	—
108-270-160	RES-1	0.34	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-130-180	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-130-170	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-410-270	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-230-510	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-230-160	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-090-360	RES-I	0.34	2 units	2 units	Lake Shastina	—
107-400-210	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-150-340	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-130-160	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-370-100	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-030-210	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-370-010	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-140-030	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-170-030	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-190-220	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-030-170	RES-I	0.34	2 units	2 units	Lake Shastina	—
107-120-080	RES-I	0.34	2 units	2 units	Lake Shastina	—
107-180-110	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-180-110	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-080-240	RES-I	0.34	2 units	2 units	Lake Shastina	—
107-010-090	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-270-090	RES-I	0.34	2 units	2 units	Lake Shastina	—
108-180-090	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-110-060	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-380-140	RES-I	0.34	2 units	2 units	Lake Shastina	—
107-100-010	RES-I	0.34	2 units	2 units	Lake Shastina	Partial Flood
108-150-310	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-370-040	RES-I	0.34	2 units	2 units	Lake Shastina	—
107-180-090	RES-I	0.34	2 units	2 units	Lake Shastina	—
106-370-030	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-240-150	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-320-340	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-010-170	RES-I	0.35	2 units	2 units	Lake Shastina	Partial Flood
107-020-120	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-120-220	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-120-260	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-130-200	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-380-120	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-090-140	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-110-230	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-240-350	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-200-040	RES-I	0.35	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-280-450	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-280-440	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-270-440	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-150-330	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-070-370	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-100-340	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-250-260	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-420-010	RES-I	0.35	2 units	2 units	Lake Shastina	Partial Flood
106-380-010	RES-I	0.35	2 units	2 units	Lake Shastina	Partial Flood
108-180-270	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-430-190	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-120-210	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-150-320	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-360-360	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-100-031	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-380-020	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-060-130	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-320-180	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-030-100	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-170-190	RES-I	0.35	2 units	2 units	Lake Shastina	—
107-060-160	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-380-130	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-100-240	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-170-180	RES-I	0.35	2 units	2 units	Lake Shastina	—
106-380-360	RES-I	0.35	2 units	2 units	Lake Shastina	—
108-090-510	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-150-010	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-150-150	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-410-250	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-430-110	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-140-220	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-420-110	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-430-310	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-470-240	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-270-220	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-250-130	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-280-240	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-290-420	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-090-380	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-140-300	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-310-080	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-250-060	RES-I	0.36	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-250-090	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-430-030	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-250-120	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-180-290	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-150-030	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-090-060	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-200-050	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-010-080	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-310-240	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-310-180	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-290-500	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-350-290	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-260-280	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-300-640	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-090-090	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-300-230	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-090-030	RES-I	0.36	2 units	2 units	Lake Shastina	—
107-400-180	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-170-010	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-170-020	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-050-110	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-160-040	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-170-120	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-230-050	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-240-230	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-100-070	RES-I	0.36	2 units	2 units	Lake Shastina	—
106-170-040	RES-I	0.36	2 units	2 units	Lake Shastina	—
108-150-070	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-080-060	RES-I	0.37	2 units	2 units	Lake Shastina	—
107-460-100	RES-I	0.37	2 units	2 units	Lake Shastina	—
108-190-190	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-050-250	RES-I	0.37	2 units	2 units	Lake Shastina	—
108-230-180	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-230-080	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-140-100	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-140-090	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-140-080	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-140-110	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-120-150	RES-I	0.37	2 units	2 units	Lake Shastina	—
107-470-430	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-250-180	RES-I	0.37	2 units	2 units	Lake Shastina	—
108-120-010	RES-I	0.37	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-430-270	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-140-070	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-280-170	RES-I	0.37	2 units	2 units	Lake Shastina	—
108-160-110	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-230-190	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-080-030	RES-I	0.37	2 units	2 units	Lake Shastina	Partial Flood
106-150-130	RES-I	0.37	2 units	2 units	Lake Shastina	—
108-250-040	RES-I	0.37	2 units	2 units	Lake Shastina	—
107-390-020	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-080-020	RES-I	0.37	2 units	2 units	Lake Shastina	Partial Flood
106-170-050	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-050-220	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-380-080	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-410-180	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-110-080	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-200-170	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-140-200	RES-I	0.37	2 units	2 units	Lake Shastina	—
106-020-160	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-010-290	RES-I	0.38	2 units	2 units	Lake Shastina	—
108-110-220	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-010-210	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-250-110	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-310-160	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-270-010	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-140-120	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-370-060	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-290-320	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-190-020	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-020-370	RES-I	0.38	2 units	2 units	Lake Shastina	—
107-250-240	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-160-020	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-400-190	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-310-280	RES-I	0.38	2 units	2 units	Lake Shastina	—
107-090-100	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-100-250	RES-I	0.38	2 units	2 units	Lake Shastina	—
107-470-030	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-010-240	RES-I	0.38	2 units	2 units	Lake Shastina	—
108-180-030	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-190-010	RES-I	0.38	2 units	2 units	Lake Shastina	—
108-170-480	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-010-200	RES-I	0.38	2 units	2 units	Lake Shastina	Partial Flood
106-270-060	RES-I	0.38	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-050-010	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-270-360	RES-I	0.38	2 units	2 units	Lake Shastina	—
106-420-050	RES-I	0.38	2 units	2 units	Lake Shastina	Partial Flood
107-120-270	RES-I	0.38	2 units	2 units	Lake Shastina	—
107-440-330	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-090-130	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-310-290	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-080-050	RES-I	0.39	2 units	2 units	Lake Shastina	Partial Flood
107-360-420	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-020-190	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-170-390	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-100-010	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-430-330	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-370-070	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-310-130	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-310-120	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-110-240	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-430-140	RES-I	0.39	2 units	2 units	Lake Shastina	—
108-080-010	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-170-090	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-310-210	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-090-270	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-320-280	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-080-230	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-080-110	RES-I	0.39	2 units	2 units	Lake Shastina	Partial Flood
108-150-060	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-280-010	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-390-010	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-250-040	RES-I	0.39	2 units	2 units	Lake Shastina	—
108-160-130	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-390-100	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-400-170	RES-I	0.39	2 units	2 units	Lake Shastina	—
107-090-110	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-230-120	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-040-460	RES-I	0.39	2 units	2 units	Lake Shastina	—
106-050-290	RES-I	0.39	2 units	2 units	Lake Shastina	—
108-140-200	RES-I	0.40	2 units	2 units	Lake Shastina	—
107-360-210	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-280-370	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-230-110	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-190-130	RES-I	0.40	2 units	2 units	Lake Shastina	—
107-470-330	RES-I	0.40	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-130-330	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-110-100	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-320-150	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-240-250	RES-I	0.40	2 units	2 units	Lake Shastina	Partial Flood
107-460-120	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-190-040	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-300-060	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-170-110	RES-I	0.40	2 units	2 units	Lake Shastina	—
020-050-180	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-330-210	RES-I	0.40	2 units	2 units	Lake Shastina	—
107-180-160	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-230-490	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-330-150	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-420-230	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-310-230	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-120-180	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-070-060	RES-I	0.40	2 units	2 units	Lake Shastina	—
107-010-010	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-100-360	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-290-430	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-380-390	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-080-240	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-180-010	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-290-380	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-100-350	RES-I	0.40	2 units	2 units	Lake Shastina	—
108-180-020	RES-I	0.40	2 units	2 units	Lake Shastina	—
107-460-070	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-250-030	RES-I	0.40	2 units	2 units	Lake Shastina	—
106-170-060	RES-I	0.41	2 units	2 units	Lake Shastina	—
108-320-310	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-290-310	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-020-100	RES-I	0.41	2 units	2 units	Lake Shastina	—
108-110-090	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-280-020	RES-I	0.41	2 units	2 units	Lake Shastina	—
107-360-050	RES-I	0.41	2 units	2 units	Lake Shastina	—
108-170-170	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-100-090	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-430-370	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-020-170	RES-I	0.41	2 units	2 units	Lake Shastina	—
108-160-120	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-270-340	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-090-080	RES-I	0.41	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-090-240	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-020-180	RES-I	0.41	2 units	2 units	Lake Shastina	—
107-180-280	RES-I	0.41	2 units	2 units	Lake Shastina	—
108-170-430	RES-I	0.41	2 units	2 units	Lake Shastina	—
108-170-440	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-150-100	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-290-440	RES-I	0.41	2 units	2 units	Lake Shastina	—
107-470-050	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-320-380	RES-I	0.41	2 units	2 units	Lake Shastina	—
106-190-180	RES-I	0.42	2 units	2 units	Lake Shastina	—
108-240-240	RES-I	0.42	2 units	2 units	Lake Shastina	Partial Flood
106-390-120	RES-I	0.42	2 units	2 units	Lake Shastina	—
108-200-270	RES-I	0.42	2 units	2 units	Lake Shastina	—
106-080-010	RES-I	0.42	2 units	2 units	Lake Shastina	Partial Flood
106-260-310	RES-I	0.42	2 units	2 units	Lake Shastina	—
107-180-170	RES-I	0.42	2 units	2 units	Lake Shastina	—
106-320-370	RES-I	0.42	2 units	2 units	Lake Shastina	—
106-050-100	RES-I	0.42	2 units	2 units	Lake Shastina	—
106-100-160	RES-I	0.42	2 units	2 units	Lake Shastina	—
108-250-300	RES-I	0.42	2 units	2 units	Lake Shastina	Partial Flood
108-170-070	RES-I	0.42	2 units	2 units	Lake Shastina	—
107-220-010	RES-I	0.42	2 units	2 units	Lake Shastina	—
108-170-060	RES-I	0.42	2 units	2 units	Lake Shastina	—
106-330-140	RES-I	0.42	2 units	2 units	Lake Shastina	—
107-230-010	RES-I	0.42	2 units	2 units	Lake Shastina	—
107-350-220	RES-I	0.42	2 units	2 units	Lake Shastina	—
108-110-210	RES-I	0.42	2 units	2 units	Lake Shastina	—
108-230-160	RES-I	0.43	2 units	2 units	Lake Shastina	—
108-090-370	RES-I	0.43	2 units	2 units	Lake Shastina	—
106-420-130	RES-I	0.43	2 units	2 units	Lake Shastina	—
108-180-440	RES-I	0.43	2 units	2 units	Lake Shastina	—
106-220-050	RES-I	0.43	2 units	2 units	Lake Shastina	—
108-080-330	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-370-090	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-370-100	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-370-110	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-370-120	RES-I	0.43	2 units	2 units	Lake Shastina	—
106-320-310	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-090-380	RES-I	0.43	2 units	2 units	Lake Shastina	—
106-420-220	RES-I	0.43	2 units	2 units	Lake Shastina	—
106-410-230	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-090-060	RES-I	0.43	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-140-190	RES-I	0.43	2 units	2 units	Lake Shastina	—
106-070-010	RES-I	0.43	2 units	2 units	Lake Shastina	Partial Flood
106-150-120	RES-I	0.43	2 units	2 units	Lake Shastina	—
107-410-130	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-270-320	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-380-090	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-160-110	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-140-150	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-300-310	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-280-590	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-140-160	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-140-180	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-140-170	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-270-520	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-090-040	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-380-400	RES-I	0.44	2 units	2 units	Lake Shastina	—
107-470-450	RES-I	0.44	2 units	2 units	Lake Shastina	—
108-080-190	RES-I	0.44	2 units	2 units	Lake Shastina	—
107-190-290	RES-I	0.44	2 units	2 units	Lake Shastina	—
107-220-050	RES-I	0.44	2 units	2 units	Lake Shastina	—
107-160-260	RES-I	0.44	2 units	2 units	Lake Shastina	—
107-360-080	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-230-400	RES-I	0.44	2 units	2 units	Lake Shastina	—
106-310-250	RES-I	0.45	2 units	2 units	Lake Shastina	—
107-370-150	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-190-060	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-270-100	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-270-150	RES-I	0.45	2 units	2 units	Lake Shastina	—
108-060-100	RES-I	0.45	2 units	2 units	Lake Shastina	—
108-230-170	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-170-070	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-140-060	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-390-160	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-280-360	RES-I	0.45	2 units	2 units	Lake Shastina	—
106-300-070	RES-I	0.46	2 units	2 units	Lake Shastina	—
108-170-180	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-060	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-110-210	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-210-030	RES-I	0.46	2 units	2 units	Lake Shastina	—
108-170-010	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-240-420	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-090-370	RES-I	0.46	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-250-020	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-470-440	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-240-180	RES-I	0.46	2 units	2 units	Lake Shastina	—
108-200-550	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-090-180	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-030-360	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-140	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-150	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-160	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-180	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-190	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-200	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-380-210	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-150-140	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-270-110	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-310-220	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-290-350	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-310-200	RES-I	0.46	2 units	2 units	Lake Shastina	—
106-170-160	RES-I	0.46	2 units	2 units	Lake Shastina	—
107-370-130	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-270-410	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-260-400	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-220-490	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-370-030	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-250-150	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-250-260	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-090-110	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-320-360	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-410-160	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-400-130	RES-I	0.47	2 units	2 units	Lake Shastina	—
108-170-100	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-290-330	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-010-380	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-230-480	RES-I	0.47	2 units	2 units	Lake Shastina	—
108-280-410	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-370-060	RES-I	0.47	2 units	2 units	Lake Shastina	—
107-410-050	RES-I	0.47	2 units	2 units	Lake Shastina	—
106-240-390	RES-I	0.47	2 units	2 units	Lake Shastina	—
108-250-010	RES-I	0.48	2 units	2 units	Lake Shastina	—
108-110-200	RES-I	0.48	2 units	2 units	Lake Shastina	—
108-110-190	RES-I	0.48	2 units	2 units	Lake Shastina	—
106-300-050	RES-I	0.48	2 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-050-210	RES-I	0.48	2 units	2 units	Lake Shastina	—
108-050-290	RES-I	0.48	2 units	2 units	Lake Shastina	—
106-180-080	RES-I	0.48	2 units	2 units	Lake Shastina	—
106-320-320	RES-I	0.48	2 units	2 units	Lake Shastina	—
107-370-020	RES-I	0.48	2 units	2 units	Lake Shastina	—
107-410-100	RES-I	0.48	2 units	2 units	Lake Shastina	—
106-380-350	RES-I	0.48	2 units	2 units	Lake Shastina	—
106-180-090	RES-I	0.49	2 units	2 units	Lake Shastina	—
108-050-070	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-020-500	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-400-110	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-270-480	RES-I	0.49	2 units	2 units	Lake Shastina	—
108-230-020	RES-I	0.49	2 units	2 units	Lake Shastina	—
108-190-200	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-050-240	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-380-410	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-040-490	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-230-350	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-200-030	RES-I	0.49	2 units	2 units	Lake Shastina	—
107-290-440	RES-I	0.49	2 units	2 units	Lake Shastina	—
106-380-070	RES-I	0.49	2 units	2 units	Lake Shastina	—
107-370-010	RES-I	0.49	2 units	2 units	Lake Shastina	—
107-090-200	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-150-360	RES-I	0.50	2 units	2 units	Lake Shastina	—
108-180-530	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-460-500	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-370-050	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-330-410	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-130-400	RES-I	0.50	2 units	2 units	Lake Shastina	—
106-270-370	RES-I	0.50	2 units	2 units	Lake Shastina	—
106-290-410	RES-I	0.50	2 units	2 units	Lake Shastina	—
106-030-090	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-120-070	RES-I	0.50	2 units	2 units	Lake Shastina	—
108-230-130	RES-I	0.50	2 units	2 units	Lake Shastina	—
108-130-270	RES-I	0.50	2 units	2 units	Lake Shastina	—
107-110-230	RES-I	0.51	3 units	2 units	Lake Shastina	—
106-280-550	RES-I	0.51	3 units	2 units	Lake Shastina	—
106-280-460	RES-I	0.51	3 units	2 units	Lake Shastina	—
106-200-220	RES-I	0.51	3 units	2 units	Lake Shastina	—
107-410-070	RES-I	0.51	3 units	2 units	Lake Shastina	—
106-150-070	RES-I	0.52	3 units	2 units	Lake Shastina	—
108-040-190	RES-I	0.52	3 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-280-390	RES-I	0.52	3 units	2 units	Lake Shastina	—
106-420-080	RES-I	0.52	3 units	2 units	Lake Shastina	Partial Flood
106-160-220	RES-I	0.52	3 units	2 units	Lake Shastina	—
107-460-300	RES-I	0.52	3 units	2 units	Lake Shastina	—
106-400-040	RES-I	0.52	3 units	2 units	Lake Shastina	—
107-350-310	RES-I	0.52	3 units	2 units	Lake Shastina	—
106-400-020	RES-I	0.52	3 units	2 units	Lake Shastina	—
106-050-280	RES-I	0.52	3 units	2 units	Lake Shastina	—
108-250-030	RES-I	0.53	3 units	2 units	Lake Shastina	—
108-170-410	RES-I	0.53	3 units	2 units	Lake Shastina	—
106-220-060	RES-I	0.53	3 units	2 units	Lake Shastina	—
108-200-510	RES-I	0.53	3 units	2 units	Lake Shastina	—
106-230-040	RES-I	0.53	3 units	2 units	Lake Shastina	—
108-090-380	RES-I	0.53	3 units	2 units	Lake Shastina	—
106-330-170	RES-I	0.53	3 units	2 units	Lake Shastina	—
106-120-220	RES-I	0.53	3 units	2 units	Lake Shastina	—
106-090-090	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-200-230	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-160-210	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-150-050	RES-I	0.54	3 units	2 units	Lake Shastina	—
107-090-160	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-210-150	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-380-210	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-160-200	RES-I	0.54	3 units	2 units	Lake Shastina	—
108-320-590	RES-I	0.54	3 units	2 units	Lake Shastina	—
107-320-310	RES-I	0.54	3 units	2 units	Lake Shastina	—
107-410-040	RES-I	0.54	3 units	2 units	Lake Shastina	—
106-150-080	RES-I	0.55	3 units	2 units	Lake Shastina	—
107-330-370	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-270-540	RES-I	0.55	3 units	2 units	Lake Shastina	—
107-090-070	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-200-210	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-220-070	RES-I	0.55	3 units	2 units	Lake Shastina	—
108-170-500	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-150-040	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-190-100	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-260-540	RES-I	0.55	3 units	2 units	Lake Shastina	Partial Flood
106-400-100	RES-I	0.55	3 units	2 units	Lake Shastina	—
106-250-210	RES-I	0.56	3 units	2 units	Lake Shastina	—
106-040-480	RES-I	0.56	3 units	2 units	Lake Shastina	—
106-400-080	RES-I	0.56	3 units	2 units	Lake Shastina	—
106-170-150	RES-I	0.56	3 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-410-060	RES-I	0.56	3 units	2 units	Lake Shastina	—
106-300-300	RES-I	0.56	3 units	2 units	Lake Shastina	—
108-090-520	RES-I	0.56	3 units	2 units	Lake Shastina	—
106-150-060	RES-I	0.56	3 units	2 units	Lake Shastina	—
106-260-240	RES-I	0.57	3 units	2 units	Lake Shastina	—
107-090-150	RES-I	0.57	3 units	2 units	Lake Shastina	—
106-300-270	RES-I	0.57	3 units	2 units	Lake Shastina	—
106-220-110	RES-I	0.57	3 units	2 units	Lake Shastina	—
106-310-320	RES-I	0.57	3 units	2 units	Lake Shastina	—
106-380-240	RES-I	0.58	3 units	2 units	Lake Shastina	—
106-210-170	RES-I	0.58	3 units	2 units	Lake Shastina	—
108-180-450	RES-I	0.58	3 units	2 units	Lake Shastina	—
106-140-010	RES-I	0.58	3 units	2 units	Lake Shastina	—
106-050-160	RES-I	0.58	3 units	2 units	Lake Shastina	—
106-300-280	RES-I	0.58	3 units	2 units	Lake Shastina	—
108-180-540	RES-I	0.59	3 units	2 units	Lake Shastina	—
107-250-230	RES-I	0.59	3 units	2 units	Lake Shastina	—
107-180-300	RES-I	0.59	3 units	2 units	Lake Shastina	—
106-170-120	RES-I	0.59	3 units	2 units	Lake Shastina	—
106-320-140	RES-I	0.59	3 units	2 units	Lake Shastina	—
107-360-070	RES-I	0.60	3 units	2 units	Lake Shastina	—
107-410-020	RES-I	0.60	3 units	2 units	Lake Shastina	—
106-170-110	RES-I	0.61	3 units	2 units	Lake Shastina	—
106-180-070	RES-I	0.61	3 units	2 units	Lake Shastina	—
106-220-100	RES-I	0.61	3 units	2 units	Lake Shastina	—
106-150-030	RES-I	0.61	3 units	2 units	Lake Shastina	—
106-220-090	RES-I	0.61	3 units	2 units	Lake Shastina	—
108-100-510	RES-I	0.61	3 units	2 units	Lake Shastina	—
106-290-270	RES-I	0.61	3 units	2 units	Lake Shastina	—
106-270-490	RES-I	0.61	3 units	2 units	Lake Shastina	—
107-380-010	RES-I	0.62	3 units	2 units	Lake Shastina	—
106-190-030	RES-I	0.62	3 units	2 units	Lake Shastina	—
106-160-230	RES-I	0.63	3 units	2 units	Lake Shastina	—
106-140-140	RES-I	0.63	3 units	2 units	Lake Shastina	—
107-400-140	RES-I	0.63	3 units	2 units	Lake Shastina	—
108-120-530	RES-I	0.63	3 units	2 units	Lake Shastina	Partial Flood
106-250-070	RES-I	0.63	3 units	2 units	Lake Shastina	—
106-390-110	RES-I	0.63	3 units	2 units	Lake Shastina	—
107-380-090	RES-I	0.64	3 units	2 units	Lake Shastina	—
106-430-220	RES-I	0.64	3 units	2 units	Lake Shastina	—
107-410-010	RES-I	0.64	3 units	2 units	Lake Shastina	—
106-170-280	RES-I	0.64	3 units	2 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-040-010	RES-I	0.65	3 units	2 units	Lake Shastina	—
107-400-150	RES-I	0.65	3 units	2 units	Lake Shastina	—
108-180-430	RES-I	0.65	3 units	2 units	Lake Shastina	—
107-110-220	RES-I	0.65	3 units	2 units	Lake Shastina	—
106-400-090	RES-I	0.65	3 units	2 units	Lake Shastina	—
107-380-100	RES-I	0.65	3 units	2 units	Lake Shastina	—
107-470-470	RES-I	0.65	3 units	2 units	Lake Shastina	—
108-170-510	RES-I	0.65	3 units	2 units	Lake Shastina	—
107-300-400	RES-I	0.65	3 units	2 units	Lake Shastina	—
106-280-570	RES-I	0.66	3 units	2 units	Lake Shastina	—
106-200-190	RES-I	0.66	3 units	2 units	Lake Shastina	—
106-170-290	RES-I	0.66	3 units	2 units	Lake Shastina	—
106-090-400	RES-I	0.66	3 units	2 units	Lake Shastina	—
106-280-380	RES-I	0.66	3 units	2 units	Lake Shastina	—
108-170-520	RES-I	0.66	3 units	2 units	Lake Shastina	—
106-400-030	RES-I	0.66	3 units	2 units	Lake Shastina	—
106-390-150	RES-I	0.66	3 units	2 units	Lake Shastina	—
107-090-230	RES-I	0.67	3 units	2 units	Lake Shastina	—
106-060-200	RES-I	0.67	3 units	2 units	Lake Shastina	—
106-300-160	RES-I	0.67	3 units	2 units	Lake Shastina	—
107-410-030	RES-I	0.67	3 units	2 units	Lake Shastina	—
107-350-200	RES-I	0.67	3 units	2 units	Lake Shastina	—
108-010-160	RES-I	0.67	3 units	2 units	Lake Shastina	—
108-010-310	RES-I	0.68	4 units	2 units	Lake Shastina	—
106-220-120	RES-I	0.68	4 units	2 units	Lake Shastina	—
106-380-230	RES-I	0.68	4 units	2 units	Lake Shastina	—
106-190-170	RES-I	0.68	4 units	2 units	Lake Shastina	—
106-270-380	RES-I	0.69	4 units	2 units	Lake Shastina	—
106-270-500	RES-I	0.69	4 units	2 units	Lake Shastina	—
106-190-160	RES-I	0.69	4 units	2 units	Lake Shastina	—
106-250-120	RES-I	0.70	4 units	3 units	Lake Shastina	—
108-170-420	RES-I	0.70	4 units	3 units	Lake Shastina	—
106-250-270	RES-I	0.71	4 units	3 units	Lake Shastina	—
106-180-150	RES-I	0.71	4 units	3 units	Lake Shastina	—
106-320-400	RES-I	0.71	4 units	3 units	Lake Shastina	—
106-180-220	RES-I	0.71	4 units	3 units	Lake Shastina	—
106-290-230	RES-I	0.71	4 units	3 units	Lake Shastina	—
106-180-210	RES-I	0.72	4 units	3 units	Lake Shastina	—
106-200-180	RES-I	0.72	4 units	3 units	Lake Shastina	—
106-200-040	RES-I	0.73	4 units	3 units	Lake Shastina	—
106-300-170	RES-I	0.73	4 units	3 units	Lake Shastina	—
108-100-520	RES-I	0.74	4 units	3 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-230-440	RES-I	0.74	4 units	3 units	Lake Shastina	—
108-140-250	RES-I	0.74	4 units	3 units	Lake Shastina	—
106-160-240	RES-I	0.75	4 units	3 units	Lake Shastina	—
106-160-190	RES-I	0.75	4 units	3 units	Lake Shastina	—
108-170-550	RES-I	0.75	4 units	3 units	Lake Shastina	—
106-200-200	RES-I	0.76	4 units	3 units	Lake Shastina	—
106-300-040	RES-I	0.77	4 units	3 units	Lake Shastina	—
106-140-020	RES-I	0.78	4 units	3 units	Lake Shastina	—
107-350-300	RES-I	0.78	4 units	3 units	Lake Shastina	—
106-210-140	RES-I	0.80	4 units	3 units	Lake Shastina	—
106-220-080	RES-I	0.80	4 units	3 units	Lake Shastina	—
106-270-400	RES-I	0.80	4 units	3 units	Lake Shastina	—
106-280-430	RES-I	0.80	4 units	3 units	Lake Shastina	—
107-350-170	RES-I	0.80	4 units	3 units	Lake Shastina	—
106-100-290	RES-I	0.81	4 units	3 units	Lake Shastina	—
106-170-100	RES-I	0.82	4 units	3 units	Lake Shastina	—
106-170-240	RES-I	0.82	4 units	3 units	Lake Shastina	—
107-090-450	RES-I	0.82	4 units	3 units	Lake Shastina	—
106-090-390	RES-I	0.82	4 units	3 units	Lake Shastina	—
108-220-370	RES-I	0.83	4 units	3 units	Lake Shastina	—
106-160-250	RES-I	0.84	4 units	3 units	Lake Shastina	—
108-230-120	RES-I	0.84	4 units	3 units	Lake Shastina	—
108-070-400	RES-I	0.84	4 units	3 units	Lake Shastina	—
106-180-230	RES-I	0.85	5 units	3 units	Lake Shastina	—
106-210-130	RES-I	0.85	5 units	3 units	Lake Shastina	—
106-280-480	RES-I	0.86	5 units	3 units	Lake Shastina	—
107-380-130	RES-I	0.86	5 units	3 units	Lake Shastina	—
107-320-320	RES-I	0.87	5 units	3 units	Lake Shastina	—
106-200-150	RES-I	0.87	5 units	3 units	Lake Shastina	—
106-300-150	RES-I	0.89	5 units	3 units	Lake Shastina	—
106-010-540	RES-I	0.89	5 units	3 units	Lake Shastina	—
106-110-430	RES-I	0.91	5 units	3 units	Lake Shastina	—
107-210-440	RES-I	0.91	5 units	3 units	Lake Shastina	—
106-380-370	RES-I	0.91	5 units	3 units	Lake Shastina	—
106-360-010	RES-I	0.91	5 units	3 units	Lake Shastina	—
108-180-560	RES-I	0.94	5 units	3 units	Lake Shastina	—
106-350-310	RES-I	0.94	5 units	3 units	Lake Shastina	—
107-460-510	RES-I	0.96	5 units	4 units	Lake Shastina	—
106-330-220	RES-I	0.97	5 units	4 units	Lake Shastina	—
106-320-430	RES-I	0.98	5 units	4 units	Lake Shastina	—
108-250-390	RES-I	0.98	5 units	4 units	Lake Shastina	—
106-390-170	RES-I	1.00	5 units	4 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-210-190	RES-I	1.00	5 units	4 units	Lake Shastina	—
108-170-530	RES-I	1.00	5 units	4 units	Lake Shastina	—
107-260-390	RES-I	1.01	5 units	4 units	Lake Shastina	—
107-410-180	RES-I	1.02	6 units	4 units	Lake Shastina	—
106-180-250	RES-I	1.03	6 units	4 units	Lake Shastina	—
108-240-280	RES-I	1.03	6 units	4 units	Lake Shastina	—
106-380-060	RES-I	1.03	6 units	4 units	Lake Shastina	Partial Flood
107-380-040	RES-I	1.04	6 units	4 units	Lake Shastina	—
108-140-190	RES-I	1.04	6 units	4 units	Lake Shastina	—
106-170-250	RES-I	1.05	6 units	4 units	Lake Shastina	—
108-080-420	RES-I	1.09	6 units	4 units	Lake Shastina	—
108-320-560	RES-I	1.10	6 units	4 units	Lake Shastina	—
107-350-150	RES-I	1.10	6 units	4 units	Lake Shastina	—
106-070-210	RES-I	1.11	6 units	4 units	Lake Shastina	—
108-140-240	RES-I	1.13	6 units	4 units	Lake Shastina	Partial Flood
106-400-050	RES-I	1.14	6 units	4 units	Lake Shastina	—
107-120-440	RES-I	1.18	6 units	4 units	Lake Shastina	—
108-210-370	RES-I	1.19	7 units	5 units	Lake Shastina	—
106-180-260	RES-I	1.19	7 units	5 units	Lake Shastina	—
107-110-770	RES-I	1.19	7 units	5 units	Lake Shastina	Partial Flood
106-280-470	RES-I	1.20	7 units	5 units	Lake Shastina	—
106-100-300	RES-I	1.21	7 units	5 units	Lake Shastina	—
106-150-200	RES-I	1.25	7 units	5 units	Lake Shastina	—
107-110-740	RES-I	1.26	7 units	5 units	Lake Shastina	Partial Flood
108-320-570	RES-I	1.26	7 units	5 units	Lake Shastina	—
106-320-250	RES-I	1.29	7 units	5 units	Lake Shastina	—
107-350-140	RES-I	1.30	7 units	5 units	Lake Shastina	—
108-240-270	RES-I	1.33	7 units	5 units	Lake Shastina	—
106-120-040	RES-I	1.34	7 units	5 units	Lake Shastina	—
106-190-150	RES-I	1.34	7 units	5 units	Lake Shastina	—
107-320-300	RES-I	1.37	8 units	5 units	Lake Shastina	—
107-260-380	RES-I	1.39	8 units	5 units	Lake Shastina	—
107-290-420	RES-I	1.40	8 units	5 units	Lake Shastina	—
107-090-420	RES-I	1.41	8 units	5 units	Lake Shastina	—
106-210-180	RES-I	1.42	8 units	5 units	Lake Shastina	—
106-260-430	RES-I	1.44	8 units	6 units	Lake Shastina	Partial Flood
108-200-530	RES-I	1.45	8 units	6 units	Lake Shastina	—
106-310-310	RES-I	1.46	8 units	6 units	Lake Shastina	—
108-060-380	RES-I	1.46	8 units	6 units	Lake Shastina	—
107-350-320	RES-I	1.47	8 units	6 units	Lake Shastina	—
108-170-540	RES-I	1.48	8 units	6 units	Lake Shastina	—
107-350-340	RES-I	1.50	8 units	6 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-150-010	RES-1	1.51	8 units	6 units	Lake Shastina	Partial Flood
106-400-200	RES-1	1.53	9 units	6 units	Lake Shastina	—
108-050-530	RES-1	1.54	9 units	6 units	Lake Shastina	—
108-300-570	RES-1	1.55	9 units	6 units	Lake Shastina	—
106-200-240	RES-1	1.57	9 units	6 units	Lake Shastina	—
108-160-230	RES-1	1.58	9 units	6 units	Lake Shastina	—
108-080-410	RES-1	1.59	9 units	6 units	Lake Shastina	—
108-070-390	RES-1	1.59	9 units	6 units	Lake Shastina	—
107-460-490	RES-1	1.61	9 units	6 units	Lake Shastina	—
107-190-250	RES-1	1.64	9 units	6 units	Lake Shastina	—
106-270-390	RES-1	1.65	9 units	6 units	Lake Shastina	—
107-100-230	RES-1	1.66	9 units	6 units	Lake Shastina	—
107-110-750	RES-1	1.68	9 units	6 units	Lake Shastina	—
107-120-450	RES-1	1.78	10 units	7 units	Lake Shastina	—
106-360-090	RES-1	1.83	10 units	7 units	Lake Shastina	—
108-060-210	RES-1	1.83	10 units	7 units	Lake Shastina	—
106-360-020	RES-1	1.84	10 units	7 units	Lake Shastina	—
107-070-260	RES-1	1.90	11 units	7 units	Lake Shastina	—
108-030-010	RES-1	1.91	11 units	7 units	Lake Shastina	—
106-050-300	RES-1	1.91	11 units	7 units	Lake Shastina	—
107-300-390	RES-1	1.97	11 units	8 units	Lake Shastina	—
107-290-410	RES-1	1.99	11 units	8 units	Lake Shastina	—
107-180-270	RES-1	2.01	11 units	8 units	Lake Shastina	—
108-190-230	RES-1	2.04	12 units	8 units	Lake Shastina	—
107-390-200	RES-1	2.05	12 units	8 units	Lake Shastina	—
106-110-420	RES-1	2.06	12 units	8 units	Lake Shastina	—
108-280-390	RES-1	2.15	12 units	9 units	Lake Shastina	—
107-020-270	RES-1	2.15	12 units	9 units	Lake Shastina	—
106-380-440	RES-1	2.17	12 units	9 units	Lake Shastina	—
107-090-410	RES-1	2.18	12 units	9 units	Lake Shastina	—
107-160-270	RES-1	2.18	12 units	9 units	Lake Shastina	—
108-050-540	RES-1	2.20	12 units	9 units	Lake Shastina	—
106-080-440	RES-1	2.23	13 units	9 units	Lake Shastina	—
106-040-470	RES-1	2.23	13 units	9 units	Lake Shastina	—
107-060-270	RES-1	2.23	13 units	9 units	Lake Shastina	—
108-230-210	RES-1	2.24	13 units	9 units	Lake Shastina	Partial Flood
108-140-230	RES-1	2.25	13 units	9 units	Lake Shastina	Partial Flood
108-080-210	RES-1	2.26	13 units	9 units	Lake Shastina	—
108-200-490	RES-1	2.33	13 units	9 units	Lake Shastina	—
107-410-170	RES-1	2.34	13 units	9 units	Lake Shastina	—
107-220-400	RES-1	2.37	13 units	10 units	Lake Shastina	—
108-090-530	RES-1	2.38	14 units	10 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
107-050-330	RES-I	2.40	14 units	10 units	Lake Shastina	—
106-350-320	RES-I	2.42	14 units	10 units	Lake Shastina	Partial Flood
107-390-230	RES-I	2.42	14 units	10 units	Lake Shastina	—
108-020-330	RES-I	2.43	14 units	10 units	Lake Shastina	—
108-150-390	RES-I	2.43	14 units	10 units	Lake Shastina	—
108-300-560	RES-I	2.44	14 units	10 units	Lake Shastina	—
107-430-390	RES-I	2.45	14 units	10 units	Lake Shastina	—
106-140-220	RES-I	2.46	14 units	10 units	Lake Shastina	—
106-240-430	RES-I	2.48	14 units	10 units	Lake Shastina	—
107-040-310	RES-I	2.51	14 units	10 units	Lake Shastina	—
107-270-340	RES-I	2.56	15 units	10 units	Lake Shastina	—
020-071-360	RES-I	2.62	15 units	10 units	Lake Shastina	—
108-040-220	RES-I	2.70	15 units	11 units	Lake Shastina	—
108-270-420	RES-I	2.79	16 units	11 units	Lake Shastina	—
107-310-370	RES-I	2.83	16 units	12 units	Lake Shastina	—
108-180-550	RES-I	2.84	16 units	12 units	Lake Shastina	—
106-150-220	RES-I	2.86	16 units	12 units	Lake Shastina	—
108-250-360	RES-I	2.96	16 units	12 units	Lake Shastina	Partial Flood
107-010-320	RES-I	2.98	16 units	12 units	Lake Shastina	—
106-410-290	RES-I	3.05	16 units	13 units	Lake Shastina	—
106-380-450	RES-I	3.06	18 units	13 units	Lake Shastina	—
107-400-250	RES-I	3.10	18 units	13 units	Lake Shastina	—
108-290-350	RES-I	3.13	18 units	13 units	Lake Shastina	—
107-150-350	RES-I	3.13	18 units	13 units	Lake Shastina	—
107-210-430	RES-I	3.13	18 units	13 units	Lake Shastina	—
107-330-360	RES-I	3.13	18 units	13 units	Lake Shastina	—
108-130-530	RES-I	3.15	18 units	13 units	Lake Shastina	Partial Flood
107-130-380	RES-I	3.20	18 units	13 units	Lake Shastina	—
106-290-510	RES-I	3.21	18 units	13 units	Lake Shastina	—
107-230-450	RES-I	3.25	19 units	13 units	Lake Shastina	—
107-240-280	RES-I	3.28	19 units	13 units	Lake Shastina	—
107-030-440	RES-I	3.36	19 units	14 units	Lake Shastina	—
108-020-010	RES-I	3.37	19 units	14 units	Lake Shastina	—
107-100-340	RES-I	3.38	19 units	14 units	Lake Shastina	Partial Flood
107-200-390	RES-I	3.48	20 units	15 units	Lake Shastina	—
106-320-410	RES-I	3.56	20 units	15 units	Lake Shastina	—
106-420-320	RES-I	3.62	21 units	15 units	Lake Shastina	—
107-400-240	RES-I	3.65	21 units	15 units	Lake Shastina	—
106-120-230	RES-I	3.76	22 units	15 units	Lake Shastina	—
108-030-520	RES-I	3.78	22 units	15 units	Lake Shastina	—
107-470-460	RES-I	3.82	22 units	15 units	Lake Shastina	—
106-020-490	RES-I	3.87	22 units	15 units	Lake Shastina	—

APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
106-250-280	RES-1	3.97	22 units	16 units	Lake Shastina	—
107-360-490	RES-1	3.97	23 units	16 units	Lake Shastina	—
107-140-390	RES-1	4.07	23 units	17 units	Lake Shastina	—
107-280-270	RES-1	4.12	24 units	17 units	Lake Shastina	—
107-340-520	RES-1	4.17	24 units	24 units	Lake Shastina	—
106-010-550	RES-1	4.29	25 units	20 units	Lake Shastina	Partial Flood
107-440-450	RES-1	4.30	25 units	20 units	Lake Shastina	—
108-110-240	RES-1	4.37	25 units	20 units	Lake Shastina	—
106-230-540	RES-1	4.38	25 units	20 units	Lake Shastina	—
108-100-470	RES-1	4.42	26 units	20 units	Lake Shastina	—
107-450-550	RES-1	4.68	27 units	20 units	Lake Shastina	—
107-170-400	RES-1	4.69	27 units	20 units	Lake Shastina	—
108-120-520	RES-1	4.75	27 units	20 units	Lake Shastina	Partial Flood
106-430-380	RES-1	4.87	28 units	20 units	Lake Shastina	—
108-010-370	RES-1	5.12	30 units	21 units	Lake Shastina	—
108-310-330	RES-1	6.15	36 units	25 units	Lake Shastina	—
106-300-330	RES-1	6.22	36 units	26 units	Lake Shastina	—
020-071-460	RES-1	6.33	37 units	26 units	Lake Shastina	—
108-210-160	RES-2	0.17	2 units	1 unit	Lake Shastina	—
108-210-130	RES-2	0.17	2 units	1 unit	Lake Shastina	—
108-210-120	RES-2	0.17	2 units	1 unit	Lake Shastina	—
108-220-160	RES-2	0.17	2 units	1 unit	Lake Shastina	—
108-210-170	RES-2	0.17	2 units	1 unit	Lake Shastina	—
108-220-240	RES-2	0.18	2 units	1 unit	Lake Shastina	—
108-220-170	RES-2	0.18	2 units	1 unit	Lake Shastina	—
108-220-180	RES-2	0.22	2 units	1 unit	Lake Shastina	—
108-210-190	RES-2	0.22	2 units	1 unit	Lake Shastina	—
108-220-280	RES-2	0.22	2 units	1 unit	Lake Shastina	—
108-220-230	RES-2	0.22	2 units	1 unit	Lake Shastina	—
108-220-190	RES-2	0.23	2 units	1 unit	Lake Shastina	—
108-210-200	RES-2	0.25	3 units	1 unit	Lake Shastina	—
108-220-220	RES-2	0.27	3 units	1 unit	Lake Shastina	—
108-210-210	RES-2	0.27	3 units	1 unit	Lake Shastina	—
108-220-210	RES-2	0.29	3 units	1 unit	Lake Shastina	—
108-210-270	RES-2	0.34	4 units	2 units	Lake Shastina	—
108-210-280	RES-2	0.34	4 units	2 units	Lake Shastina	—
108-220-340	RES-2	0.35	4 units	2 units	Lake Shastina	Partial Flood
108-210-260	RES-2	0.36	4 units	2 units	Lake Shastina	—
108-210-250	RES-2	0.36	4 units	2 units	Lake Shastina	—
108-210-230	RES-2	0.37	4 units	2 units	Lake Shastina	—
108-210-340	RES-2	0.38	4 units	2 units	Lake Shastina	—
108-220-330	RES-2	0.39	4 units	2 units	Lake Shastina	Partial Flood



APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
108-220-260	RES-2	0.51	6 units	2 units	Lake Shastina	Partial Flood
108-220-270	RES-2	0.54	6 units	3 units	Lake Shastina	Partial Flood
108-210-360	RES-2	1.07	13 units	6 units	Lake Shastina	—
108-220-380	RES-2	1.08	13 units	6 units	Lake Shastina	—
106-450-050	RES-3	0.29	No Max	1 unit	Lake Shastina	—
106-450-100	RES-3	0.46	No Max	2 units	Lake Shastina	—
106-460-170	RES-3	0.50	No Max	3 units	Lake Shastina	—
106-490-200	RES-3	0.71	No Max	4 units	Lake Shastina	Partial Flood
108-010-020	RES-3	1.36	No Max	8 units	Lake Shastina	—
108-060-370	RES-3	2.56	No Max	15 units	Lake Shastina	—
108-260-410	RES-3	3.47	No Max	20 units	Lake Shastina	—
108-010-370	RES-3	5.12	No Max	30 units	Lake Shastina	—
049-301-080	C-C	0.76	No Max	4 units	McCloud	Partial Flood
049-301-080	C-U	0.76	12 units	4 units	McCloud	Partial Flood
049-021-070	C-U	27.21	453 units	160 units	McCloud	Partial Flood
049-061-560	PD (C-H)	7.92	126 units	46 units	McCloud	—
049-061-670	PD (Res-I)	3.72	21 units	15 units	McCloud	—
049-061-660	PD (Res-I)	9.28	54 units	38 units	McCloud	—
049-051-240	PD (Res-I)	25.80	151 units	100 units	McCloud	Partial Flood
049-061-570	PD (R-R)	2.10	12 units	8 units	McCloud	—
049-061-590	PD (R-R)	2.10	12 units	8 units	McCloud	—
049-061-600	PD (R-R)	2.10	12 units	8 units	McCloud	—
049-061-610	PD (R-R)	2.10	12 units	8 units	McCloud	—
049-061-620	PD (R-R)	2.36	13 units	9 units	McCloud	—
049-061-580	PD (R-R)	2.62	15 units	10 units	McCloud	—
049-061-560	PD (R-R)	7.92	46 units	33 units	McCloud	—
049-281-110	RES-I	0.18	1 unit	1 unit	McCloud	—
049-281-100	RES-I	0.19	1 unit	1 unit	McCloud	—
049-123-120	RES-I	0.20	1 unit	1 unit	McCloud	—
049-343-170	RES-I	0.20	1 unit	1 unit	McCloud	—
049-291-100	RES-I	0.20	1 unit	1 unit	McCloud	—
049-343-180	RES-I	0.20	1 unit	1 unit	McCloud	—
049-332-200	RES-I	0.20	1 unit	1 unit	McCloud	—
049-343-330	RES-I	0.21	1 unit	1 unit	McCloud	—
049-342-240	RES-I	0.21	1 unit	1 unit	McCloud	—
049-342-210	RES-I	0.21	1 unit	1 unit	McCloud	—
049-331-260	RES-I	0.21	1 unit	1 unit	McCloud	—
049-343-200	RES-I	0.21	1 unit	1 unit	McCloud	—
049-343-340	RES-I	0.21	1 unit	1 unit	McCloud	—
049-342-190	RES-I	0.21	1 unit	1 unit	McCloud	—
049-101-050	RES-I	0.22	1 unit	1 unit	McCloud	—
049-333-070	RES-I	0.22	1 unit	1 unit	McCloud	—

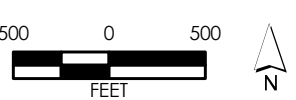
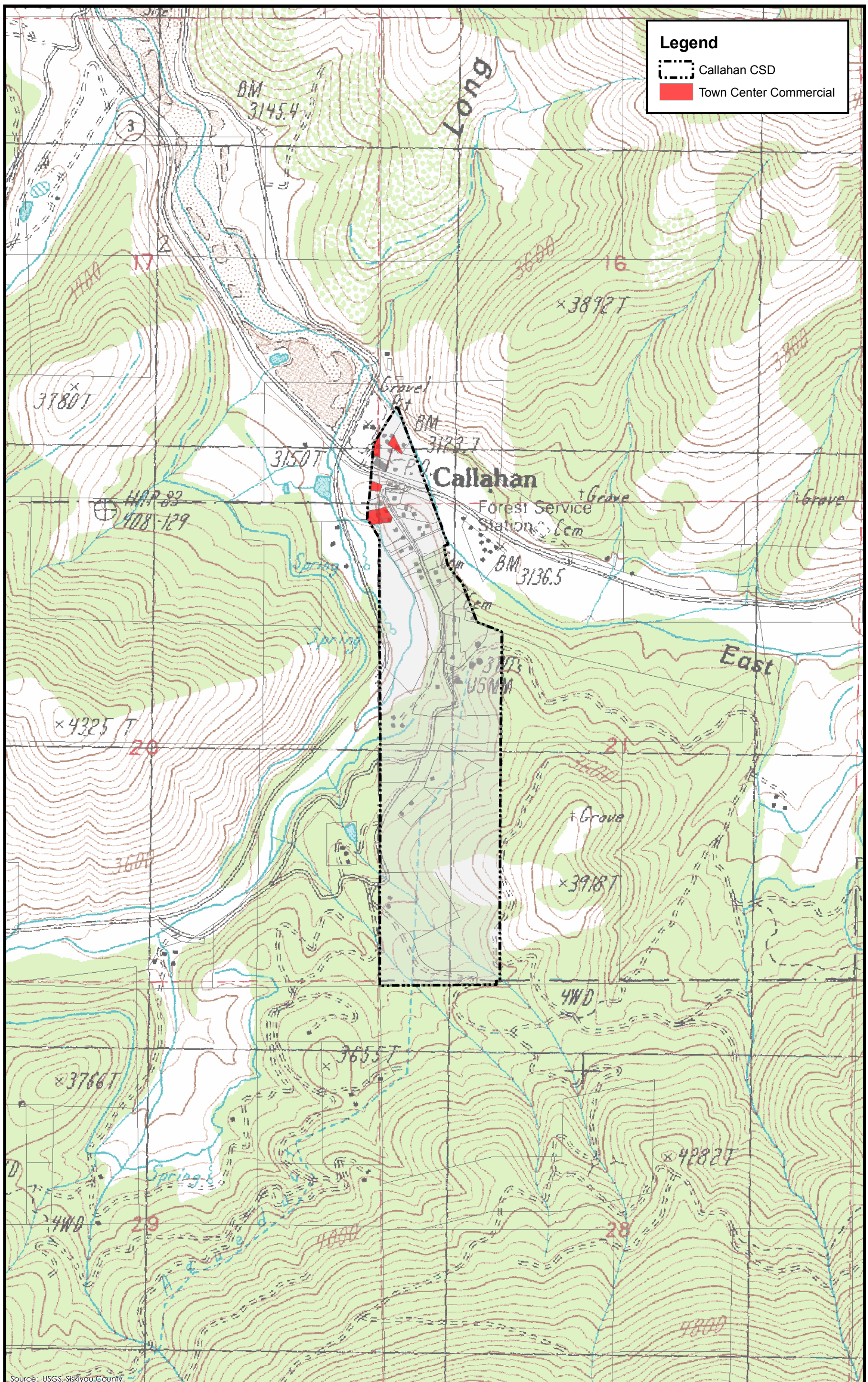
APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
049-342-170	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-120	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-150	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-350	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-330	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-090	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-050	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-340	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-110	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-390	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-230	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-130	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-070	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-260	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-300	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-250	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-260	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-280	RES-I	0.22	1 unit	1 unit	McCloud	—
049-342-060	RES-I	0.22	1 unit	1 unit	McCloud	—
049-343-210	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-370	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-040	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-270	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-380	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-070	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-090	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-300	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-110	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-010	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-280	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-160	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-120	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-250	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-220	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-290	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-050	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-270	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-180	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-080	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-240	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-200	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-360	RES-I	0.23	1 unit	1 unit	McCloud	—

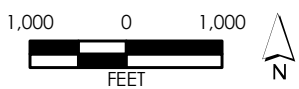
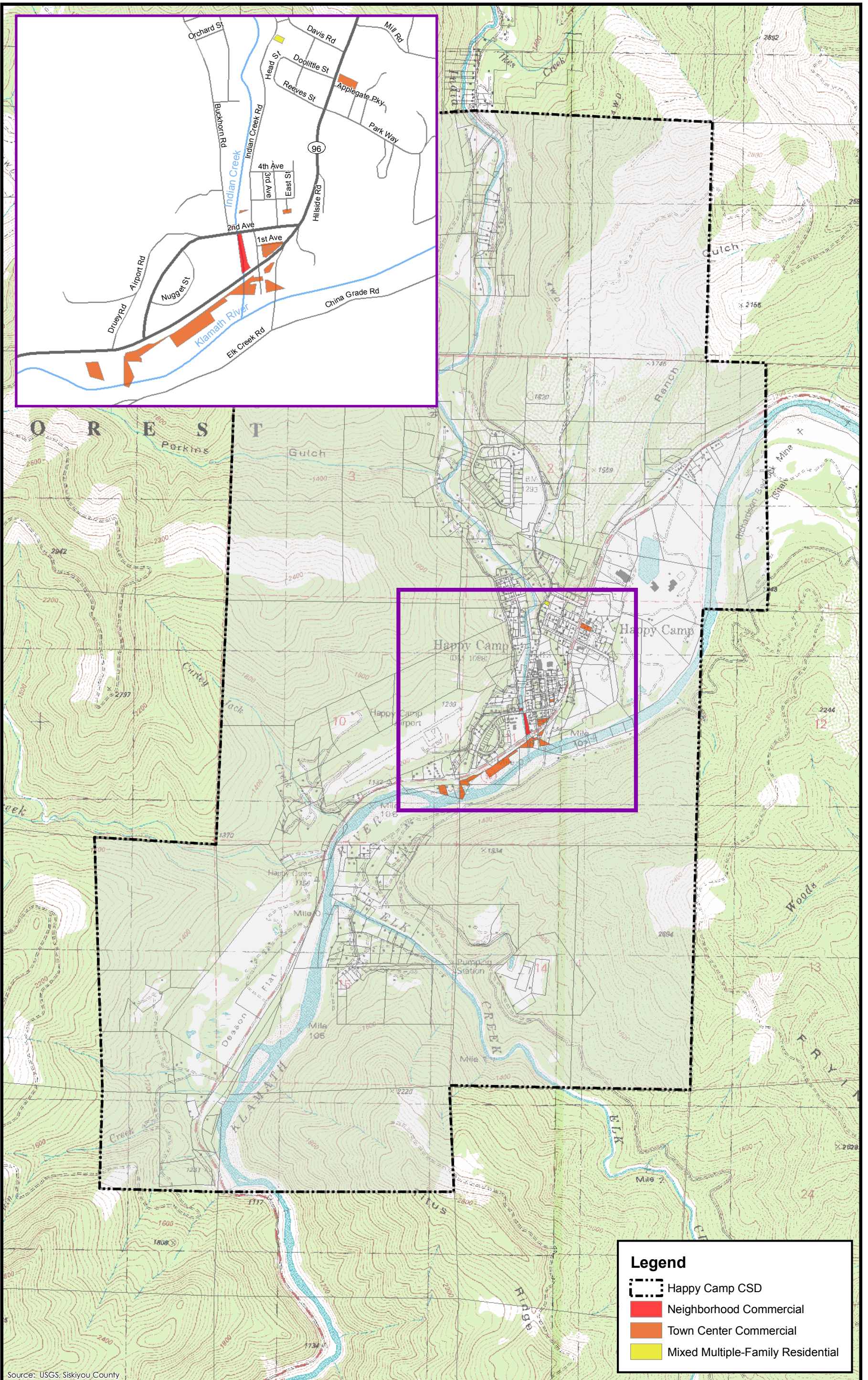
APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
049-343-310	RES-I	0.23	1 unit	1 unit	McCloud	—
049-343-290	RES-I	0.23	1 unit	1 unit	McCloud	—
049-342-140	RES-I	0.23	1 unit	1 unit	McCloud	—
049-312-220	RES-I	0.24	1 unit	1 unit	McCloud	—
049-342-100	RES-I	0.24	1 unit	1 unit	McCloud	—
049-283-050	RES-I	0.24	1 unit	1 unit	McCloud	—
049-231-120	RES-I	0.24	1 unit	1 unit	McCloud	—
049-341-140	RES-I	0.25	1 unit	1 unit	McCloud	—
049-341-080	RES-I	0.25	1 unit	1 unit	McCloud	—
049-343-130	RES-I	0.25	1 unit	1 unit	McCloud	—
049-293-080	RES-I	0.25	1 unit	1 unit	McCloud	—
049-343-150	RES-I	0.26	1 unit	1 unit	McCloud	—
049-281-140	RES-I	0.27	1 unit	1 unit	McCloud	—
049-342-350	RES-I	0.27	1 unit	1 unit	McCloud	—
049-341-100	RES-I	0.27	1 unit	1 unit	McCloud	—
049-343-320	RES-I	0.27	1 unit	1 unit	McCloud	—
049-341-020	RES-I	0.28	1 unit	1 unit	McCloud	—
049-341-090	RES-I	0.28	1 unit	1 unit	McCloud	—
049-162-010	RES-I	0.28	1 unit	1 unit	McCloud	—
049-341-130	RES-I	0.29	1 unit	1 unit	McCloud	—
049-123-040	RES-I	0.29	1 unit	1 unit	McCloud	—
049-341-110	RES-I	0.29	1 unit	1 unit	McCloud	—
049-341-030	RES-I	0.29	1 unit	1 unit	McCloud	—
049-342-230	RES-I	0.29	1 unit	1 unit	McCloud	—
049-203-200	RES-I	0.29	1 unit	1 unit	McCloud	—
049-343-140	RES-I	0.30	1 unit	1 unit	McCloud	—
049-341-120	RES-I	0.30	1 unit	1 unit	McCloud	—
049-343-160	RES-I	0.30	1 unit	1 unit	McCloud	—
049-343-100	RES-I	0.31	1 unit	1 unit	McCloud	—
049-343-040	RES-I	0.31	1 unit	1 unit	McCloud	—
049-341-040	RES-I	0.31	1 unit	1 unit	McCloud	—
049-121-140	RES-I	0.32	1 unit	1 unit	McCloud	—
049-284-070	RES-I	0.33	1 unit	1 unit	McCloud	—
049-343-080	RES-I	0.33	1 unit	1 unit	McCloud	—
049-181-090	RES-I	0.33	1 unit	1 unit	McCloud	Partial Flood
049-341-050	RES-I	0.34	2 units	2 units	McCloud	—
049-131-060	RES-I	0.34	2 units	2 units	McCloud	—
049-342-220	RES-I	0.35	2 units	2 units	McCloud	—
049-342-030	RES-I	0.36	2 units	2 units	McCloud	—
049-292-030	RES-I	0.39	2 units	2 units	McCloud	—
049-343-020	RES-I	0.39	2 units	2 units	McCloud	—
049-312-170	RES-I	0.39	2 units	1 unit	McCloud	Partial Flood

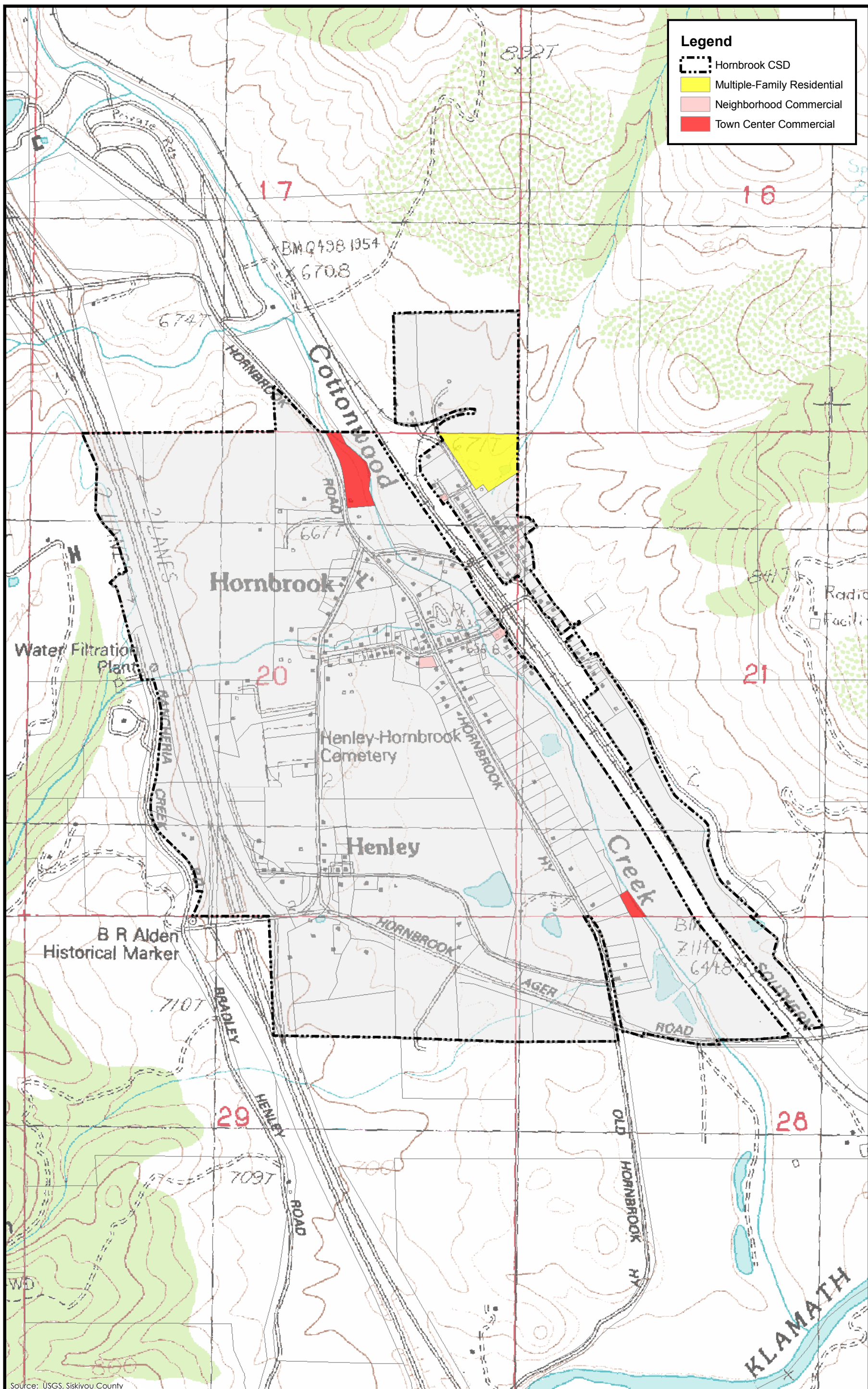
APN	Zoning	Acres	Maximum Density	Realistic Capacity	CSD	Site Constraints
049-171-140	RES-1	0.40	2 units	2 units	McCloud	—
049-341-060	RES-1	0.40	2 units	2 units	McCloud	—
049-343-060	RES-1	0.40	2 units	2 units	McCloud	—
049-342-010	RES-1	0.41	2 units	2 units	McCloud	—
049-293-010	RES-1	0.43	2 units	2 units	McCloud	—
049-171-120	RES-1	0.44	2 units	2 units	McCloud	—
049-113-070	RES-1	0.44	2 units	2 units	McCloud	—
049-101-010	RES-1	0.48	2 units	2 units	McCloud	—
049-343-190	RES-1	0.49	2 units	2 units	McCloud	—
049-342-020	RES-1	0.54	3 units	2 units	McCloud	—
049-291-050	RES-1	0.57	3 units	2 units	McCloud	—
049-341-070	RES-1	0.66	3 units	3 units	McCloud	—
049-131-050	RES-1	0.68	3 units	3 units	McCloud	—
049-021-090	RES-1	1.49	8 units	6 units	McCloud	—
049-341-010	RES-1	2.27	13 units	9 units	McCloud	—
049-011-230	RES-1	2.74	16 units	11 units	McCloud	—
049-051-230	RES-1	3.24	19 units	10 units	McCloud	Partial Flood
049-011-280	RES-1	3.28	19 units	10 units	McCloud	Partial Flood
028-440-680	RES-1	5.36	31 units	22 units	McCloud	—
049-011-290	RES-1	5.74	33 units	20 units	McCloud	Partial Flood
049-011-060	RES-1	18.08	106 units	75 units	McCloud	—
028-440-690	RES-1	19.19	112 units	70 units	McCloud	Partial Flood
049-021-070	RES-1	27.21	160 units	95 units	McCloud	Partial Flood
049-011-020	RES-1	30.76	180 units	128 units	McCloud	—
049-051-100	R-R-B-2.5	2.50	1 unit	1 unit	McCloud	—
049-061-480	R-R-B-2.5	2.74	1 unit	1 unit	McCloud	—
049-051-260	R-R-B-2.5	10.44	4 units	4 units	McCloud	Partial Flood
028-440-690	R-R-B-2.5	19.19	7 units	7 units	McCloud	Partial Flood
049-051-240	R-R-B-2.5	25.80	10 units	10 units	McCloud	Partial Flood
049-011-020	R-R-B-5	30.76	12 units	12 units	McCloud	—
019-680-460	R-R	0.20	1 unit	1 unit	Tennant	—
019-680-350	R-R	0.20	1 unit	1 unit	Tennant	—
019-680-210	R-R	0.20	1 unit	1 unit	Tennant	Partial Flood
019-670-480	R-R	0.21	1 unit	1 unit	Tennant	—
019-690-200	R-R-B-5	12.57	2 units	2 units	Tennant	—

Legend





-  Callahan CSD
-  Town Center Commercial

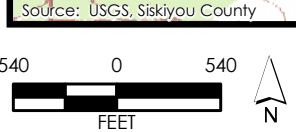




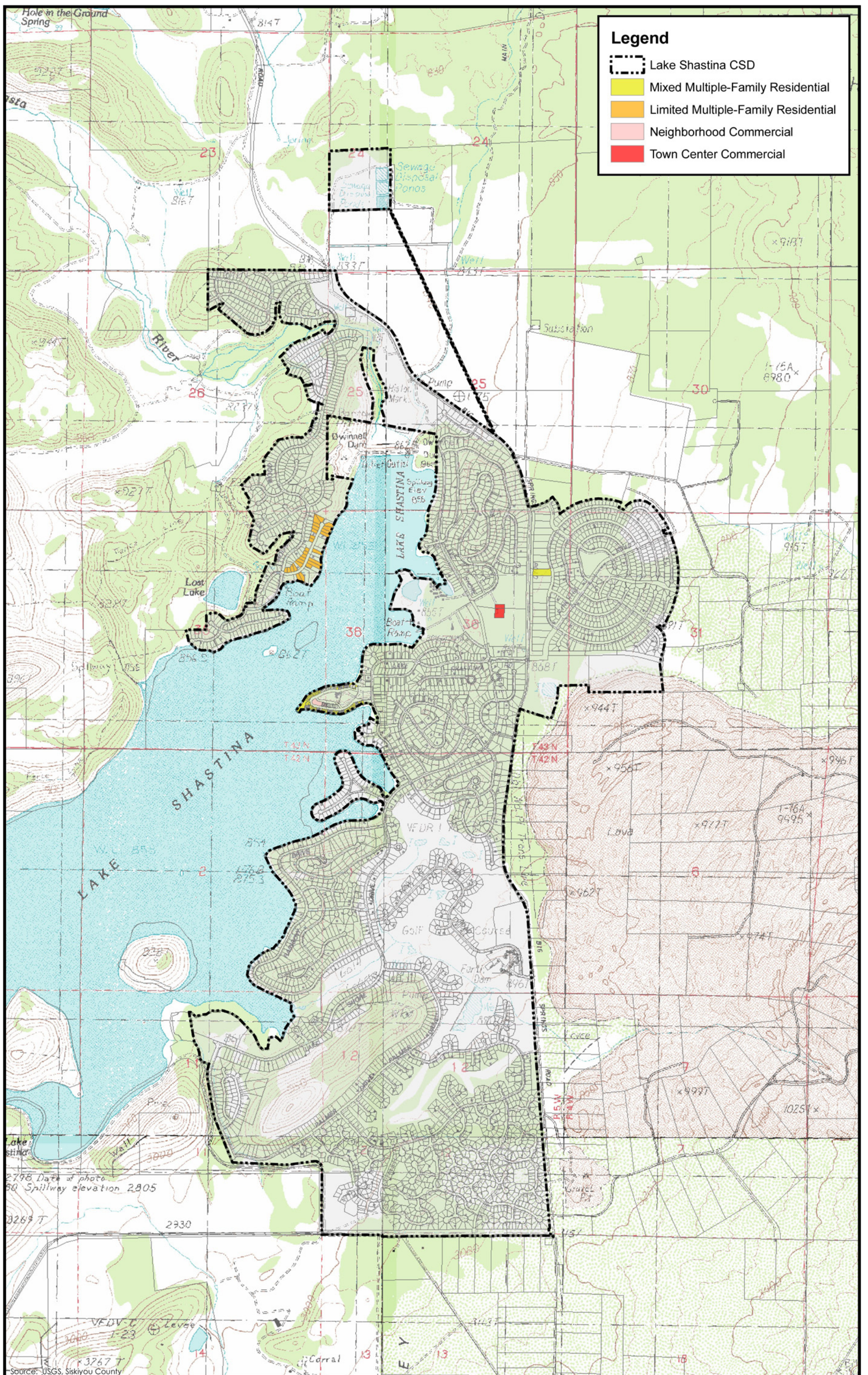


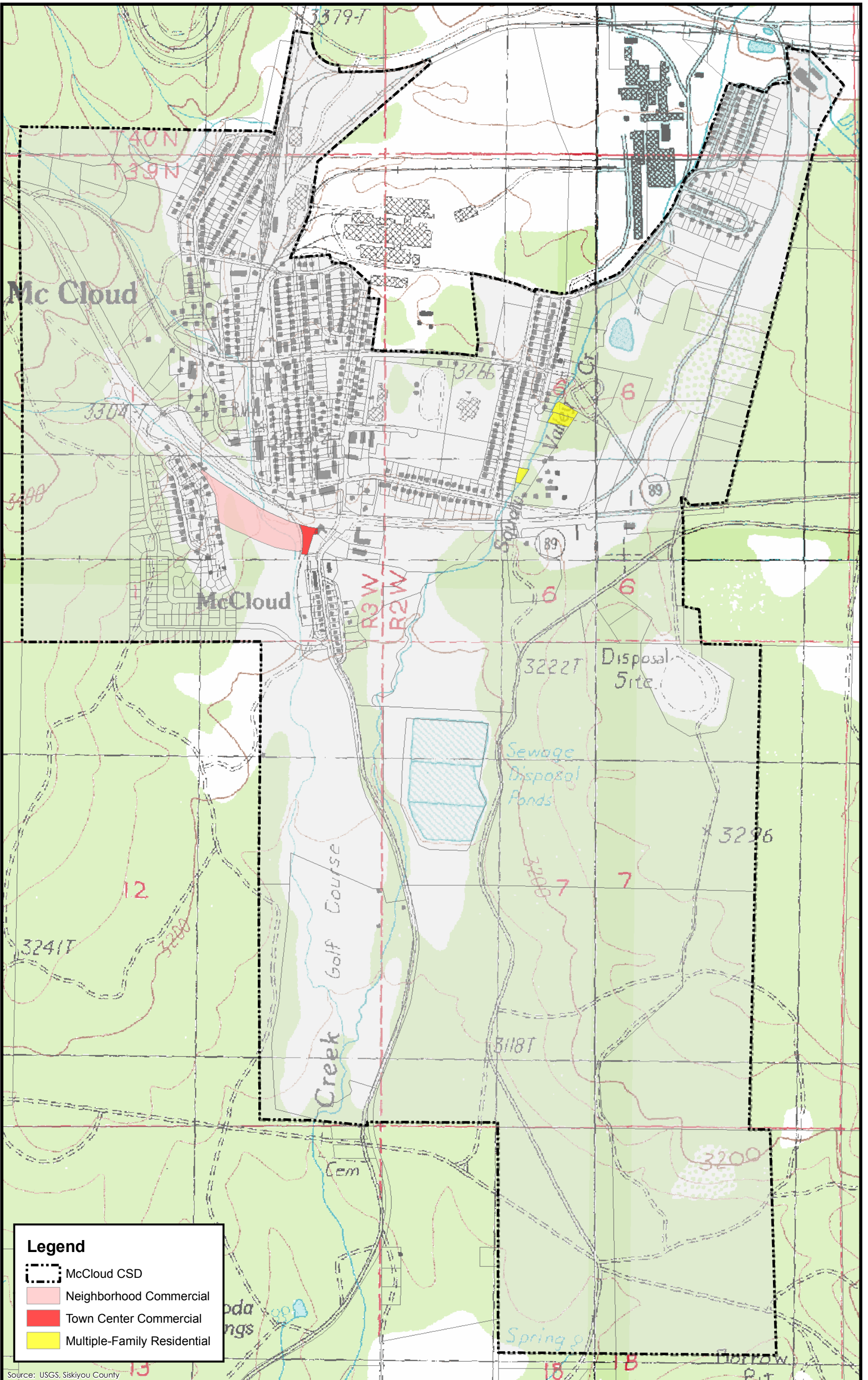
Legend

-  Hornbrook CSD
-  Multiple-Family Residential
-  Neighborhood Commercial
-  Town Center Commercial







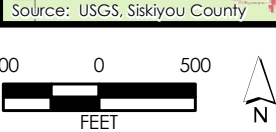
Siskiyou County Housing Element
Hornbrook Community Service District





Legend

-  McCloud CSD
-  Neighborhood Commercial
-  Town Center Commercial
-  Multiple-Family Residential



APPENDIX E
ENERGY CONSERVATION

APPENDIX E - OPPORTUNITIES FOR ENERGY CONSERVATION

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy-conserving measures, which can be retrofitted into existing housing and which conserve the use of nonrenewable fuels and save money.

Some of the opportunities for energy conservation listed below have been incorporated into actions in the Goals, Policies and Programs section of this element. For example, the County will continue to promote the weatherization programs of Pacific Power and Great Northern Corporation by providing information on the programs to County residents.

The Pacific Power energy efficiency programs mentioned below were in effect at the time of the printing of this publication. These programs are under constant review for effectiveness by the California Public Utilities Commission and Pacific Power and may change periodically or even be eliminated. For information on current Pacific Power Customer energy efficiency programs customers should call the local Pacific Power office or visit the Pacific Power's website at <http://www.pacificpower.net> or visit the California Public Utilities Commission website at <http://www.cpuc.ca.gov>.

PROGRAM DESCRIPTIONS

Each of California's utilities administers energy efficiency programs designed specifically for their customers' needs. The utilities oversee a set of programs to decrease energy use in the following areas:

- Lighting & Appliances
- Heating and Cooling
- New Homes
- Renovations and Retrofits

Lighting & Appliances

The lighting and appliance programs are designed to: improve consumer awareness of the energy and non-energy benefits of efficient lighting and appliances; increase the availability and demand for energy efficient products; and promote emerging technologies. Specific techniques applied in a variety of different programs include:

- Promoting ENERGY-STAR® products;
- Offering direct rebates to consumers of energy efficient products;
- Educating consumers, manufacturers and distributors of energy efficient products using web-sites, newsletters, educational workshops, and on-site auditing;
- Targeting multifamily units for volume purchasing of these products;
- Offering financial incentives to manufacturers to increase the supply and lower the price of these products;
- Providing equipment replacement subsidies or rebates; and

- Showcasing new technologies at important consumer locations.

Heating and Cooling

Programs focused on HVAC systems seek to: encourage the replacement of inefficient systems with efficient ones; increase consumer recognition of ENERGY-STAR® products; increase training of trade professionals in efficient HVAC systems; encourage design using the "whole-systems" approach; and support the improvement of efficiency standards. These programs accomplish these goals by:

- Educating consumers through bill inserts and call centers;
- Providing training and technical assistance to HVAC contractors and distributors;
- Providing financial incentives to distributors and installers for stocking and installing efficient units;
- Managing Standard Performance Contract (SPC) programs for commercial customers; and
- Providing financing to residential customers for energy efficient HVAC projects.

New Homes

These programs seek to (1) increase the number of energy efficient new homes and buildings being built, (2) promote the ENERGY-STAR® Qualified New Homes brand, (3) raise awareness of the existence and benefits of energy efficient home mortgages, (4) promote energy efficiency in the professions of architecture and engineering, and (5) promote construction exceeding Title 24 building standards.

Market participants include consumers looking to buy new homes and decision makers in new construction projects; builders, contractors, and manufacturers; real estate agents and mortgage professionals; and architects, engineers and students.

Programs include:

- Targeting information to customers to promote energy efficient homes and mortgages.
- Recognizing new developments that include exemplary energy efficient homes.
- Offering training, design assistance, and information to trade professionals.
- Offering training to sales agents to enable them to more effectively sell efficiency upgrades to home-buyers
- Holding a "green" building design competition for students to encourage formal education in energy efficiency.
- Offering financial incentives to builders of ENERGY-STAR® homes and to the owners, builders, or developers of efficient commercial buildings.
- Working with state and local governments to educate, train, and support people who implement and develop energy codes, standards, and initiatives.

Retrofits and Renovations

These programs are designed to: increase energy efficient investments at the time of retrofit, renovation, or sale of a home; link interested customers with providers of energy retrofit services; and increase the training of professionals who perform energy efficient retrofits.

Many different market participants can increase the likelihood of an energy efficiency retrofit. These programs not only target residential and commercial customers who either own or are buying a building (including multifamily dwellings, large energy customers and governments), but also trade professionals (including engineers, designers, contractors and energy consultants), real estate agents, mortgage professionals, and home inspectors. The utilities' retrofit and renovation programs typically include:

- Information on retrofit providers and ENERGY-STAR® windows, equipment, lighting, appliances, etc. for customers planning to buy, sell, or renovate a building.
- Energy audits to assist customers in determining their efficiency retrofit needs.
- Providing training and technical assistance for trade professionals through Energy Centers, libraries, and trade shows.
- Providing financing to residential customers for energy efficient projects.

CARE: ENERGY DISCOUNT PROGRAM

California Alternate Rates for Energy (CARE) is an energy discount program available to low income customers of utilities companies that operate in California. CARE is funded through a rate surcharge paid by all other utility customers.

CARE Program for Residential, Single-Family Customers

This program is available to low income single-family households in the county. Once enrolled in CARE, eligible customers receive a 20% discount off gas and electricity charges each month. CARE customers are also exempt from recent electricity rate increases. After signing up, recertification is required once every two years.

CARE for Sub-Metered Residential Facilities

This program extends the same CARE discount of 20% to tenants whose energy is metered and billed by their landlords (mobile home parks, sub-metered apartments and marinas). The discount is provided as a pass-through from the landlord. Recertification is required every two years. Applications are available to landlords and managers, or may be obtained by contacting the utility company.

CARE for Qualified Nonprofit Group Living Facilities

Since 1992, the original program has extended CARE discounts to facilities qualifying as group living facilities, homeless shelters, hospices, and women's shelters. All (100%) of the occupants must qualify under the same CARE income limits and the facility must be Federally Tax Exempt, for example, a "501(c)3." These facilities may qualify with either residential or commercial rates, but 70% of the energy used for each meter must be for residential use.

CARE for Qualified Agricultural Employee Housing Facilities

Legislation in 1996 further extended the CARE program to migrant farm worker housing owned and operated by the State Office of Migrant Services (OMS), privately owned and licensed employee housing, and nonprofit migrant housing. Like the CARE for Qualified Nonprofit Group Living Facilities, each type of facility has its own separate qualifications for licensing, tax exemption, and energy use.

Qualifying Incomes Effective June 1, 2013

A household's gross annual income may not be more than these CARE income guidelines. They are increased once a year to allow for inflation.

Table E-1
Qualifying Annual Income for CARE Program

Persons In Household	Total Combined Annual Income
1	\$22,980
2	\$31,020
3	\$39,060
Add \$8,040 for each additional person	

Source: California Public Utilities Commission, 2013.

CARE Applications

In order to apply for CARE, customers need to contact their utility company for an application. This information can be obtained on their bill.

CARE Automatic Enrollment

The California Public Utilities Commission (PUC) approved a new way of increasing the number of energy customers in the CARE program in July 2002. It will allow those participating in the following programs to be automatically enrolled in CARE:

- Medi-Cal
- Women, Infants and Children (WIC)
- Managed Risk Medical Insurance Board
- Healthy Families
- Energy Assistance Programs (Low Income Home Energy Assistance, for example)