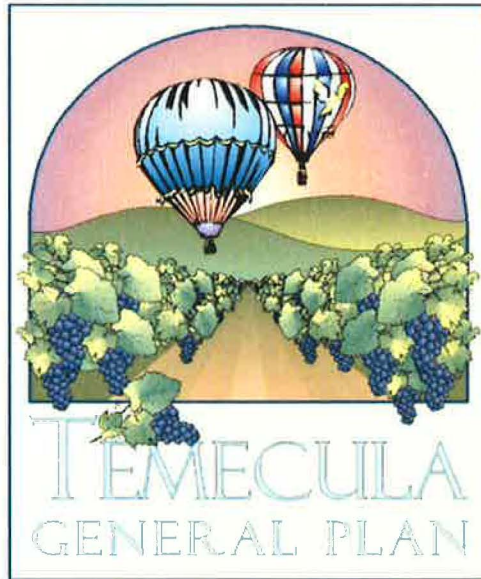


CITY OF TEMECULA GENERAL PLAN HOUSING ELEMENT



DECEMBER 2013

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- Appendix B – Vacant Land Inventory
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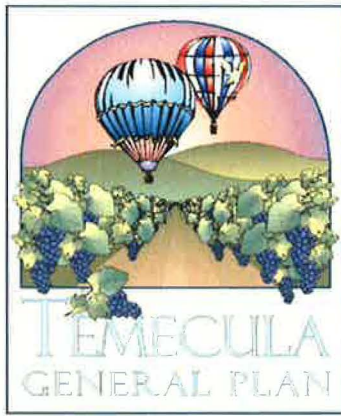
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HOUSING ELEMENT

I. INTRODUCTION

A. Community Context

The City of Temecula is a growing community located along Interstate 15 (I-15) in southwestern Riverside County, just north of the San Diego County line. Located in Temecula Valley, the City is surrounded by gentle rolling hills.

Surrounded by this attractive natural setting and located with access to both Orange and Los Angeles Counties to the north and San Diego County to the south, the City population has nearly quadrupled since its incorporation in 1989. Since that time, the population has increased from 27,099 to an estimated 103,092 as of January 1, 2012.

With its European history beginning in the 1800s, Temecula has played an important role locally for over a century. Old Town Temecula is the historic core of the City and is located in its western portion. Change from a small agricultural community to an urbanized City began in 1964 when Kaiser Aluminum and Chemical purchased the 87,500-acre Vail Ranch. Development of the ranch occurred under the design of a master plan that continues to influence the land use pattern and circulation system of Temecula today. Much of the remaining vacant land within the City will be developed under the control of approved specific plans.

The majority (83%) of the existing housing in Temecula consists of single-family houses, with the remainder consisting of multi-family units. A map that identifies the location of the city's multi-family housing complexes is included as **Figure H-1**. The high number of single-family homes is reflective of the City's young family-oriented population and desire to maintain its rural traditions. In comparison to the surrounding communities, the average purchase price for a new home in Temecula was \$275,000 as of June 2010. In the neighboring communities of Hemet, Lake Elsinore, Murrieta, and Perris, the June 2010 median home prices ranged from \$160,000 to \$254,000, while the median home price in Riverside County was \$210,000.

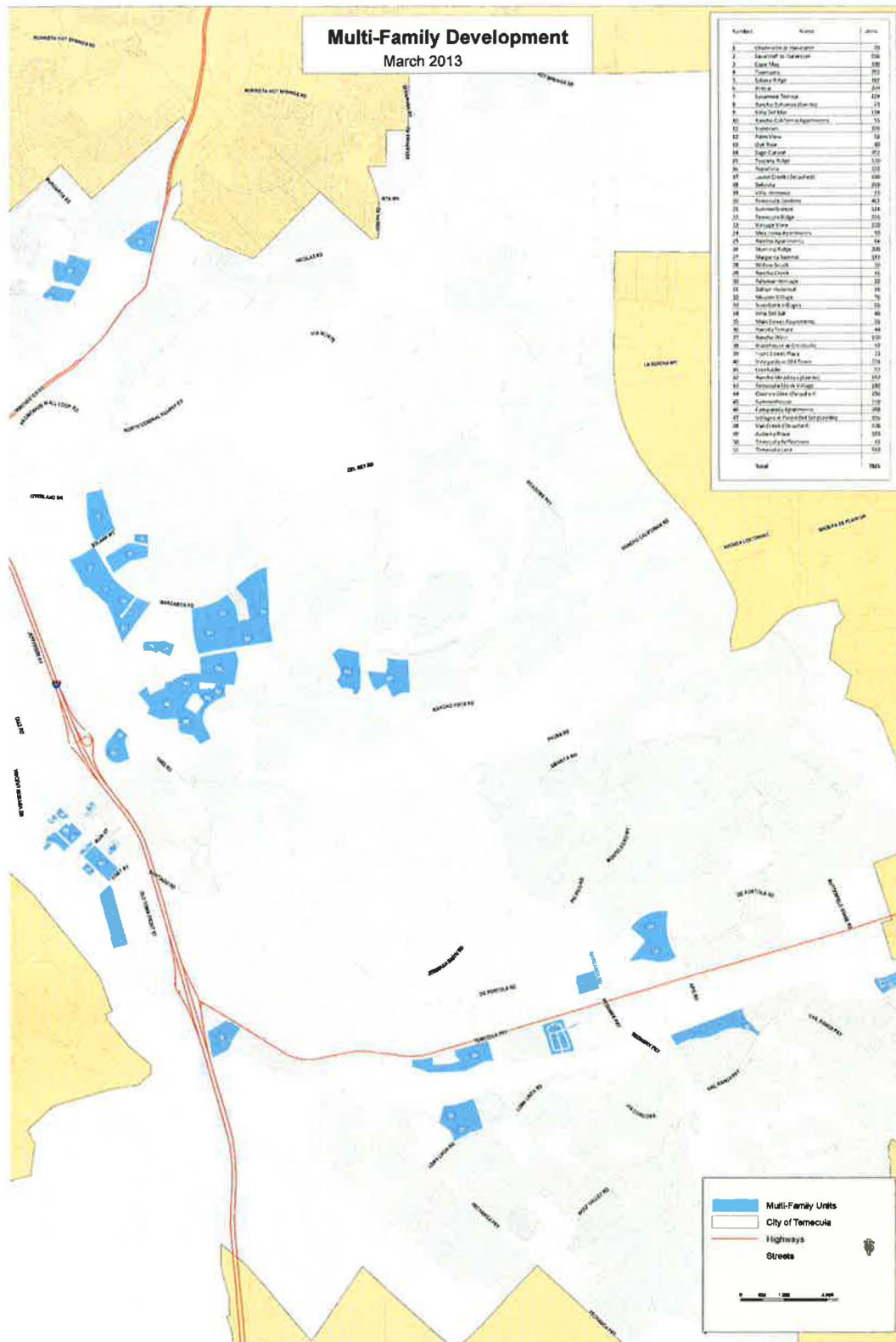


Figure H-1
City of Temecula's Multi-Family Development

In recent years, the housing market in Temecula has very much been influenced by growth pressure in San Diego County. As housing prices in San Diego County approach prices in south Orange County, many people who work in San Diego have chosen to live in Temecula, placing significant pressure on the Temecula housing market.

B. State Policy and Authorization

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans.

Recent changes to state housing element law require all cities and counties to update their Housing Elements at least every eight years to reflect the community's changing needs. Temecula's last Housing Element was prepared in 2008 and was recently updated to cover the current period of January 1, 2014, through October 1, 2021.

C. Organization of the Housing Element

The City faces important housing issues such as preserving the historic traditions of the community, ensuring that new development is compatible with the existing character, providing a range of housing that meets the needs of all residents, ensuring that affordable housing is available to all segments of the community, and balancing employment with housing opportunities.

This Housing Element evaluates housing needs in Temecula based on its demographic and housing characteristics. The Housing Element also compiles an inventory of resources available to address identified housing needs, assesses the effectiveness and appropriateness of existing housing programs being implemented by the City, and crafts a housing strategy that would effectively address the housing issues relating to availability, adequacy, and affordability within the limitations of the City. This Housing Element represents a policy statement indicating that Temecula will continue to strive toward maintaining and enhancing its housing quality and its desirability as a place to work and live.

The Temecula Housing Element comprises the following major components:

- An analysis of the City's population, household, and employment base, and the characteristics of the city's housing stock (Section II);
- Review of potential constraints to meeting Temecula's identified housing needs (Section III);
- An evaluation of opportunities and resources that will further the development of new housing (Section IV);
- An evaluation of accomplishments under the adopted Housing Element (Section V); and
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs (Section VI).

D. Relationship to Other General Plan Elements

The Temecula General Plan comprises the following 10 elements: (1) Land Use; (2) Circulation; (3) Housing; (4) Open Space/Conservation; (5) Growth Management/Public Facilities; (6) Public Safety; (7) Noise; (8) Air Quality; (9) Community Design; and (10) Economic Development. Background information and policy direction presented in one element is also reflected in other General Plan elements. For example, residential development capacities established in the Land Use Element are incorporated within the Housing Element. The General Plan goals and policies were reviewed for consistency with proposals recommended in this Housing Element update. This Housing Element builds upon other General Plan elements and is consistent with the goals and policies set forth by the General Plan. City staff maintains a conscious effort to ensure that revisions to any element of the General Plan achieve internal consistency among all General Plan elements.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Public Safety and Open Space/Conservation elements of the General Plan to include analysis and policies regarding flood hazard and management information.

E. Data Sources and Glossary

The data used for the completion of this Housing Element comes from a variety of sources, including the 2010 Census, the American Community Survey, Comprehensive Housing Affordability Strategy (CHAS) data, various studies produced by the City of Temecula, the Southern California Association of Governments (SCAG) approved data set, the California Department of Finance, the California Department of Employment Development, local newspapers, and local real estate agents. These data sources represent the best data available at the time this Housing Element was prepared.

This Housing Element, along with the state-mandated requirements, includes a glossary of terms used in the element. This glossary has been included to allow readers to better understand the terminology used in the Housing Element discussion; it can be found in Appendix A of this element.

F. Public Participation

State law requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . .” (Government Code Section 65583).

Residents of Temecula have had, and will continue to have, several opportunities to provide input during the development of the Housing Element. On December 3, 2012, the City conducted a publicly noticed workshop to discuss housing needs in the City and to provide policy directions for the drafting of the Housing Element. The notice for the public workshop was publicized on the City’s website, Facebook page, published in the local newspaper for a 15-day period, posted at the Temecula Public Library and Civic Center.

In an effort to reach all segments of the community the City mailed meeting notification letters to numerous stakeholders and interested parties, including:

- Riverside Area Rape Crisis Center
- Assistance League of Temecula Valley
- Boys and Girls Clubs of Southwest County
- Casa Court Appointed Special Advocates for Riverside County, Inc
- Safe Alternatives for Everyone, Inc.
- Senior Citizen Service Center

- Vineyard of the New Wine
- Temecula Murrieta Rescue Mission
- Temecula Valley Unified School District.
- Temecula Valley Chamber of Commerce
- Economic Development Corporation of Southwest California
- Temecula Murrieta Pantry
- Fair Housing Council of Riverside County
- Single Mothers United in Rewarding Fellowship (SMURF)
- Grid Alternatives
- MVM Network Inc.

Collaborative Community Education The purpose of the public workshop was to educate the public that the City is required by law to provide housing opportunities to all socioeconomic groups. Workshops are designed to engage the public about their opinions and determine the preferred method(s) of achieving the requirements for providing housing opportunities to families and individuals from all income segments of the population. There was very little feedback and concerns received from the public at the workshop.

In addition to the City's public outreach efforts specifically for the Housing Element, the City also conducted outreach for Temecula's year two annual Action Plan for the Community Development Block Grant (CDBG) program. The goals of the CDBG program are very closely tied to those of the Housing Element. The goals of the CDBG program are to promote, preserve, and assist in the development of affordable housing for low and moderate income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents, improve and expand infrastructure and facilities that benefit low and moderate income neighborhoods and residents, provide and improve access to public services for low and moderate income persons and those with special needs, and provide for the economic development needs of low and moderate income persons and neighborhood target areas.

To broaden participation in the Plan, the City provided a number of opportunities for public input including public meetings and a 30-day draft public comment period. The City of Temecula held two community workshop meetings on November 26, 2012, to collect citizen input regarding community development and housing needs, and provide assistance to non-profit organizations and government agencies submitting an application requesting CDBG funds from the City of Temecula. Notices for the community workshop meetings

were publicized on the City's website, Facebook page, mailed to the Citizen Participation Plan (CPP) mailing list, published in the local newspaper for a 15-day period, posted at the Temecula public library and civic center, and emailed to several local business and affordable housing professionals.

The community workshop efforts resulted in participation by 11 stakeholders in the development of the 2013-2014 One-Year Action Plan. Stakeholders represented a broad spectrum of interests. The industries and professions represented included:

- Affordable housing provision;
- Child protective services;
- Fair housing;
- Foreclosure/loss mitigation prevention;
- Higher education;
- Homeless services;
- Landlord/tenant services;
- Rental property owners and managers;
- Senior services;
- Services for low income residents;
- Services for single mothers;
- Social services; and
- Youth development.

Public meeting attendees prioritized affordable housing and supportive services for special needs populations including youth, seniors, single mothers, domestic violence victims, and homeless as top needs for the community.

On February 26, 2013, the City of Temecula Finance Committee met to consider the One-year Action Plan and CDBG funding recommendations for Fiscal Year 2013-2014. The City Finance Committee performs in an advisory manner to City staff and to the City Council concerning planning, implementing, and assessing CDBG programs and activities for community development. Notices for this meeting were publicized on the City's website, published in the local newspaper for a 15-day period, and posted at the Temecula Public Library and Civic Center.

Public Review Draft Housing Element

Prior to adoption of the Housing Element the City will notice the draft with a proposed Negative Declaration for a 30-day public review and comment period pursuant to the noticing requirements of the California Environmental Quality Act.

Final Housing Element

Also prior to adoption the Draft Housing Element a Notice of Public Hearing will be published in the local newspaper and a direct mailing sent to organizations representing the interests of low and moderate income households and persons with special needs

Comments Received

The City has not yet received any public comments.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element describes the supply and demand for housing in Temecula and is broken into five subsections addressing the characteristics of population, employment, households, special needs populations, and housing stock. This analysis provides the basis for developing a successful housing program that meets the needs of the community.

A. Population Characteristics

1. Population Growth Trends

Temecula is the fifth largest city among the 28 cities in Riverside County. According to the California Department of Finance, Temecula had a population of 103,092 as of January 1, 2012. During the period from 2007 to 2012, the California Department of Finance estimates that the City population grew by nearly 11%. As depicted in **Table H-1**, Temecula experienced its largest growth periods during the last decade, at almost seven times the percentage growth experienced in the county as a whole. According to the 2010 US Census, Temecula is ranked 66th out of 482 California cities when ranked by population.

**TABLE H-1
POPULATION GROWTH TRENDS**

Jurisdiction	2000	2010	2020	Projected 2021	Projected % Change 2010-2021
Temecula	53,791	100,097	112,242	113,303	13.20%
Hemet	62,751	78,657	103,084	106,929	35.90%
Lake Elsinore	30,370	51,821	71,755	74,472	43.70%
Murrieta	43,989	103,466	109,343	110,710	7.00%
Perris	32,369	68,386	82,029	85,765	25.40%
Riverside	1,522,855	1,733,694	2,003,412	2,058,01	18.70%

SOURCES: US Census Bureau, 2010 Census; California Department of Finance, 2010

The Southern California Association of Governments (SCAG) estimates that Temecula will continue to experience growth during the next nine years. The level of growth, however, is anticipated to be less than that experienced during the last 12 years, with a projected growth of 13.2% to about 113,303 persons by 2021. For Riverside County, an overall 18.7% growth in population is expected for the next nine years. The neighboring cities of Lake Elsinore, Hemet, and Perris are expected to experience greater growth in comparison to Temecula in the coming years. Temecula's share of the total population in Riverside County is projected to remain at slightly above 5% in 2021.

2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the distribution of future housing development. Traditionally, both the young adult population (20–34) and the elderly population (65+) tend to prefer low- to moderate-cost, smaller units. Persons between 35 and 54 years old usually reside in higher-cost, larger units because they typically have higher incomes and a larger household size.

As shown in **Table H-2**, Temecula had a younger population in 2010 than the county as a whole. The median age of Temecula residents was 33.4, while the county median age was 33.7. While the City population has grown significantly since the 2000s, the City has remained a family-oriented community. This age structure indicates that Temecula may require larger single-family homes to meet the needs of families with their school-age children, as well as smaller, moderately priced houses and multi-family units for those younger individuals who do not have children or are just beginning their families.

TABLE H-2
AGE DISTRIBUTION, 2010

Years of Age	Number	Percentage
0–9	15,379	15.3%
10–19	18,317	18.3%
20–29	12,268	12.3%
30–39	13,570	13.5%
40–49	16,847	16.8%
50–59	12,233	12.2%
60–69	6,247	6.3%
70–79	3,436	3.4%
80 and over	1,800	1.8%
Median Age	33.4	

SOURCE: US Census Bureau, 2010 Census.

3. Race/Ethnicity Characteristics

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics of different racial/ethnic groups. These characteristics tend to correlate with other factors such as family size, housing location choices, and mobility. As shown in **Table H-3**, the majority (70.8%) of the 2010 population in Temecula was White, with Hispanics making up the next largest group (24.7%). In comparison, Riverside County contains a slightly more diverse population. Only 61.0% of the County's 2010 population was White. The next largest group was the Hispanic population at 45.5%.

TABLE H-3
RACE AND ETHNICITY, 2010

Race/ Ethnicity	Number of Temecula Residents	% of Temecula's Population	Number of Riverside County Residents	% of Riverside County's Population
White	70,880	70.8%	1,335,147	61.0%
African American	4,132	4.1%	140,543	6.4%
American Indian/ Alaska Native	1,079	1.1%	23,710	1.1%
Asian	9,765	9.8%	130,468	6.0%
Hawaiian/Pacific Islander	368	0.4%	6,874	0.3%
Some Other Race	7,928	7.9%	448,235	20.5%
Hispanic	24,727	24.7%	995,257	45.5%

SOURCE: US Census Bureau, 2010 Census.

B. Employment Characteristics

1. Employment Growth

According to the 2010 Census, 50,544 Temecula residents were in the labor force, representing a labor participation rate of 70.3%. (The labor force includes employed and unemployed persons aged 16 years and above.) In 2010, the unemployment rate was 10.8%, much lower than the countywide rate of 13.6%.

The 2010 US Census Bureau survey of employment opportunities indicated that there were 44,125 jobs in Temecula in 2010. As shown in **Table H-4**, most of the jobs in Temecula fell within two categories: managerial, professional, and technology specialty (36.7%) and sales, technical, and administrative support (27.1%). Employment by industry is tabulated in **Table H-5**. As shown, the education,

health care and social work, and hotel and amusement industries were the primary industries in Temecula.

**TABLE H-4
CATEGORIES OF JOBS IN TEMECULA, 2010**

Occupation	Number of Jobs	% of Total
Managerial/Professional/Technology	16,184	36.7%
Sales/Technical/Administrative (Support)	11,942	27.1%
Service Occupation	8,487	19.2%
Natural Resources, Construction & Maintenance	3,702	8.4%
Production/Transportation	3,810	8.6%
Total	44,125	100.0%

SOURCE: US Census Bureau, 2008–2010 American Community Survey.

According to SCAG, the City's 2000 employment base of 24,354 jobs, which was projected to increase by 56% to 38,040 by the year 2010, reflects an average annual growth of 5.6%. However, these projections were surpassed, as described in **Table H-5**.

**TABLE H-5
EMPLOYMENT BY INDUSTRY, 2010**

Industry	Number of Jobs	% of Total
Manufacturing	5,254	11.9%
Retail Trade	5,325	12.1%
Education, Health Care and Social	8,356	18.9%
Transportation, Warehousing & Utilities	1,542	3.5%
Agriculture & Mining	861	2.0%
Wholesale Trade	1,278	3.0%
Construction	3,221	7.3%
Hotel & Amusement	5,677	12.9%
Professional, Scientific & Management	4,409	10.0%
Finance & Real Estate	2,779	6.3%
Information	610	1.4%
Public Administration	2,658	6.0%
Other Services	2,155	4.9%
Total	44,125	100.0%

SOURCE: US Census Bureau, 2008–2010 American Community Survey.

C. Household Characteristics

1. Household Growth Trends

Parallel to the population growth trends shown in **Table H-1**, household growth in Temecula exceeded that of the surrounding communities and the county as a whole. Between 2000 and 2010, the number of households in Temecula increased by 100%, while that in the county increased by 9%. Comparing the City's population growth (86.1%) with its household growth (100%) indicates that the City has become more family-oriented with increasing household size. However, **Table H-6** shows that Temecula is expected to grow at a much slower pace than the county, at a much lower rate of growth.

TABLE H-6
HOUSEHOLD GROWTH TRENDS

Jurisdiction	2000	2010	% Change 2000– 2010	Projected 2021	Projected % Change 2010–2021
Temecula	15,875	31,781	100%	34,653	9.0%
Hemet	27,241	30,092	10%	42,788	42.2%
Lake Elsinore	8,844	14,788	67%	22,089	49.4%
Murrieta	10,296	32,749	218%	35,811	9.3%
Perris	8,850	16,365	85%	23,073	41.0%
Riverside County	483,580	525,018	9%	655,888	24.9%

SOURCES: US Census Bureau, 2010 Census; California Department of Finance, 2010

2. Household Composition and Size

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

According to the 2010 Census, 81.3% of the 31,781 households in Temecula were considered families. Among the 5,955 non-family households, 4,400 (74.9%) were single people living alone, including 1,387 (23.3%) elderly persons living alone. In 2010, only 129 of Temecula's residents lived in group quarters.

Household size is an important indicator for identifying sources of population growth as well as overcrowding in individual housing units. A city's average household size may decline in communities where the population is aging. As depicted in **Table H-7**, the average

persons per household decreased by 6.47% in Temecula during the period of 2000–2010. This decrease is consistent with the higher cost of housing during that period, which would affect larger families, although a large number of families with school-age children still live in Temecula. Average household sizes in Hemet, Lake Elsinore, and Perris continued to grow, while Murrieta experienced a much more dramatic decline in average household sizes than Temecula, reflecting a slightly different household trend.

**TABLE H-7
AVERAGE NUMBER OF PERSONS PER HOUSEHOLD, 2000 & 2010**

Jurisdiction	Average Persons per Household		% Change 2000–2005
	2000	2010	
Temecula	3.39	3.184	-6.47%
Hemet	2.27	2.625	15.64%
Lake Elsinore	3.41	3.517	3.14%
Murrieta	4.27	3.184	-34.11%
Perris	3.63	4.215	16.12%
Riverside County	3.09	3.165	2.43%

SOURCE: California Department of Finance, January 1, 2012.

3. Household Income

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

The HCD has developed the following income categories:

- **Extremely Low Income** – earn between 0 and 30% of the area median income (AMI), adjusted for household size
- **Very Low Income** – earn between 31% and 50% of the AMI, adjusted for household size
- **Low Income** – earn between 51 and 80% of the AMI, adjusted for household size
- **Moderate Income** – earn between 81 and 120% of the AMI, adjusted for household size
- **Above Moderate/Upper Income** – earn over 120% of the AMI, adjusted for household size.

As part of the Regional Housing Needs Assessment (RHNA), SCAG has developed estimates on income distribution for all jurisdictions within the SCAG region in 2012. The income distributions for Temecula and Riverside County are presented in **Table H-8**. The median household income in Temecula was estimated at \$72,433 in 2010, which continued to be higher than the countywide median income of \$56,156. One reason for the higher median income in Temecula is that many of Temecula's residents work in San Diego and Orange counties where the median income and associated wages are higher. As shown in **Table H-8**, almost a quarter (24.55%) of the population in Temecula falls into the lower (extremely low, very low, and low) income category. Of the lower income households, 2,009 are extremely low income households (approximately 784 owner-occupied and 1,225 renter-occupied).

**TABLE H-8
HOUSEHOLD INCOME**

Income Group	Total Households	Percentage of Households
Extremely Low	2,009	6.08%
Very Low	2,111	6.39%
Low	3,753	11.36%
Moderate	6,183	18.72%
Above Moderate	18,978	57.45%
Total	33,034	100.00%

SOURCE: SCAG data 2012, 2005-2009 CHAS data

5. Overcrowding

An overcrowded household is typically defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per room. Overcrowding is the result of either a lack of affordable housing and/or a lack of available housing units of adequate size.

According to the 2005–2009 American Community Survey, 896 households in Temecula (2.9%) were deemed to be overcrowded. Of these households, 229 (1.1%) owner-occupied units and 667 (8.2%) renter-occupied units were overcrowded. Of the total 896 overcrowded units, 183 (0.6%) were severely overcrowded.

In comparison, overcrowding was a more prevalent issue countywide, with 13,378 (2.0%) households living in severely overcrowded conditions.

6. Overpayment

State and federal standards consider a family to be overpaying for housing if it spends more than 30% of its gross income on housing. A household that spends more than it can afford for housing has less money available for other necessities and emergency expenditures. Very low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay for their housing costs more often than owner households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage or to sell the house and move into rentals or buy a less expensive home. According to the 2006–2010 American Community Survey, 15,692 (53.01%) households were overpaying for housing, of which 4,541 (52.45%) were renters and 11,151 (53.24%) were owners.

When looking at lower-income households overpaying, the 2005–2009 CHAS data indicates that a total of 6,210 (21.35%) lower-income households were overpaying, of which 2,925 (36.04%) were renters and 3,285 (15.67%) were owners.

7. Housing Vacancy Rates for Owners and Renters

Staff reviewed the most recent State of California City/County Population and Housing Estimates Report (E-5). This document indicates the housing vacancy rate for the City of Temecula was 6.54% as of January 1, 2012. In 2010, of the vacant houses in Temecula, approximately 2.2% were for rent and approximately 1.8% were for sale only. (The remaining 2.5% were sold, but unoccupied, seasonally or occasionally occupied, or were vacant for some other unidentified reason.) Under the current General Plan, a vacancy rate of 5% generally signals an adequate supply of housing. **Table H-9** provides detailed vacancy rates by tenure taken from the 2010 Census.

**TABLE H-9
VACANCY RATES BY TENURE, 2010**

	Number of Units (2010 Census)	Percentage of Housing Units
Total	34,004	100%
Occupied	31,781	93.5%
Vacant	2,223	6.5%
For Rent	756	2.2%
For Sale Only	605	1.8%
Rented or Sold, Not Occupied	162	0.4%
For Seasonal, Recreational, or Occasional use	274	0.8%
Other Vacant	426	1.3%

SOURCE: US Census Bureau, 2010 Census.

D. Special Needs Populations

Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. These “special needs” populations include elderly persons, persons with disabilities, large households, single-parent households, farmworkers, and the homeless.

1. Agricultural Workers

Agriculture is a predominant industry in Riverside County, which is divided into four distinct agricultural districts. The City of Temecula is located within the San Jacinto/Temecula agricultural district. However, the amount of land devoted to agricultural use in Temecula is miniscule. According to the US Department of Agriculture’s 2007 Census of Agriculture, between 2002 and 2007, the number of farms in Riverside County increased, while the number of acres used for farming decreased from an average size of 180 acres to an average size of 102 acres. The 2010 US Census estimated that 861 Temecula residents were employed in agriculture, forestry, fishing, and mining occupations. While there are no agricultural operations in the City, nearby wineries represent an employment base for permanent, seasonal, and/or migrant farmworkers.

Farmworkers face various housing issues due to their typically lower incomes and the seasonal nature of their work. These issues include overcrowding and substandard housing conditions, as well as homelessness. The City is unable to require wineries outside of its jurisdiction to provide worker housing. Under its current zoning, the City does not allow for farm labor camps or farm-related group care facilities. However, to assist agricultural workers with their housing needs, the City of Temecula Municipal Code permits by right manufactured homes in all residential zones, permits by right apartments in Medium and High Density Residential zones, conditionally permits boardinghouses in the Medium and High Density Residential zones, and permits by right Efficiency Unit Housing in the Medium and High Density Residential zones. Presently, agricultural workers can also qualify for existing affordable housing units in Temecula.

2. Female-Headed Households

Single-parent families often require special attention due to their needs for affordable child care, health care, and housing assistance. Female-headed families with children particularly tend to have lower incomes, thus limiting housing availability for this group. According to 2010 Census data, approximately 1,724 households (approximately 5.4% of all households) were found to be under the poverty level in the city in 2010. Of those households under the poverty level, approximately 764 (2.4% of total households) were female-headed households. Thus, female-headed households living under the poverty level comprise approximately 20.3% of all female-headed households. This relatively high poverty rate among female-headed, single-parent households suggests that Temecula will continue to face a need for additional, affordable family housing with access to additional support services. **Table H-10** provides the number of female-headed households, as well as the percentage of female households living under the poverty level.

**TABLE H-10
FEMALE-HEADED HOUSEHOLDS**

City of Temecula		
Householder Type	Number	Percentage
Total Households	31,781	100.0%
Total Female-Headed Householders	3,763	11.8%
Female Heads of Household with Children Under 18	2,315	7.3%
Female Heads of Household without Children Under 18	1,448	4.6%
Total Families Under the Poverty Level	1,724	5.4%
Female-Headed Households Under the Poverty Level	764	2.4%

SOURCE: US Census Bureau, 2010 Census, 2008–2010 American Community Survey.

According to 2010 Census estimates, 5,637 (18.4%) households in Temecula were headed by single parents, of which 2,750 (9.0%) were headed by females with children under the age of 18. These estimates indicate that there are more single-parent households and more households headed by females with children than were reported in the 2000 Census. Among the female-headed households reported in the 2000 Census, 323, or approximately 26%, were living below the poverty level. Although the 2010 Census estimates do not report the number of female-headed households with children living below the poverty level, approximately 11% of all households are headed by a female. It is unlikely that the percentage of these households living below the poverty line has decreased. Instead, given the high cost of housing in Temecula and current economic conditions, the percentage has likely increased.

3. Seniors/Elderly

The special needs of seniors are a function of their often lower or fixed income. In addition, housing for seniors often requires special attention in design to allow greater access and mobility. Housing located in the vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community. Seniors who own homes may, because of fixed incomes, fall behind in property maintenance and may not be able to afford increases in property taxes.

In 2010, approximately 7,805 residents (approximately 7.8% of the population) age 65 and older lived in Temecula. Senior heads of households numbered approximately 4,352 or approximately 14% of all households. **Table H-11** provides the number of senior households and the percentage of the general population that are senior owners and renters.

**TABLE H-11
SENIOR HOUSEHOLDS BY AGE AND TENURE, 2010**

City of Temecula			
Householder Age	Owner Households	Renter Households	% Owners / % Renters (All Temecula Households)
65–74 years	1,978	460	6.2% / 1.4%
75–84 years	1,187	311	3.7% / 1%
85 years and older	291	125	1% / 0.4%
Total	3,456	896	

SOURCE: US Census Bureau, 2010 Census SF1, Tables H4, H16, and H17.

These numbers indicate that most seniors in Temecula have either come to Temecula to retire or they are long-time homeowners who want to stay in the area.

4. Persons with Disabilities

According to 2005–2009 American Community Survey data, 7,264 residents (7.9%) in Temecula age 16 or over were recorded as experiencing self-care and mobility limitations and/or work disabilities. Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing to satisfy design and location requirements for disabled persons is limited in supply and often costly to provide.

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. The requirements for accessibility in the California Building Code and the Temecula Municipal Code will ensure that reasonable accommodation and

compliance with accessibility requirements are provided in all projects within Temecula. Reasonable accommodation is required for all new nonresidential development and in multi-family housing projects to enable retrofit for persons with disabilities. All development plans are reviewed by the Building and Safety Department prior to approval to ensure that all requirements have been satisfied. In addition to the development of new units, rehabilitation assistance can be provided to disabled residents to make necessary improvements to remove architectural barriers in existing units.

5. Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, 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 mental retardation, 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 California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (see **Table H-12**) from the Inland Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population.

**TABLE H-12
DEVELOPMENTALLY DISABLED PERSONS BY AGE**

Zip Code	City of Temecula					Total
	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	
92590	4	8	18	0	0	30
92591	84	30	47	7	2	170
92592	159	75	83	6	1	324

SOURCE: Inland Regional Center, December 2012.

6. Large Households

Large households are defined as those with five or more persons. The 2010 Census reported 5,786 households in Temecula had five or more members; of those approximately 68% were owner-households and 32% were renters. Typically, the availability of adequately sized and affordable housing units is a major obstacle facing large households. In 2010, Temecula had 11,489 three-bedroom housing units and another 14,026 housing units with four or more bedrooms. Thus, the city has an adequate supply of large-size housing units (approximately 78.3% of all households). The issue for large households is related to affordability, particularly among renters. Accordingly, in the City of Temecula, only 18.9% of renter-occupied units contained five or more people. **Table H-13** demonstrates the number of large families residing in each household type by tenure.

**TABLE H-13
HOUSEHOLD SIZE BY TENURE**

	City of Temecula					
	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	18,053	82.1%	3,931	17.9%	21,984	100%
Renter	7,942	81.1%	1,855	18.9%	9,797	100%
Total Households	25,995	N/A	5,786	N/A	31,781	N/A

Source: US Census, 2010, SF1, Tables H4, H16, and H17.

**TABLE H-14
NUMBER OF BEDROOMS BY TENURE**

Number of Bedrooms	City of Temecula					
	Owner Households		Renter Households		All Households	
	Number	Percentage	Number	Percentage	Number	Percentage
0	44	0.20%	150	1.60%	194	0.60%
1	91	0.40%	1,525	15.90%	1,616	5.30%
2	983	4.70%	3,618	37.70%	4,601	15.10%
3	8,396	40.10%	2,182	22.70%	10,578	34.60%
4	8,818	42.10%	1,517	15.80%	10,335	33.80%
5+	2,614	12.50%	605	6.30%	3,219	10.60%
Totals	20,946	100%	9,597	100%	30,543	100%

SOURCE: US Census Bureau, 2008–2010 American Community Survey.

7. Homeless

The homeless population refers to persons lacking consistent and adequate shelter. This includes persons living in emergency or transitional housing for homeless persons, as well as persons living in cars, parks, abandoned buildings, and other places not meant for permanent habitation. According to the 2000 Census and 2010 Census estimates, no homeless persons were reported in the city, and Temecula's population was accounted for in either households or group homes. However, the City conducted a point-in-time homeless count on January 23, 2013, in which volunteers identified 23 homeless persons in Temecula. This homeless population accounts for less than one percent of the County's homeless population.

A number of facilities and service agencies serve the homeless in the Temecula Valley area, including:

- **Temecula Murrieta Rescue Mission (Temecula)** – Located off Temecula Parkway, provides transitional housing referrals, health services, meals, telephone services, counseling, job information, and referrals to other public and private resources and services. This shelter is funded by a partnership of organizations, including Rancho Community Church and the Orange County Rescue Mission.

- **Project T.O.U.C.H.** – Creates a forum that utilizes faith-based organizations, nonprofits, businesses, and government agencies to provide services to homeless and people in crisis in the Temecula Valley area. These services include shelter through motel vouchers, meals through restaurant vouchers, safe house placement, counseling, transportation assistance, and gasoline vouchers, as well as referrals to other resources and services. This organization is funded by a variety of local private and public sponsors.
- **Jericho House** – A street ministry that offers referrals to transitional housing facilities, food programs and meal assistance, substance abuse counseling, health services, and other private and public resources and services within the Temecula Valley. The nonprofit organization is funded through a variety of local private and public sponsors.

In addition, the Riverside County Department of Public Social Services, with offices located in the City of Temecula, offers a variety of programs for the city's homeless population through its Homeless Programs Unit. These services include outreach, intake, and assessment to identify housing and other social service needs such as emergency shelter, transitional housing with supportive services, and permanent housing. The Department of Public Social Services also offers a hotline to assist those in need by dialing 2-1-1.

E. Housing Stock Characteristics

A housing unit is defined as a house, apartment, or single room, occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and that have direct access from the outside of a building or through a common hall.

1. Housing Growth Trends

As shown in **Table H-15**, the housing stock in Temecula increased by almost 74% during the period of 1990 to 2000 and another 84% from 2000 to 2010. However, over the next few years, Temecula is expected to experience only moderate housing growth.

2. Housing Type

The majority (83%) of the existing housing stock in Temecula consists of single-family detached and attached homes (see **Figure H-2**). Single-family housing units are dispersed throughout the City. Multi-family developments of five or more units represent the next

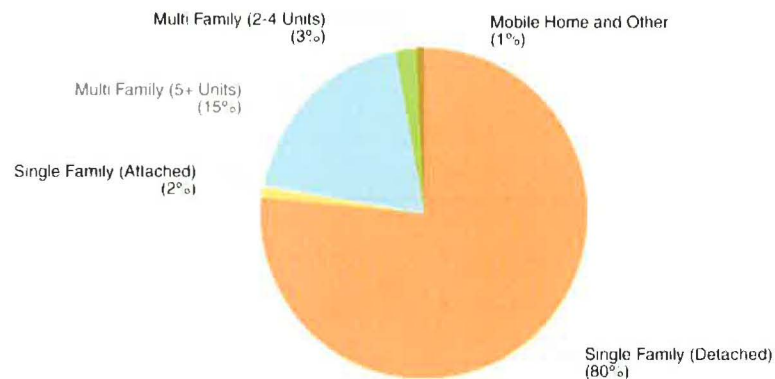
largest segment (15%) of the housing stock, with the greatest concentration of apartment complexes located along Margarita Road. Currently, Heritage Mobile Home Park located in the northeastern corner of the City is the only mobile home park in Temecula.

**TABLE H-15
TOTAL HOUSING UNITS**

Jurisdiction	2000	2012	# Change 2000–2010	% Change 2000–2010
Temecula	18,534	34,004	15,470	83%
Hemet	30,802	35,522	4,720	15%
Lake Elsinore	10,150	16,434	6,284	62%
Murrieta	14,528	35,385	20,857	144%
Perris	10,444	18,157	7,713	74%
Riverside County	582,419	807,970	225,551	39%

SOURCE: California Department of Finance 2012

**Figure H-2
Temecula Housing Stock Composition**



SOURCE: California Department of Finance, January 1, 2012.

3. Tenure

Table H-16 illustrates the tenure distribution of occupied housing in Temecula and Riverside County. Compared to the county as a whole, Temecula has an average rate of homeownership. With approximately 31,781 occupied dwelling units in 2010, approximately 69.17% (or 21,984 dwelling units) are owner-occupied. The high percentage of single-family homes that exist in Temecula (28,074 units, or 83% of the housing stock) and the average proportion of renters (30.83%, or 9,797 units) in the City indicate that many single-family homes are used as rentals.

**TABLE H-16
ESTIMATED HOUSING TENURE, 2010**

Jurisdiction	Occupied Dwelling Units				Total Occupied Units
	Owner Occupied	% of Total Occupied Units	Renter Occupied	% of Total Occupied Units	
Temecula	21,984	69.2%	9,797	30.8%	31,781
Riverside County	462,212	67.4%	224,048	32.7%	686,260

SOURCE: US Census Bureau, 2010 Census, Summary File 1, Tables H4, H11, H12, H16, H17, and H18.

The vacancy rate is a measure of housing availability in a community. A vacancy rate of 5% generally indicates an adequate supply of housing with room for mobility. According to California Department of Finance data, for 2012 the overall vacancy rate in Temecula was 6.54%, while that in the County was recorded at 13.57%. When looking at the 2010 Census, the owner vacancy rate was 2.7% and the renter vacancy rate was 7.1%.

4. Age and Housing Stock Conditions

The age of housing is commonly used as a measure of when housing may begin to require major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing.

As depicted in **Table H-17**, the majority of housing units in Temecula were built between 1990 and 1999 (34.2%) and most likely are in excellent condition. Only about 9% of the existing housing stock is over 30 years old. While approximately 24% of the units were built in the 1980s and will be approaching 30 years old during this Housing Element cycle, these units were built in compliance with modern building standards and are not likely to deteriorate rapidly.

**TABLE H-17
AGE OF HOUSING STOCK**

Year Built	Number of Units	% of Total
2000+	10,724	32.9%
1990 to 1999	11,166	34.2%
1980 to 1989	7,889	24.2%
1960 to 1979	2,294	7.0%
1940 to 1959	440	1.4%
1939 or earlier	86	0.3%

SOURCES: US Census Bureau, 2008–2010 American Community Survey.

As Building and Safety and Code Enforcement are under the same department supervision, the exchange of information between the staff members is excellent. Enforcement items are a regularly reoccurring weekly meeting topic during Building and Safety staff meetings.

According to City staff, no housing units will need to be demolished or replaced due to dilapidated conditions. (However, a few units may be removed in order to facilitate intensification of the sites. The City will ensure that any applicable replacement/relocation requirement is met.) Also, based on the age and condition of housing in the City, only a small portion of the City's 2,820 older housing units would require rehabilitation (not more than 20%, or approximately 564 units) and only some households would require assistance in making the needed repairs or improvements (for purposes of this Housing Element update, the term "older housing" refers to homes constructed prior to 1980).

5. Housing Costs

Ownership Housing

Temecula has been one of the fastest growing and most prosperous communities in the Inland Empire. With its setting amidst the wine country and location along I-15 midway between San Diego and Orange counties, Temecula experiences growth from both directions. As a result, Temecula was one of the first communities to see its residential real estate market recover from Southern California's steep housing market crash in the mid 2000s. However, as evidenced in **Table H-18**, median home prices in Temecula increased between 2009 and 2010, as well as in surrounding communities. According to the California Association of Realtors, housing prices in Temecula are higher than in some surrounding communities, but the overall percentage change in price is lower than in Lake Elsinore, Murrieta, and Perris as of June 2010. While Temecula is one of the highest priced housing markets in Riverside County, when compared to San Diego and Orange counties where the majority of the City's residents work, Temecula's housing costs are substantially lower. For example, in 2010, homes in Temecula sold for an average of \$275,000, while homes in San Diego County and Orange County sold for an average of \$337,500 and \$442,000, respectively.

**TABLE H-18
MEDIAN HOME PRICES**

Jurisdiction	June 2010	June 2009	% Change
Temecula	\$275,000	\$250,000	10.0%
Hemet	\$135,000	\$126,000	7.1%
Lake Elsinore	\$213,000	\$181,000	17.7%
Murrieta	\$254,000	\$230,000	10.4%
Perris	\$160,000	\$145,000	10.3%
Riverside County	\$210,000	\$185,000	13.5%

SOURCE: California Association of Realtors, Median Home Prices, June 2010.

Reflective of the housing stock, most housing sales in Temecula are for three- and four-bedroom single-family homes. During the period between June and August 2012, the median sales price was \$297,000. Housing units in Temecula are sold for a wide range of prices, depending on the number of bedrooms. As shown in **Table H-19**, two- and three-bedroom homes have seen a higher percentage increase in median price than four-bedroom homes. The median sales price has significantly dropped from five years ago.

**TABLE H-19
MEDIAN PRICE OF HOUSING SALES, 2012**

Single-Family	June–Aug. 2012	% Change May–Aug. 2012	March–May 2012	5 Years Ago	% Change
2-Bedroom	\$163,000	14%	\$143,000	\$340,934	-109%
3-Bedroom	\$249,000	4%	\$239,000	\$367,838	-48%
4-Bedroom	\$302,000	-3%	\$310,000	\$430,356	-43%
All Properties	\$297,000	3%	\$289,500	\$445,500	-50%

SOURCE: www.trulia.com, Sept. 2012.

Housing affordability is dependent on income and housing costs. According to California Department of Housing and Community Development (HCD), the 2012 area median income (AMI) for a household of four in Riverside County was \$63,300. Based on this area median income, the following maximum income limits for a four-person household can be established:

- Very low-income households (0 to 50% of AMI) earn a maximum of \$33,500
- Low-income households (51 to 80% of AMI) earn a maximum of \$53,600
- Moderate-income households (81 to 120% of AMI) earn a maximum of \$75,950

Assuming that the potential homebuyer within each income group has sufficient credit, down payment (5%), and maintains affordable housing expenses (i.e., spends no more than 30% of their gross income on the mortgage, taxes, and insurance), the maximum affordable home price can be determined for each income group. **Table H-20** shows the maximum housing prices affordable to the various income groups. Based on the median home prices shown in **Table H-19**, housing ownership opportunities are available in Temecula for moderate-income households, although very low-income and low-income households would not be able to afford median housing prices in the City. In addition, most two- and three-bedroom condominiums, and some older three- and four-bedroom houses, are affordable to moderate-income households.

TABLE H-20
AFFORDABLE HOUSING COSTS BY INCOME CATEGORY,
RIVERSIDE COUNTY

Income Category	Maximum Income	Monthly Affordable Housing Cost	Utilities	Affordable Rent	Taxes & Insurance	Affordable Home Price
Very Low	\$33,500	\$781	\$128	\$653	\$191	\$124,000
Low	\$53,600	\$1,340	\$128	\$1,247	\$295	\$227,500
Moderate	\$75,950	\$1,856	\$128	\$1,728	\$379	\$311,500
Median	\$63,300	\$1,563	\$128	\$1,435	\$327	\$260,000

Source: Mortgage Affordability Calculator, September 2012

Maximum affordable home price based on a 30-year loan at 3.225% interest, assuming that the homebuyer can afford to pay a 5% down payment and closing costs. Affordable rent is based on a three-bedroom unit.

Rental Housing

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. **Table H-21** provides samples of “typical” rental housing in Temecula.

**TABLE H-21
RESIDENTIAL RENTAL PRICES, 2011**

Type	Number Available	Low Cost	High Cost
Single-Family			
1-Bedroom	0	N/A	N/A
2-Bedroom	5	\$1,195	\$1,800
3-Bedroom	23	\$1,475	\$2,350
4+ Bedroom	46	\$1,600	\$8,000
Apartments			
1-Bedroom	10	\$875	\$1,685
2-Bedroom	13	\$950	\$2,650
3-Bedroom	8	\$1,195	\$2,415
4+ Bedroom	0	N/A	N/A

SOURCE: www.ForRent.com; www.trulia.com, September 2012

Based on the household income limits identified in **Table H-20**, a low-income household can afford to pay monthly housing costs in the amount of \$1,340 per month, while a moderate-income household can afford to pay up to \$1,856 per month. Based on these limits, very low- and moderate-income households can afford to live in Temecula even if rents have increased significantly by 40% since the last update to the Housing Element. Because low-income households can only afford to pay \$1,340 a month in housing costs, they will not be able to afford market-rate rents without paying in excess of 30% of their gross income under most circumstances. Often large households with low incomes have to resort to smaller units in order to save on housing costs, which typically results in overcrowding.

6. Assisted Housing at Risk of Conversion

Inventory of Assisted Housing

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next ten years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation.

Table H-22 provides an inventory of the City's assisted multi-family housing stock by various government assistance programs. This inventory includes all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, and local density bonus or direct assistance programs.

**TABLE H-22
ASSISTED HOUSING INVENTORY AND AT-RISK STATUS**

Project	Total Project Units	Program	Earliest Conversion Date	# of Units at Risk
Rancho California Apts. (29210 Stonewood Rd.)	55	Tax Credits	2067	-
Rancho West Apts. (4220 Main St.)	150	RDA Revenue Bond HOME	4/9/2026	-
Rancho Creek Apts. (28464 Felix Valdez Rd.)	30	RDA Loan	12/31/2026	-
Mission Village Apts. (28497 Pujol St.)	76	RDA Revenue Bond	7/16/2048	-
Oaktree Apts. (42176 Lyndie Lane)	40	FmHA New Construction Section 515/Section 8	2066*	-
Creekside Apts. (28955 Pujol St.)	48	FmHA New Construction Section 515	8/22/2036	-
Dalton II (41945 5 th St.)	24	Agency Loan	2062	-
Dalton III (41955 5 th St.)	22	Agency Loan	2062	-
Cottages of Old Town 6 th St. & Felix Valdez	17	Agency Loan	2047	-
Riverbank Apts. (28500 Pujol St.)	66	Agency Loan	2058	-
Temecula Lane (Loma Linda Rd & Pechanga Pkwy)	11	Builder Financed	2065	-
Habitat I (6 th St. & Felix Valdez)	2	Land/Cash Contribution	2047	-
Habitat II	7	Land/Cash Contribution	2047	-
Portola Terrace Apts.	44	Agency Loan	2066	-
Warehouse at Creekside	32	Agency Loan	2065	-
Summerhouse	110	Agency Loan	2064	-

SOURCE: City of Temecula, March 2013.

*Expiration dates based on conversations with AIMCO and AWI Management.

At-Risk Housing Conversion Potential

According to the California Housing Partnership Corporation, there are no government-assisted rental properties in the City of Temecula that are at risk of converting to market-rate.

Preservation and Replacement of At-Risk Housing Cost Analysis

Preservation of the at-risk projects can be achieved in four ways: (1) facilitate transfer of ownership of the at-risk properties to nonprofit organizations; (2) purchase affordability covenants; (3) provide rental assistance to tenants using funding sources other than Section 8; and/or (4) construct or purchase replacement affordable units.

Transfer of Ownership: By transferring ownership of at-risk projects to nonprofit housing organizations, long-term, low-income use of those projects can be secured, and the project will be eligible for a greater range of government assistance programs.

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance or supplementing the tenant's rent payment or Section 8 subsidy amount from HUD to market levels.

To purchase the affordability covenant on the at-risk projects, an incentive package should include interest assistance at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest assistance may need to be combined with additional rent assistance.

Rent Subsidy: For example, if there was a project that had a total of 55 units that currently maintain Section 8 contracts that are due to expire within the time frame of this Housing Element. Should annual renewal of project-based Section 8 contracts become unavailable in the future, tenant-based rent subsidies such as Section 8 vouchers and certificates may be used to preserve the affordability of housing. **Table H-23** describes the rental subsidies that would be required for the project.

Under the US Department of Housing and Urban Development (HUD) Section 8 program, assistance is only available to very low-income households (up to 50% of the county median family income). Thus, the discrepancy between the fair market rent for a unit and the housing cost affordable to a very low-income household is used to estimate the amount of rent subsidy required for that unit.

**TABLE H-23
RENT SUBSIDIES REQUIRED**

Section 8/Subsidized At-Risk Units	Rancho California
2-Bedroom	22
3-Bedroom	22
4-Bedroom	11
Total	55
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low-Income Households	\$26,180
Total Month Rent Allowed by Fair Market Rents	\$42,152
Total Annual Subsidies Required	\$191,664

Notes:

A two-bedroom unit is assumed to be occupied by a three-person household, a three-bedroom unit by a four-person household, and a four-bedroom unit by a five-person household.

Based on 2007 median family income in Riverside County, affordable monthly housing cost for a three-person very low-income household is \$666, for a four-person household is \$740, and for a five-person household is \$799.

2005 fair market rents in Riverside County are \$752 for a two-bedroom unit, \$1,058 for a three-bedroom unit, and \$1,234 for a four-bedroom unit.

Replacement Cost Analysis/Purchase of Similar Units: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Based on discussions with a local developer with recent experience building multi-family housing in Temecula, it would be nearly impossible to develop multi-family rental housing for less than approximately \$130,000–\$150,000 per unit. This estimate includes all costs associated with development. To replace the 55 affordable units with new construction would therefore require at least \$12,350,000 to \$14,250,000, provided that vacant or underutilized multi-family residential sites would be available for construction of replacement housing.

Cost Comparison

The cost to build new housing to replace the 55 at-risk units is high, with an estimated total cost of between \$12.35 million and \$14.25 million. The new construction cost estimate to replace the potential loss of these affordable units is considerably higher than the cost to preserve them. The most cost effective means of preserving the affordability of the at-risk units would be to transfer ownership to a nonprofit group or purchase 55 similar existing units, which is estimated at more than \$6.9 million.

Use of other forms of rent assistance, such as Section 8, does not ensure long-term unit affordability. The cost associated with rent subsidies is lower, requiring a total of approximately \$359,910 annually for the Rancho California Apartments.

Overall, transferring project ownership to nonprofit organizations, combined with financing techniques to lower the mortgage payment and the purchase of affordability covenants, is probably the most cost effective means of preserving at-risk housing projects in Temecula.

Please refer to pages H-77 and H-78 of this Housing Element in which the City has identified qualified entities and potential funding sources for projects at-risk of converting to market rate (Section 65583(a)(9)(C) and (D)).

III. CONSTRAINTS ON HOUSING PRODUCTION

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

A. Market Constraints

1. Land and Construction Costs

A major cost associated with developing new housing is the cost of land. Most vacant residential parcels in Temecula have been subdivided, while others are contained within planned communities. In 2000, in the Meadow View area, where parcels begin at 0.5 acre and increase in size, the price of a vacant parcel ranged from \$60,000 to over \$100,000. Larger tracts of raw land are available in the surrounding sphere of influence at a lower cost per acre. However, the potential development of this raw land is constrained by the City's desire to preserve rural lands, as evident in the General Plan. In general, as of December 2012, vacant parcels in Temecula range from \$5,000 per acre (residential) to nearly \$55,000 per acre (vineyard). Most vacant residential parcels in Temecula are priced between \$100,000 and \$455,000.

Another major cost associated with building a new house is the cost of building materials, which can comprise up to 50% of the sales price of a home. Construction costs have continued to escalate throughout California. Wood frame, single-family construction of average to good quality ranges from \$50 to \$70 per square foot, while custom homes and units with extra amenities may run higher. Costs for wood frame, multi-family construction average about \$50 per square foot excluding parking.

The costs of both land and construction of a new house are passed on to the homebuyer. As a result, an increase in the cost of land or construction materials will result in a higher housing price for the purchaser.

2. Availability of Mortgage and Rehabilitation Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. Overall, in 2006, financing tightened for homebuyers and homeowners in Temecula and throughout the entire Riverside-San Bernardino-Ontario region. In 2006, a total of 255,754 applications were submitted for conventional home purchase loans throughout the Riverside-San Bernardino-Ontario area. Of the total submitted applications, approximately 53% were approved, 21% were denied, and the remaining 26% were withdrawn or cancelled for incompleteness. In 2011, a total of 28,760 applications were submitted throughout the Riverside-San Bernardino-Ontario area, of which 64.8% were approved, as depicted in **Table H-24**. Lower-income applicants throughout the area continued to have a lower rate of approval in comparison to the higher-income applicants. However, with tightened lending guidelines and the slow economy, the number of applications submitted has dropped but the rate of approval has increased from 53% in 2006 to nearly 65% in 2011.

TABLE H-24
DISPOSITION OF CONVENTIONAL LOAN APPLICATIONS: 2011
RIVERSIDE-SAN BERNARDINO-ONTARIO METROPOLITAN STATISTICAL AREA

Applicant Income	Total Applications	Home Purchase Loans		
		% Originated/ Approved*	% Denied	% Other
Low Income (<80% AMI)	7,118	59.4%	18.2%	22.3%
Moderate Income (80–119% AMI)	6,291	63.6%	14.9%	21.5%
Upper Income (≥120% AMI)	15,351	67.9%	12.3%	25.1%
Total	28,760	64.8%	14.3%	23.6%

* An originated loan is a loan that has been approved and accepted by the applicant.

SOURCE: Home Mortgage Disclosure Act (HMDA) data for 2011, Table 4.2.

The disparity between income groups with the availability of funding is also apparent in the approval rate for conventional home improvement loans.

Table H-25 Illustrates the disposition of government-backed home purchase loans. Government-backed loans include those insured by the FHA, FSA/RHS, and VA. Comparing **Table H-25** with **Table H-24** indicates that households of all income levels throughout the area have a higher approval rate for government-backed loans than for conventional loans to achieve homeownership. This information further substantiates the continued need for homebuying assistance in order to facilitate homeownership among low and moderate-income households.

**TABLE H-25
DISPOSITION OF GOVERNMENT-BACKED LOAN APPLICATIONS: 2011
RIVERSIDE-SAN BERNARDINO-ONTARIO METROPOLITAN STATISTICAL
AREA**

Applicant Income	Home Purchase Loans			
	Total Applications	% Originated/ Approved*	% Denied	% Other
Low Income (<80% AMI)	14,387	64.8%	14.4%	20.8%
Moderate Income (80–119% AMI)	10,781	69.9%	12.6%	17.5%
Upper Income (≥120% AMI)	10,354	69.90%	12.4%	17.7%
Total	35,720	67.8%	13.2%	18.9%

SOURCE: Home Mortgage Disclosure Act (HMDA) data for 2011, Table 4.1.

* An originated loan is a loan that has been approved and accepted by the applicant.

More households applied for government-backed loans than conventional loans, which is reflective of the overall sound condition of the City's housing stock. Locally assisted home improvement loans and grants are important to assisting low- and moderate-income households in making necessary repairs.

B. Governmental Constraints

1. Land Use Controls

The Land Use Element of the Temecula General Plan and corresponding Development Code provide for a range of residential types and densities dispersed throughout the City. According to Table LU-3 in the 2005 Land Use Element, 8,399 acres of the City land area is dedicated to residential uses, including single-family homes, multi-family units, and mobile homes. Maximum residential densities, in terms of dwelling units per acre (DU/Ac), in Temecula cover a wide spectrum, including the following categories:

- Hillside Residential (HR) (0.1 DU/Ac)
- Rural (RR) (0.2 DU/Ac)
- Very Low Density Residential (VL) (0.4 DU/Ac)
- Low Density Residential-1 (L-1) (2 DU/Ac)
- Low Medium Density Residential (LM) (6 DU/Ac)
- Medium Density Residential (M) (12 DU/Ac)

- High Density Residential (H) (20 DU/Ac)

These residential categories provide for a range of housing types to be developed in Temecula. The City has also set target density levels for the following residential uses:

- Very Low Density Residential (VL) (0.3 DU/Ac)
- Low Density Residential-1 (L-1) (1.5 DU/Ac)
- Low Medium Density Residential (LM) (4.5 DU/Ac)

Target density levels are used in projecting future development. The target density establishes a ceiling within the range which cannot be exceeded without Planning Commission/City Council approval. Targets of 10 DU/Ac for Medium Density Residential and 16.5 DU/Ac for High Density Residential are shown in Table LU-1 of the Land Use Element. These numbers are for analysis and are used when calculating maximum allowable density bonuses. However, projects that provide amenities or public benefits will be allowed to exceed the target level. For example, affordable housing is considered a public benefit and is therefore not subject to the established target density level of 10 DU/Ac for Medium Density Residential and 16.5 DU/Ac for High Density Residential. Other types of amenities or public benefits may include providing road connections, parks, or a fire station. These amenities typically apply to large-scale planned development projects.

In addition, the Land Use Element includes a Mixed-Use Overlay that adds residential uses to permitted uses and increases the maximum density and target floor-to-area ratio (FAR). As stated in the General Plan Land Use Element, for each area, a daily trip cap is defined, based on the maximum number of daily trips permitted. Within the daily trip cap for each area, flexible, high-quality design and creative mixes of adjacent uses are encouraged. Development project proposals that exceed the specified trip caps will not be approved. Residential densities would average approximately 28 units per net acre. According to the Land Use Element, the total number of units possible in Mixed-Use Overlay areas ranges from approximately 1,173 to 2,348 units. The trip caps for each Mixed Use Overlay area are as follows: Area 1 – 15,000 trips; Area 2 – 30,000 trips; Area 3 – 6,000 trips. The total number of trips, 51,000, is equivalent to 8,500 residential dwelling units (at 6 trips per unit for high-density residential development), or 102 acres of commercial development (at 500 trips per acre), or a combination of the two. This intensity of development within the Mixed Use Overlays, while previously evaluated, is not expected to occur.

2. Residential Development Standards

Temecula's residential development and parking standards are summarized in **Tables H-26** and **H-27**. Residential standards have been adopted by the City to protect the safety and welfare of Temecula residents.

The Development Code and General Plan allow for modification and flexibility in the development standards through the provision of a Mixed-Use Overlay, Village Center Overlay, and Planned Development Overlay. Flexibility in planning for overlay areas is allowed to promote a greater range of housing opportunities within the City. Diversity of housing, including affordable housing, is one of the performance standards for the Village Center Overlay. The Planned Development Overlay zoning district also encourages the provision of additional housing opportunities for the community.

**TABLE H-26
RESIDENTIAL DEVELOPMENT STANDARDS**

	HR	RR	VL	L-1	L-2	LM	M	NC	CC	HT	PO	SP	PDO	H	HR-SM
Minimum Net Lot Area (square feet)	-	-	-	-	-	7,200	7,200	30,000	30,000	20,000	40,000	For SP-5, see Table H-26A. For all others, refer to individual specific plans.		-	-
Minimum Average Net Lot Area per Dwelling Unit	10 acres	5 acres	2.5 acres	1.0 acre	0.5 acres	-	-	-	-	-	-		See Table H-26B	-	10 acres
Maximum Dwelling Units Per Acre ¹	-	-	-	-	-	-	12.0	-	-	-	-			20.0	-
Lot Dimensions															
Minimum Lot Frontage at Front Property Line	50 ft.	50 ft.	40 ft.	40 ft.	30 ft.	30 ft.	30 ft.	-	-	-	-			30 ft.	50 ft.
Minimum Lot Frontage for a Flag Lot at Front Property Line	40 ft.	40 ft.	30 ft.	30 ft.	25 ft.	20 ft.	20 ft.	-	-	-	-	For SP-5, see Table H-26A. For all others, refer to individual specific plans.	See Table H-26B	20 ft.	40 ft.
Minimum Width at Required Front Setback Area	100 ft.	100 ft.	100 ft.	70 ft.	50 ft.	50 ft.	40 ft.	50 ft.	50 ft.	80 ft.	80 ft.			30 ft.	100 ft.
Minimum Average Width	100 ft.	100 ft.	80 ft.	70 ft.	60 ft.	50 ft.	50 ft.	-	-	-	-			50 ft.	100 ft.
Minimum Lot Depth	150 ft.	150 ft.	120 ft.	100 ft.	90 ft.	80 ft.	80 ft.	100 ft.	100 ft.	100 ft.	120 ft.			100 ft.	150 ft.
Setbacks															
Minimum Front Yard ²	40 ft.	40 ft.	25 ft.	25 ft.	15 ft. ²	10 ft. ²	10 ft. ²	-	-	-	-	For SP-5, see Table H-26A. For all others, refer to individual specific plans.		20 ft. ²	40 ft.
Minimum Corner Side Yard	40 ft.	40 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-	-	-	-		See Table H-26B	15 ft.	40 ft.
Minimum Interior Side Yard ³	25 ft.	25 ft.	10 ft.	10 ft.	10 ft.	Variable ³	Variable ³	0	0	0	0			Variable ³	25 ft.
Minimum Rear Yard	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft.	10 ft.			20 ft.	25 ft.
Other Requirements															

**TABLE H-26
RESIDENTIAL DEVELOPMENT STANDARDS**

	HR	RR	VL	L-1	L-2	LM	M	NC	CC	HT	PO	SP	PDO	H	HR-SM
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.	35 ft.	50 ft.	75 ft.	75 ft.	For SP-5, see Table H-26A. For all others, refer to individual specific plans.	See Table H-26B	50 ft.	2 floors, 30–40 ft. from foundation
Maximum % of Lot Coverage	10%	15%	20%	25%	25%	35%	35%	25%	30%	30%	50%			30%	2 floors, 30–40 ft. from foundation
Open Space Required	90 %	75%	70 %	60%	40%	25%	25%	25%	20%	20%	25%	For SP-5, see Table H-26A. For all others, refer to individual specific plans.		30%	2 floors, 30–40 ft. from foundation
Private Open Space Per Unit	NA	NA	NA	NA	NA	NA	200	NA	NA	NA	NA			150	2 floors, 30–40 ft. from foundation

SOURCE: The City of Temecula Municipal Code, Sections 17.06.040 and 17.06.080. Accessed December 2012.

Notes:

Affordable housing and congregate care facilities may exceed the stated densities pursuant to the provisions of Section 17.10.020M.

In the H residential zoning district, dwelling units with entrances that have direct access to the street, such that the predominant features of the home fronting the street are the windows and the front door, may have a minimum setback of 15 feet.

In order to allow for more flexible site planning, variable interior yard setback for both sides must equal at least LM zoning district. The combined interior side yard setback for both sides must equal at least 15 feet. One side shall have at least 5 feet and the other side shall have at least 10 feet and shall be located on the same side as the driveway to provide for potential vehicular access to the rear of the property. M and H zoning districts: The combined interior side yard setbacks shall not be less than 10 feet. This is intended to permit a zero lot line arrangement with a zero setback on one side yard and 10 feet on the opposite side yard.

**TABLE H-26A
RESIDENTIAL DEVELOPMENT STANDARDS – OLD TOWN SPECIFIC PLAN**

District	DTC	R/LMU	NR
Minimum Net Lot Area (square feet)	3,500	3,125	3,750
Minimum Average Net Lot Area per Dwelling Unit	-	-	-
Maximum Dwelling Units Per Acre ¹	70	70	35
Lot Dimensions			
Minimum Lot Frontage at Front Property Line	25	25	50
Minimum Lot Frontage for a Flag Lot at Front Property Line	-	-	-
Minimum Width at Required Front Setback Area	10	10	-
Minimum Average Width	-	-	-
Minimum Lot Depth	140	125	75
Setbacks			
Minimum Front Yard	20	20	20
Minimum Corner Side Yard	-	-	5
Minimum Interior Side Yard	-	-	5
Minimum Rear Yard	5	5	10
Other Requirements			
Maximum Height	50	50	50
Maximum % of Lot Coverage	-	-	-
Open Space Required	-	-	-
Private Open Space Per Unit	75-100	50-75	100
SOURCE: City Of Temecula, Old Town Specific Plan			
Notes:			
Rear yard setback is 0 feet where an alley occurs, or 5 feet in NR District.			

**TABLE H-26B
RESIDENTIAL DEVELOPMENT STANDARDS – PLANNING DEVELOPMENT OVERLAYS**

	PDO-2	PDO-5	PDO-6	PDO-7	PDO-10	PDO-11	PDO-12
Minimum Net Lot Area (square feet)	2,700	–	40,000	7,200	7,000	2,400	4,500
Minimum Average Net Lot Area per Dwelling Unit	2,400	–	–	–	–	–	–
Maximum Dwelling Units Per Acre	20	–	–	12	–	10	2
Lot Dimensions							
Minimum Lot Frontage at Front Property Line	30 ft.	–	60 ft.	30 ft.	–	–	–
Minimum Lot Frontage for a Flag Lot at Front Property Line	12 ft.	–	–	20 ft.	–	–	–
Minimum Width at Required Front Setback Area	40 ft.	–	80 ft.	40 ft.	–	–	–
Minimum Average Width	40 ft.	–	–	50 ft.	50 ft.	40 ft.	45 ft.
Minimum Lot Depth	55 ft.	–	120 ft.	80 ft.	100 ft.	60 ft.	100 ft.
Setbacks							
Minimum Front Yard	8 ft.	45 ft. ¹	20 ft. ⁵	10 ft.	–	5 ft.	15 ft.
Minimum Corner Side Yard	0 ft.	45 ft. ¹	–	15 ft.	–	10 ft.	10 ft.
Minimum Interior Side Yard	0 ft.	45 ft. ¹	10 ft.	–	–	5 ft.	5 ft.
Minimum Rear Yard	5 ft.	45 ft. ¹	10 ft.	20 ft.	–	10 ft.	20 ft.
Landscape Setback ²	–	25 ft.	–	–	–	–	–
Other Requirements							
Maximum Height	35 ft.	28 ft./40 ft. ³	40 ft.	40 ft.	50 ft.	25 ft.	35 ft.
Maximum % of Lot Coverage	50%	–	50%	35%	50%	–	–
Floor Area Ratio	–	1.00 ⁴	–	–	–	–	–
Open Space Required	30%	–	25%	25%	–	20%	–
Private Open Space Per Unit	120 sf	–	–	200 sf	–	200 sf	–

SOURCE: City of Temecula Municipal Code, Sections 17.22. Accessed May 2013.

Notes: For Sub Area C along the eastern and southerly property line.

A minimum 25-foot landscape buffer setback from the property line shall be provided in Sub Areas A and B along Rancho California Road and between Sub Area A and existing residential development to the east.

28 feet and 1 story in Sub Area A; 40 feet and 3 stories in Sub Area C.

Maximum floor area ratio (with bonuses). Target floor area ratio is .50

10 feet on service and access roads and 25 feet adjacent to residentially zoned property.

**TABLE H-27
PARKING SPACE REQUIREMENTS**

Land Use	Required Parking Spaces
Single-Family Unit	2 enclosed spaces
Duplex, Triplex	2 covered spaces/units, plus 1 guest space/4 units
Multi-Family Units (12 units or less) – 3 or fewer bedrooms	2-5 units: 2 covered spaces/units, plus 2 guest spaces per project 6-12 units: 2 covered spaces/unit, plus 3 guest spaces
Multi-Family Units (13 or more units) – 3 or fewer bedrooms	1 covered space and ½ uncovered space for each 1-bedroom unit 1 covered and 1 uncovered space for each 2-bedroom unit 2 covered spaces and ½ uncovered space for each 3-bedroom (or more) unit plus 1 guest space/6 units, with a minimum of 4 guest spaces per project
Mobile Home Park	1 covered space/trailer site, plus 1 guest space/2 trailer sites
Second Unit	1 covered space for each 2-bedroom (or smaller) unit 2 covered spaces for each 3-bedroom (or larger) unit
Senior Citizens Housing Complex/Congregate Care	½ covered space/unit, plus 1 uncovered guest space per 5 units

SOURCE: City of Temecula Development Code, 2008.

Additional flexibility in development standards is also provided in the Development Code through the use of variable setbacks. This flexibility allows for creative site planning, especially for irregular sites. For example, the City adopted a Planned Development Overlay district for the Temecula Creek Village project to provide for mixed-use commercial/residential development. Temecula Creek Village consists of 32.6 vacant acres within the Professional Office (PO) zone with 20 acres of residential and 12 acres of commercial uses. Residential uses for the Planned Development Overlay district include medium- and high-density multi-family uses.

Affordable Housing Opportunities

To provide additional opportunities for affordable housing, the Development Code and General Plan also allow senior housing, congregate care facilities, and affordable housing in some nonresidential zoning districts. Senior housing is also permitted in the Neighborhood Commercial (NC), Community Commercial (CC), Service Commercial (SC), Highway/Tourist Commercial (HT), and Professional Office (PO) zoning districts. Congregate care facilities

are allowed in the Neighborhood Commercial, Community Commercial, Highway/Tourist Commercial, Service Commercial, and Professional Office zoning districts. Affordable housing projects are allowed in the Professional Office zoning district.

Affordable housing and affordable senior housing projects are entitled to receive various incentives, provided the project meets the requirements of Section 65915 of the California Government Code. Affordable housing projects are entitled to receive qualifying density incentives through Section 17.10.020(M)(3)(a) of the Temecula Municipal Code and may also receive qualifying concessions through Section 17.10.020(M)(3)(b) of the Temecula Municipal Code. The project incentives and concessions pursuant to the Temecula Municipal Code are as follows:

- a. Density Incentives. Affordable housing projects are entitled to receive an increase in the allowable density for the following zoning districts. The maximum densities for affordable housing projects are as follows:
 - i. In the High Density Residential and the Professional Office zoning districts, the maximum density shall be thirty units per acre.
 - ii. In the Medium Density Residential zoning district, the maximum density shall be eighteen units per acre; however, for affordable senior housing, the maximum density shall be twenty units per acre.
 - iii. In the Low Medium Density Residential zoning district, the maximum density shall be nine units per acre.
 - iv. In all approved specific plans, the maximum density bonus shall not exceed fifty percent of the target density in the planning area.

To achieve such densities, it may be necessary for the City to offer development standard concessions. Such concessions are already available to projects which provide an affordable component, as it applies to a density bonus. The types of concessions that may be offered for affordable housing projects are discussed in detail in the Density Bonus and Incentive Law section of this Housing Element.

3. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multi-family rental

housing, agricultural employee housing, manufactured homes, senior and affordable housing, congregate care facilities, emergency shelters, transitional housing, supportive housing, efficiency unit housing, second dwelling units, and housing for persons with disabilities. **Table H-28** summarizes Temecula's permitted residential housing by zoning district and the following paragraphs describe the City's provision for these types of housing.

**TABLE H-28
PERMITTED HOUSING BY ZONING DISTRICT**

HOUSING TYPE	ZONE													SP	H	HR-SM ¹
	HR	RR	VL	L-1	L-2	LM	M	CC	HT	NC	SC	PO	PDO			
Single-family detached	P	P	P	P	P	P	P	C	C	C	C	C		See Table H-28B	-	P
Duplex (two-family dwellings)	-	-	-	- ²	- ²	- ²	P	-	-	-	-	-			P	-
Single-family attached (greater than two units)	-	-	-	-	-	P	P	-	-	-	-	-			P	-
Multiple-family	-	-	-	-	-	-	P	C	-	-	-	-			P	-
Manufactured homes	P	P	P	P	P	P	P	-	-	-	-	-			P	P
Mobile home park	-	-	C ³	C	C	C	C	-	-	-	-	-			C	-
Facilities for the mentally disordered, disabled, or dependent or neglected children (six or fewer)	P	P	P	P	P	P	P	-	-	-	-	-			P	P
Facilities for the mentally disordered, disabled, or dependent or neglected children (seven to twelve)	C	C	C	C	C	C	P	-	-	-	-	-	See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	C
Alcoholism or drug abuse recovery or treatment facility (six or fewer)	P	P	P	P	P	P	P	-	-	-	-	-			P	P
Alcoholism or drug abuse recovery or treatment facility (seven or more)	C	C	C ³	C	C	C	P	-	-	-	-	-			P	C
Residential care facilities for the elderly (six or fewer)	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Residential care facilities for the elderly (seven or more)	C	C	C	C	C	C	P	P	P	P	P	P		See Table H-28B	P	C
Residential care facilities (six or fewer)	P	P	P	P	P	P	P	-	-	-	-	-			P	P
Residential care facilities (seven or more)	C	C	C	C	C	C	C	-	-	-	-	-			P	C
Congregate care residential facilities for the elderly ⁴	-	-	-	-	P	P	P	-	-	-	-	-			P	-

HOUSING TYPE	ZONE																	
	HR	RR	VL	L-1	L-2	LM	M	CC	HT	NC	SC	PO	PDO	SP	H	HR-SM ¹		
Boarding, rooming and lodging facilities	—	—	—	—	—	—	C	—	—	—	—	—	See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	C	—		
Secondary dwelling units ⁵	P	P	P	P	P	P	P	—	—	—	—	—		See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	P	
Guest house	P	P	P	P	P	P	P ⁶	—	—	—	—	—		See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P ⁴	P	
Family day care homes—small	P	P	P	P	P	P	P	—	—	—	—	—		See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	P	
Family day care homes—large ⁷	P	P	P	P	P	P	P	—	—	—	—	—		See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	P	
Day care centers	C	C	C	C	C	C	C	—	—	—	—	—	See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	C	C		
Bed and breakfast establishments ⁶	C	C	C	C	C	C	C	—	—	—	—	—			See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	C	C
Emergency shelters	C	C	C ³	C	C	C	P	—	—	—	—	—			See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	C
Transitional housing	C	C	C ³	C	C	C	P	—	—	—	—	—			See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	C
Supportive housing	C	C	C ³	C	C	C	P	—	—	—	—	—			See Table H-28B	See Table H-28A for SP-5. Refer to individual specific plans for others.	P	C
Efficiency Unit housing	—	—	—	—	—	—	P	—	—	—	—	—			P	—		

Source: City of Temecula 2012.

Notes:

General Note - A Conditional Use Permit for new construction requires Director's Review and Hearing which includes consideration at a noticed public hearing, for matters that are considered to have special significance or impact, the Director of Planning may refer such items to the Planning Commission for consideration. Conditional Use Permits without Development Plans are approvable by the Director of Planning. Conditional Use Permits with Development Plans are approvable by hearing body required for the Development Plan. Major Modifications of projects requiring Development Plans which were approved by the Planning Commission or City Council shall be considered by the original approval body. Increases in building square footage that result in a building larger than 10,000 square feet shall be considered by the Planning Commission.

1. Development within the HR-SM zoning district is subject to Section 17.06.080, Hillside development standards.
2. A duplex or two-family dwelling may be permitted on corner lots with a Planned Development Overlay pursuant to the provisions of Chapter 17.22 of this title.
3. These uses are not permitted within the Nicolas Valley rural preservation area, as identified in Figure LU-5 of the land use element of the general plan.
4. Subject to the supplemental development standards contained in Chapter 17.10 of this title.
5. Secondary dwelling units are permitted in accordance with the requirements contained in Section 17.06.050(L) of this chapter.
6. Allowed only with a single-family residence.
7. Subject to the provisions of Section 17.06.050(I).

TABLE H-28A
PERMITTED HOUSING BY ZONING DISTRICT – OLD TOWN SPECIFIC PLAN

HOUSING TYPE	DTC	R/LMU	NR
Rowhouse	P	P	P
Courtyard Building	P	P	P
Bungalow Courtyard	-	P	P
Duplex, Triplex, Quadplex	-	P	P
Detached House	-	-	P
SOURCE: City of Temecula, Old Town Specific Plan.			

**TABLE H-28B
PERMITTED HOUSING BY ZONING DISTRICT**

HOUSING TYPE	ZONE				
	PDO-1	PDO-2	PDO-7 Area 1A, 1B	PDO-7 Area 2	PDO-7 Area 3
Single-family detached		P ¹	P	P	P
Duplex (two-family dwellings)		P ¹	-	P	-
Single-family attached (greater than two units)		P	-	P	-
Multiple-family		P	-	P	-
Manufactured homes		P	-	-	-
Mobile home park		-	-	-	-
Facilities for the mentally disordered, disabled, or dependent or neglected children (six or fewer)		P	-	-	-
Facilities for the mentally disordered, disabled, or dependent or neglected children (seven to twelve)		P	-	-	-
Alcoholism or drug abuse recovery or treatment facility (six or fewer)		P	-	-	-
Alcoholism or drug abuse recovery or treatment facility (seven or more)		P	-	-	-
Residential care facilities for the elderly (six or fewer)		P	-	C	C
Residential care facilities for the elderly (seven or more)		P	-	C	C
Residential care facilities (six or fewer)		P	-	-	-
Residential care facilities (seven or more)		P	-	-	-
Congregate care residential facilities for the elderly		P	-	-	-
Boarding, rooming and lodging facilities		C	-	-	-
Secondary dwelling units		-	-	-	-
Guest house		P ²	-	-	-
Family day care homes—small		P	-	-	-
Family day care homes—large ¹		P	-	-	-
Day care centers		C	-	-	-
Bed and breakfast establishments		-	-	-	-
Emergency shelters		P	-	-	-
Transitional housing		P	-	-	-
Supportive Housing		-	-	-	-
Efficiency Unit Housing		-	-	-	-
Residential employee housing unit ³		C	-	-	-

SOURCE: City of Temecula 2012.

Notes:

1. Detached residential or zero lot-line units, duplexes and two-family dwellings are permitted only with the approval of the Planning Commission.
2. Allowed only with a single-family residence.
3. One dwelling unit on the same parcel as a commercial or industrial use for use of the proprietor of the business.

Permanent and Seasonal Housing for Agricultural Employees:

Agriculture is a predominant industry in Riverside County, but there is very little farmland that is considered prime, unique, or of local importance within the City limits (General Plan, Figure OS-3). While there are no agricultural operations in the City of Temecula, nearby wineries represent an employee base for agricultural workers. Agricultural workers face various housing issues due to their typically lower incomes and the seasonal nature of their work. However, since there is an insignificant amount of existing agricultural land, the City does not provide agricultural employee housing and does not anticipate a need for permanent and seasonal agricultural employee housing. Other opportunities for agricultural worker housing are discussed on page H-17 of this Housing Element. Additionally, Program 22 is proposed to address compliance with the Employee Housing Act which includes employee housing requirements for agricultural employees.

Factory-Built Housing/Modular and Mobile Homes: Temecula allows for the provision of manufactured housing in all of its residential zoning districts, but requires a permanent foundation. Mobile home parks are allowed with a conditional use permit in all of the residential zoning districts, except Hillside Residential (HR) and Rural Residential (RR), where they are not permitted. Manufactured housing must be certified according to the National Mobile Home Construction and Safety Standards Act of 1974 and must conform to all other development and use requirements applicable to the primary units in the zoning district. The units must stand on a permanent foundation, and the materials used for the siding must be approved by the Planning Director. Additionally, the City recognizes the potential for additional affordable factory-built housing as second dwelling units.

Senior Housing/Affordable Housing: There are a total of 14 affordable housing developments throughout the City of Temecula. Affordable housing is permitted in High, Medium, and Low Density Residential zoning districts and in Professional Office (PO) zones. In addition to development on vacant land within the permitted zones, the City recognizes the potential for additional affordable housing in future mixed-use areas, including the Uptown Jefferson Specific Plan Area, the Diaz property, the adjacent Professional Hospital Supply (PHS) expansion site, the Old Town Specific Plan Area, the Temecula Town Center, and the Bel Villaggio Shopping Center. Affordable housing can also be achieved in the form of second dwelling units. The Municipal Code allows for second units in all residential zoning districts if the development standards can be met. For additional information on affordable housing within the City, please reference the Housing Element sections on housing stock and housing resources.

Senior and affordable housing are permitted by-right in the High, Medium, and Low Medium Density Residential zoning districts, with approval of a development plan. The maximum density allowed for senior housing that complies with the City's affordable housing provisions, is 30 units per acre for High Density Residential, 20 units per acre for Medium Density Residential, and 8 units per acre for Low Medium Density Residential. The maximum density allowed for affordable housing that complies with the City's affordable housing provisions, is 30 units per acre for High Density Residential, 18 units per acre for Medium Density Residential, and 9 units per acre for Low Medium Density Residential.

Senior housing is also allowed in the Neighborhood Commercial, Community Commercial, Service Commercial, Highway/Tourist Commercial, and Professional Office zoning districts. Senior housing constructed in the Neighborhood Commercial zone will be developed to be consistent with the development and performance standards allowed in the Medium Density Residential zoning district. For the Community Commercial, Service Commercial, Highway/Tourist Commercial, and Professional Office zoning districts, senior housing will be developed consistent with the development and performance standards allowed for the High Density Residential zoning district.

Affordable Housing

Affordable housing is also permitted by-right in the Professional Office zoning district. There are various types of income levels when defining affordable housing:

Low- or Moderate-Income Household: Persons or families whose income does not exceed 120% of area median income (AMI), adjusted annually for family size.

Lower-Income Household: Persons or families whose income does not exceed 80% of AMI, adjusted annually for family size.

Very Low-Income Household: Persons or families whose income does not exceed 50% of AMI, adjusted annually for family size.

Extremely Low-Income Household: Persons or families whose income does not exceed 30% of AMI, adjusted annually for family size.

Affordable Housing Project Incentives

The 2008-2014 Housing Element previously identified the 20% Low and Moderate Income Housing Set-Aside provisions as a source for affordable housing project incentives. However, per AB X1 26, the Temecula Redevelopment Agency was dissolved on June 27, 2011.

The City of Temecula formed the Successor Agency to the Temecula Redevelopment Agency in order to wind down the obligations of the former Temecula Redevelopment Agency. The Successor Agency is to retain all funds necessary to carry out all agency obligations that existed prior to the legislation effective date. All excess agency funds (if any) will be remitted to the County Auditor-Controller for redistribution to selected taxing entities.

This dissolution action eliminated the funding mechanism by which the Redevelopment Agency funded affordable housing and infrastructure development. There will be no future funds available for affordable housing or infrastructure via the former Redevelopment Agency or the Successor Agency.

Currently, there are two basic sources of law governing affordable housing project incentives within the City: (1) density bonus law; and (2) Temecula Municipal Code Section 17.10, relating to affordable housing as a permitted use in the Professional Office zone.

► *Density Bonus and Incentive Law*

The state density bonus statutes require the City to grant a density bonus and incentives or concessions to a developer who agrees to construct or donate land for affordable housing. Density bonuses are allowed as per regulations in Temecula Municipal Code Section 17.06.050. **Table H-29** below lists the thresholds in which the State decides if a project can be deemed all or partly affordable housing.

**TABLE H-29
HOUSING QUALIFYING FOR DENSITY BONUS**

Type of Qualifying Housing	Required Percentage of Unit
Lower Income	10% of proposed units
Very Low Income	5% of proposed units
Senior Citizen Housing Development	Any senior housing development
Moderate-Income Condominium or Planned Development	10% of proposed units

Once a project has been deemed a partly or fully affordable housing project, the applicant may be allowed to develop additional density. The City must calculate the extra density to which an applicant is entitled. The density bonus law not only uses a base percentage of the project (listed below), but a sliding scale allows for greater density bonuses when an applicant includes more than the minimum qualifying percentage of affordable units. To qualify for a density bonus through donation of land, the applicant must propose a

tentative tract map, parcel map, or other residential development project. The donor of land meeting the specified criteria is entitled to a base 15% density bonus, with a sliding scale increase of 1% and an additional increase of 1% for each unit in the total number of affordable units entitled on the donated land in excess of the 10% qualifying percentage. Listed below are the base and sliding scale bonuses (see **Table H-30**).]

**TABLE H-30
DENSITY BONUSES ALLOWED**

Type of Qualifying Housing	Base Density Bonus	Sliding Scale Density Bonus
Lower Income	20% increase in the number of units, unless a lesser percentage is requested by the applicant	1.5% increase in density bonus for each 1% increase in lower-income affordable units to a maximum density bonus of 35% of proposed units
Very Low Income	20% increase in the number of units, unless a lesser percentage is requested by the applicant	2.5% increase in density bonus for each 1% increase in very low-income affordable units up to a maximum density bonus of 35% of proposed units
Senior Citizen Housing Development	20% increase in the number of units, unless a lesser percentage is requested by the applicant	No sliding scale increase
Moderate-Income Condominium or Planned Development	5% increase in the number of units, unless a lesser percentage is requested by the applicant	1% increase in density bonus for each 1% increase in moderate income affordable units up to a maximum density bonus of 35% of proposed units.
Percentage of Affordable Units		Number of Incentives or Concessions
10% Lower Income or 5% Very Low Income or 10% Moderate Income (condo/planned development)		1
20% Lower Income or 10% Very Low Income or 20% Moderate Income (condo/planned development)		2
30% Lower Income or 15% Very Low Income or 30% Moderate Income (condo/planned development)		3

In addition to the density bonuses described above, the applicant may request specific incentives or concessions. Provided that the agency cannot make findings sufficient to deny requested incentives or concessions, as provided by Government Code Section 65915(d), incentives or concessions must be granted if requested by the applicant. The potential concessions include:

- An increase in the amount of required lot coverage;
- A modification to the setback or required yard provisions;
- An increase in the maximum allowable building height;
- A reduction in the amount of required on-site parking;

- A reduction in the amount of on-site landscaping, except that no reduction in on-site recreational amenities may be approved unless the affordable housing is in close proximity with easy access to a public park with recreational amenities;
- A reduction in the minimum lot area; or
- Approval of an affordable housing project in the PO zone.

An applicant who receives a density bonus and/or other concessions or incentives must agree to ensure the continued affordability of all low- and very low-income density bonus units for at least 30 years, unless a longer period of time is required. The minimum length of the affordability covenant will depend upon whether the City grants any additional concessions or incentives on top of the density bonus as well as whether any City Housing Fund moneys were also used for the project.

► *Temecula Municipal Code – Section 17.08.030; affordable housing allowed in Professional Office zones:*

Affordable housing is permitted within the Professional Office zone. These units should be spread throughout the site and include various types of housing sizes. Since the last update, the City has approved four affordable housing projects, all under covenant for 55 years to accommodate lower income households. The Warehouse at Creekside project secured 32 units, the Summerhouse project secured 110 units, the Portola Terrace project secured 44 units, and the Front Street Plaza project secured 23 units. The 209 units are available to a range of very-low, low, and moderate income levels.

Efficiency Unit Housing: Efficiency unit housing offers one opportunity for low-cost housing that is specifically designed to meet some of the varying needs of several special needs groups.

Efficiency unit housing provides viable housing alternatives for individuals in these special needs groups. The Temecula Municipal Code allows efficiency unit housing in the Medium (M) and High (H) density residential zoning districts and conditionally permits them in the Community Commercial and Professional Office zones.

Congregate Care: Congregate care facilities are not limited specifically to density requirements as long as all of the development standards for the zoning district are met. Congregate care facilities are allowed in the Low-Density Residential, Low Medium Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, Highway/ Tourist Commercial, Service Commercial, and Professional Office zoning districts.

In Temecula, congregate care facilities include facilities for seniors and the disabled in accordance with Health and Safety Code Section 50062.5, which requires facilities that are “planned, designed, and managed to include facilities and common space that allow for direct services and support services that maximize the residents’ potential for independent living and which is occupied by elderly or handicapped persons or households, as defined in Sections 50067 and 50072. Direct services and support services which are provided or made available shall relate to the nutritional, social, recreational, housekeeping, and personal needs of the residents and shall be provided or made available at a level necessary to assist the residents to function independently.”

Second Units: The City of Temecula allows second units in all of the residential districts where a detached single-family unit exists and the owner occupies either the primary or secondary unit. Second units cannot be sold but may be rented. The second unit must be compatible with the design of the primary dwelling unit and meet the size and parking requirements identified in the Development Code. An application for a second dwelling unit must be completed and submitted to the Planning Department. See the Housing Element section on housing resources for additional information on second dwelling units.

Transitional and Supportive Housing: Transitional and supportive housing is provided to socially support individuals and provide basic life skills and is coupled with social services such as job training, alcohol and drug abuse programs, and case management.

The Temecula Municipal Code allows transitional and supportive housing in all residential areas within the City. Transitional and supportive housing are permitted by right in Medium and High Density Residential and require a conditional use permit in all other residential zones. Transitional and supportive housing are also allowed in the Community Commercial and Professional Office zoning districts with a conditional use permit.

Emergency Shelters/Homeless Housing: The City facilitates the development of emergency shelters by permitting the development of such facilities in the Medium and High Density Residential districts by right without a conditional use permit or other discretionary action. These uses are also permitted in other residential districts with a conditional use permit. Emergency shelters are also permitted with a conditional use permit in the Neighborhood Commercial, Community Commercial, Highway/Tourist Commercial, Service Commercial, Professional office, Business Park, and Light Industrial zoning districts.

Housing for Persons with Disabilities: The City provides housing opportunities for disabled persons through the provision of affordable, barrier-free housing. The requirements for accessibility in the California Building Code and the Temecula Municipal Code ensure reasonable accommodation and compliance with accessibility requirements and are provided in all projects within Temecula. Residential care facilities (group homes) for six or fewer residents are permitted in all residential zoning districts. The development of residential care facilities for seven or more residents is permitted in the High Density Residential zoning district by right, without a conditional permit, or other discretionary action. Facilities for seven or more residents are also permitted in all other residential zoning districts with a conditional use permit

The maximum densities for residential care facilities are not limited specifically to density requirements so long as the project complies with all development standards of Title 24 of the California Code of Regulations and the Temecula Municipal Code. The City does not restrict occupancy of unrelated individuals in group homes, and Section 17.34.010 of the Zoning Code defines “family” as one or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility, as that term is defined in California Health and Safety Code Section 1502(a)(1) serving six or fewer persons, excluding the licensee, the members of the licensee’s family, and persons employed as facility staff who reside at the facility.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The City allows some variation from the application of its parking standards. Section 17.24.040 of the Zoning Ordinance would allow, for example, the reduction of parking spaces for a unique use such as a senior housing project or other special needs.

Currently, Temecula has two group homes for teenagers with a total capacity of 18 persons. In addition, two residential facilities in the City offer housing for up to approximately 14 developmentally disabled persons. Although, cities retain land use jurisdiction regarding these homes, the State Fire Marshal ensures the safety of group homes with seven or more residents. The City of Temecula contracts with the State Fire Marshal through the California Department of Forestry and Fire Protection (Cal Fire) in conjunction with the Riverside County Fire Department. The Building and Safety Division has developed a positive working relationship with the County Fire Department that ensures that any improvements and/or maintenance for group homes are handled through the City’s normal concurrent review process.

It has been a departmental philosophy to provide complete direction for applicants, as well as looking for solutions when problems or barriers present themselves on a project. Because of this, in the past the City has had success finding reasonable solutions to noncompliant code issues with successful end results.

In June 2011, the City adopted a formalized Reasonable Accommodation Ordinance to address and remove governmental constraints to housing for persons with disabilities.

The City's site planning requirements and assistance programs reduce housing constraints for persons with disabilities by providing necessary regulations for a variety of disabilities and housing conditions. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility.

Compliance with these development standards ensures reasonable accommodation is provided for all new projects. The City will continue to implement the existing requirements as well as continue to implement its formalized reasonable accommodation processes for individual homeowners requesting exceptions to development standards to accommodate a specific disability. In addition, retrofit assistance for persons with disabilities may be available through a future Residential Rehabilitation Program for lower income families as listed in the City's Five-Year Consolidated Plan.

4. Development and Planning Fees

The cost of development is a constraint to the implementation of affordable housing projects. Typically, the cost of developing raw land is significantly increased by the various regulations and fees local governments impose on developers.

The City of Temecula charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. **Table H-31** summarizes that City's planning fee requirements for residential development, while **Table H-32** depicts the City's development impact fees for residential development. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) mitigation fee was established in order to implement the goals and objectives of the MSHCP (see page H-67 for additional description of the MSHCP) and to mitigate the impacts caused by new developments in western Riverside County. The fee is part of the mitigation fees for species protection required under the MSHCP. The collection of the fees supplements the financing for the acquisition of lands supporting species covered by the MSHCP and to cover new development's share of this cost. Developments where the

MSHCP fee applies have the same fee structure throughout the MSHCP plan area.

Nearly all of the vacant developable parcels located west of I-15 in western Temecula are within the MSHCP criteria cell and core linkage areas, as are all parcels located in the southwestern corner of the City. Additional vacant developable parcels in the northeast corner of the City are also located in the MSHCP criteria cell and core linkage areas. Few underutilized residential properties are located in the MSHCP criteria cell and core linkage areas. If a site is located in a criteria cell, a HANS application must be completed and submitted to the City along with a \$1,500 check made payable to Western Riverside Conservation Authority (RCA). The check and one copy of the application are mailed to the County for review and determination of any site inclusion for the MSHCP conservation area.

It is estimated that the total development fees are \$10,323 for a single-family unit and \$8,436 for a multi-family unit. These fees are similar to other fees in the region. Comparing the cost of one jurisdiction's development and planning fees to another is difficult since each jurisdiction calculates and applies its fee schedule in its own unique way. While no recent studies available to the general public have been completed in Riverside County to compare the fees charged by various jurisdictions, a recent trend used by other jurisdictions is to assess a deposit that varies per application type, and then charge an hourly "fully burdened" rate to recover costs. The City of Temecula assesses a fixed rate for each application type, based on the average hours of staff time required to process each application. This fee schedule is adjusted annually based on the consumer price index for the greater Los Angeles Metropolitan area. **Table H-31** reflects the fee schedule for the 2012–2013 fiscal year.

**TABLE H-31
PLANNING FEE SCHEDULE***

Project Type	City of Temecula Fee	Department of Environmental Health Fee
Planning and Zoning		
Conditional Use Permit – No Site Changes ^{1,2,3,4}	\$3,368	\$234
Conditional Use Permit – with a Development Plan ^{1,2,3,4}	\$1,072	N/A
Development Agreement	\$54,192	N/A
Development Agreement – Major Modification ^{1,2,3,4}	\$12,415	N/A
Development Agreement – Minor Modification ^{1,2,3,4}	\$3,548	N/A
DIF Credit or Reduction	\$906	N/A
Development Plan – Less than 10,000 sf ^{1,2,3,4}	\$8,102	\$136
Development Plan – 10,000 sf to 100,000 sf ^{1,2,3,4}	\$11,005	\$136
Development Plan – Over 100,000 sf ^{1,2,3,4}	\$13,238	\$136
Development Plan or Conditional Use Permit – Major Modification ^{1,2,3,4}	\$6,221	N/A
Development Plan or Conditional Use Permit – Minor Modification ^{1,2,3,4}	\$2,692	N/A
Development Plan or Conditional Use Permit – Minor Modification ^{1,2,3,4} (Planning Review Only)	\$166	N/A
General Plan Amendment/Zoning Map Amendment – Text or Exhibit ^{1,2,3,4}	\$7,646	\$59
General Plan Amendment/Zoning Map Amendment – Official Zoning Map and Land Map ^{1,2,3,4}	\$5,992	\$59
General Plan Amendment/Zoning Map Amendment – Official Zoning Map or Land Map ^{1,2,3,4}	\$4,125	\$59
Second Dwelling Unit Permit	\$768	N/A
Variance ^{1,2,3,4}	\$3,896	\$120
Minor Exception ^{1,2,3,4}	\$4522	N/A
Minor Exception (individual homeowner)	\$130	N/A
Specific Plan – New ^{1,2,3,4}	\$85,859	\$197
Specific Plan Amendment – Major	\$34,077	\$61
Specific Plan Amendment – Minor	\$11,899	\$61
Planned Development Overlay ^{1,2,3,4}	\$31,589	N/A
Subdivisions		
Certificate of Land Division Compliance (fee per parcel) ^{1,2,3,4}	\$1,314	\$138
Common Interest Development Conversion ^{1,2,3,4}	\$4,549	N/A
Lot Line Adjustment	\$1,328	N/A
Merger of Contiguous Parcels	\$1,992	N/A
Minor Change (to approved Tentative Map)	\$2,083	N/A
Parcel Map – Tentative (Residential) w/Waiver of Final Map ^{1,2,3}	\$3,234	\$389
Parcel Map – Tentative (Residential) Standard ^{1,2,3}	\$4,038	\$675
Parcel Map – Tentative (Vesting) ^{1,2,3}	\$3,539	\$424
Parcel Map – Tentative (Revised) ^{1,2,3}	\$3,518	\$203
Condominium Map ^{1,2,3}	\$11,795	\$538
Tract Map – Standard 5-34 lots/units ^{1,2,3}	\$10,600	\$203
Tract Map – Standard 35-75 lots/units ^{1,2,3}	\$11,991	\$203
Tract Map – Standard 76-165 lots/units ^{1,2,3}	\$13,740	\$203
Tract Map – Standard 166+ lots/units ^{1,2,3}	\$15,364	\$203
Tract Map – Standard - Revised Map ^{1,2,3}	\$6,003	\$203
Tract Map – Vesting 5-34 lots/units ^{1,2,3}	\$13,602	\$424

**TABLE H-31
PLANNING FEE SCHEDULE***

Project Type	City of Temecula Fee	Department of Environmental Health Fee
Tract Map – Vesting 35-75 lots/units ^{1,2,3}	\$15,105	\$424
Tract Map – Vesting 76-165 lots/units ^{1,2,3}	\$16,937	\$424
Tract Map – Vesting 166 lots/units ^{1,2,3}	\$18,376	\$424
Tract Map – Vesting – Revised Map ^{1,2,3}	\$8,450	\$424
Phasing Plan for Tentative Map – Sewered	\$3,595	\$57
Phasing Plan for Tentative Map – Subsurface Disposal	\$3,595	\$138
Residential Tract Product Review ^{1,4}	\$10,400	N/A
Reversion to Acreage	\$765	\$72
Miscellaneous Charges		
Certificate of Historic Appropriateness ^{1,2,3,4}	\$423	N/A
Substantial Conformance	\$6,345	\$61
Extension of Time with Public Hearing ^{1,2,3,4}	\$2,824	\$63
Extension of Time without Public Hearing ^{1,2,3,4}	\$1,432	\$63
Extension of Time – Subdivision Ordinance ^{1,2,3,4}	\$3,542	\$63

*SOURCE: Temecula User Fee Schedule (2012–2013); updated annually each July 1.

1. Add CEQA Fee of \$268 for environmental determination. If environmental determination is not exempt from CEQA, add \$4,572 for Negative Declaration without Mitigation, or \$6,249 for Negative Declaration with Mitigation. If EIR is required, add \$49,246 for City-managed EIR or \$72,613 for applicant-managed EIR.
2. Add UC Regents Fee of \$60 (if required) – not applicable to duplicate applications
3. Add Traffic Study Fee (if required) of \$2,477 (major) or \$619 (minor)
4. Add DRC Landscape Fee of \$250 (if new/modified landscaping is proposed) and DRC Architectural Review Fee of \$.05 per building square foot (if new/modified architecture is proposed)
5. \$528 to Environmental Health if Sewered; \$424 to Environmental Health if Subsurface Disposal

**TABLE H-32
DEVELOPMENT IMPACT FEES FOR THE CITY OF TEMECULA**

Development Fee	Land Use (Fee/Unit)	
	Residential Attached	Residential Detached
Street System Improvements	\$1,228.15	\$1,840.21
Traffic Signals and Traffic Control Systems	\$182.33	\$260.49
Corporate Facilities	\$267.69	\$499.26
Police Facilities	\$470.49	\$265.93
Fire Protection Facilities	\$293.08	\$631.59
Parks and Recreational Improvements	\$2,175.86	\$3,037.14
Open Space & Trails Development	\$634.21	\$885.25
Libraries	\$579.54	\$808.93
Total	\$5,891.35	\$8,228.80
Transportation Uniform Mitigation Fee		
Single Family	\$8,873	
Multi-Family	\$6,231	
Stephen' Kangaroo Rat Plan Fee (K-RAT)		
Lot greater than ½ gross acre – per dwelling unit	\$250	\$500
All other Residential – per gross acre		
Multispecies Habitat Conservation Plan Fee (MSHCP)		
Residential Less than 8.0 DU	\$1,938	
Residential Between 8.1 and 14.0 DU	\$1,241	
Residential Greater than 14.1 DU	\$1,008	
Art in Public Places		
Residential – Single/Multi – Family	1/10 of 1% of project cost in excess of \$100,000	
Quimby – In-Lieu Fee \$310,000 per acre		
Single Family residential (Detached Garage)	3.12 Avg. Density/DU	
Single family Attached (Attached Garage)	2.85 Avg. Density/DU	
Multi-Family Attached (2-4 Units)	2.48 Avg. Density/DU	
Multi-Family Attached (5 or More Units)	2.43 Avg. Density/DU	
Mobile Homes	2.00 Avg. Density/DU	
School Developer Fees		
Residential without Mitigation Agreement	\$3.20/Sq. Ft	
Residential with Mitigation Agreement	Rate Varies per Mitigation	

SOURCE: City of Temecula 2012.

Table H-33 provides the ratio of typical development cost to fees per unit for single and multi-family developments in Temecula.

**TABLE H-33
TOTAL PROCESSING AND IMPACT FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS**

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single Family Unit	\$10,232	\$230,000	4.5 %
Multi-Family Unit	\$8,436	\$140,000	6 %

SOURCE: City of Temecula, 2013. www.building-cost.net, 2013.

5. Building Codes and Enforcement

Staffing and Process

As Building and Safety and Code Enforcement are under the same department supervision, the exchange of information between Building and Code Enforcement staff members is excellent. Enforcement items are a regularly occurring weekly meeting topic during Building and Safety weekly staff meetings.

The Code Enforcement Division consists of three permanent officers. Each officer has an assigned geographic area of the City and is very familiar with problematic properties. Each officer regularly patrols their area to ensure that any prior complaints have been resolved and that they have responded to any new complaints.

The department is complaint-driven, which means that officers respond to complaints as they come in to the City. In addition, the officers make every effort to be proactive in their assigned geographic areas. Several of the code enforcement officers have received training in dealing with housing issues and are able to respond with building inspectors to calls on substandard housing.

Building Codes

The City of Temecula has adopted the 2010 California Building Code, which includes specific guidelines on historical buildings, existing buildings, green building, electrical, mechanical, plumbing, and administrative codes.

Upon adoption of the 2010 California Building Codes, the Building and Safety Department made minor modifications to some code sections based on unique topographical, geographical, or climatic reasons as is allowed by the California Building Standards Commission and Title 24 of the California Code of Regulations. The majority of the 39 amendments were to the administrative areas of the codes. Other code modifications included:

1. Establishment of size requirements for commercial and industrial building address numbers.
2. Clarification to require a minimum Class C roofing material in the Temecula Old Town District.
3. Increase in the height of swimming pool barriers to a minimum of 60 inches.
4. Prohibition of the use of horizontal flex ducting in rooms that produce steam.
5. Prohibition of aluminum conductors smaller than #6 A.W.G.
6. Requirement of electrical conductors to be placed at a minimum of 6 inches below slab within commercial buildings.
7. Prohibition of non-metallic sheathed cable (Romex) in commercial applications regardless of mixed-use occupancy.
8. Requirement of a 24-hour graph test for gas systems with 2 inch or larger piping.

This collection of codes is considered to be the minimum necessary to protect the public health, safety, and welfare. The City is responsible for enforcement of all the model codes. Further, the requirements for accessibility in the California Building Code will ensure that reasonable accommodation and compliance with accessibility requirements are provided in all projects within Temecula.

As the housing stock in Temecula is relatively new (only about 9% of the housing stock in Temecula is older than 30 years), there have not been many opportunities for increased energy conservation through retrofits of older homes. However, by adopting the most current version of the Energy Codes, the existing housing stock has the opportunity to increase energy efficiency through remodels and appliance upgrades. The City has endorsed the California Green Building Program but has not formally adopted any green building program. As a high growth community, the City of Temecula has the opportunity to save significant amounts of energy by adopting stricter codes for new development. Namely, the California Green Building Code, commonly known as CALGreen, has two model codes, called tiers, which increase energy efficiency beyond the standard. By adopting Tier 1 or Tier 2 CALGreen building standards, the City can assume that new development is using energy efficiently.

Overall, the housing stock is in excellent condition. The City's Code Enforcement program is complaint-based and will not constrain the

development or preservation of housing. When housing code violations are cited for units occupied by low- and moderate-income households, the Code Enforcement staff may offer information regarding rehabilitation programs.

6. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that the holding costs incurred by developers during the review period are ultimately manifested in the unit's selling price. All discretionary development projects that involve new construction but are less than 10,000 square feet are subject to a Planning Director's hearing. The hearing is a publicly noticed hearing that permits the Planning Director to be the decision-maker on relatively minor applications. The Temecula Municipal Code contains findings that must be made for project approval. If the project meets the required findings, the project cannot be denied by the Planning Director.

Development applications for projects greater than 10,000 square feet are subject to a Planning Commission hearing. The Planning Commission hearing is a publicly noticed hearing and the Commission may be the decision-maker for such applications provided there is no legislative action associated with the development application, such as a zone change or a General Plan amendment. The Planning Commission may also serve as an appeal board for the Director's hearing decisions. The Temecula Municipal Code contains findings that must be made for project approval. If the project meets the required findings, the project cannot be denied by the Planning Commission.

Required findings for approval of a conditional use permit are as follows:

1. The proposed conditional use is consistent with the General Plan and the development code.
2. The proposed conditional use is compatible with the nature, condition, and development of adjacent uses, buildings, and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings, or structures.
3. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the Planning Commission or Council in order to integrate the use with other uses in the neighborhood.

4. The nature of the proposed conditional use is not detrimental to the health, safety, and general welfare of the community.
5. That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the Planning Commission or City Council on appeal.

Required findings for approval of a development plan are as follows:

1. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of state law and other ordinances of the City.
2. The overall development of the land is designed for the protection of the public health, safety, and general welfare.

The City Council hearing is a noticed public hearing for development applications that require a legislative action. The City Council may also serve as an appeal board for decisions made by the Planning Commission. The Temecula Municipal Code contains findings that must be made for project approval. If the project meets the required findings, the project cannot be denied. The City Council is the final decision-maker on all appeal actions.

Mixed-use projects may be subject to any of the above types of public hearings, but are unlikely to be heard at the Planning Director's hearing because of the size of the project. The processing and permit procedures for mixed-use projects are no different than the processing of any other development application. The General Plan Land Use Element and Housing Element discuss concessions that can be made to accommodate the scale, density, or intensity of such projects. As a result, findings can be made to support consistency with the General Plan.

Some minor development applications, such as a Minor Modification of an approved Development Plan, may be approved at the staff level. The average time for such administrative approvals is four to six weeks (see **Table H-34**). The average time for projects to get to a Planning Director's hearing is eight to ten weeks. Once approval is given, the property owner must submit a grading plan to the Public Works Department and a building plan to the Building and Safety Department. Once approval is given, the property owner must submit the approved plans to the Community Development and Public Works departments to obtain the required permits.

The average period for a project to get to the Planning Commission is four to six months. If the project needs to be heard by the City Council, the average time to get to this hearing is 12 to 18 months.

**TABLE H-34
TYPICAL PROCESSING TIMES FOR SINGLE- AND MULTI-FAMILY
UNITS**

	Single Family Unit	Multi-Family Unit
Typical Approval Requirements	Grading plan	Development plan 6-9 months
	Building plans	Submit for grading/ plan prior to PC approval
	Building permit	Receive approval 3-6 months
	Home Product Review	Building plans review 4-6 weeks
	Development Plan	Condo Map
Est. Total Processing Time	Ministerial 4-6 weeks	Building Permit 1 to 1.5 years*

SOURCE: City of Temecula, 2013

*Please note: total processing time has increased from the previous planning period due to volume of development.

The City has not adopted any special design or environmental review processes that would add additional time to the processing period. However, the City must comply with the California Environmental Quality Act (CEQA) and Riverside County regulations. In 2009, the City produced an environmental review procedures handbook for private development projects. The goal of this handbook is to help guide developers, City staff, and consultants through the environmental and City review process. This handbook is publicly available on the City's website.

CEQA applies to all projects that require discretionary approval unless the project is determined to be exempt. A discretionary project is one that requires the exercise of judgment or deliberation by a public agency in determining whether the project will be approved or if a permit will be issued. For example, if a property owner wants to construct a new building or subdivide a property, it would be considered a discretionary project because the City must review the proposal before issuing an approval or permit. CEQA also applies to decisions that could lead to indirect impacts, such as making changes to local codes, policies, and general and specific plans.

Usually CEQA does not apply to projects that are only subject to ministerial approval. A ministerial project is one that requires a public official to determine only that the project conforms to applicable zoning and building code requirements and that applicable fees have been paid. Some examples of projects that are generally ministerial

include sign permits, roof replacements, interior alterations to residences, and landscaping changes.

In addition to the CEQA process, Riverside County has completed a comprehensive planning effort called the Riverside County Integrated Project (RCIP). RCIP integrates three regional planning efforts: the County General Plan, a Community and Environmental Transportation Acceptability Process to determine present and future roadway infrastructure, and the MSHCP to conserve listed and sensitive species and their habitats. The final MSHCP was approved by the County Board of Supervisors on June 17, 2003, and went into effect in March 2004.

The MSHCP is a comprehensive, multi-jurisdictional effort that includes the County and 16 cities. Rather than deal with endangered species on a one-by-one basis, this plan focuses on the conservation of 146 species. The MSHCP supports a reserve system of approximately 500,000 acres, of which approximately 347,000 acres are currently in public ownership and 153,000 acres are currently in private ownership. The approved MSHCP contributes to the economic viability of the region by providing landowners, developers, and those who build public infrastructure with more certainty, a streamlined regulatory process, and identified project mitigation. The MSHCP is administered by the Regional Conservation Authority which represents the County and 16 cities which are participants in the plan.

The City recently adopted the Old Town Specific Plan and associated form-based code. Development within the Old Town Specific Plan area is subject to the same development review process as developments not covered by the Specific Plan.

7. On- and Off-Site Improvements

The Circulation Element of the Temecula General Plan identifies eight different roadway classifications (Table C-2) and cross-sections (Figure C-1) that include minimum dimensions for right-of-way accounting for lane width, center median, bike lane and/or multipurpose trails, curb, gutter, landscaping, and sidewalks. Figure C-2 of the Circulation Element identifies the locations and alignments of each road in Temecula by classification. Applicants for new development applications should consult the Circulation Element to determine the roadway classification fronting the project site and to determine the type of improvements that may be required for the proposed project.

The City makes available standard drawings for on- and off-site improvements that establish infrastructure or site requirements that

support new residential development. Typical site improvements for high density development include half-width street improvements for all frontage streets, built to General Plan standards. A typical local street width is 60 feet with 40 feet of pavement (two lanes). In addition, the appropriate level of R-O-W landscaping, 6-inch curb and gutter, and sidewalk improvements (either curb or parkway adjacent) are required for property frontage. Water, sewer, and drainage facilities are traditionally not under the direct control of the City.

The City of Temecula coordinates with several water and sewer districts that directly administer the construction of water and sewer improvements. These improvements, for a high density/affordable housing project, typically require both potable and reclaimed water systems. With respect to flood control and drainage facilities, these on-site improvements are under the direct control of the Riverside County Flood Control. While these improvements are necessary to ensure that new housing meets the City's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing. Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards. Title 16 (Subdivisions) of the Municipal Code outlines site improvement requirements (Chapter 16.30) for a variety of parcel map division and subdivision scenarios and includes specific requirements for streets, domestic water, fire protection, sewage disposal. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Temecula. The City does not impose any unusual requirements as conditions of approval for new development.

The City of Temecula requires full-frontage improvements for all approved development projects. The City typically does not make exceptions for frontage improvements because of the need to make connections for existing bike lanes and trails, and to correctly align roadways to avoid bottlenecks at narrower sections. The City may permit the possibility of deferring some improvements on a project-by-project basis. The deferral of improvements may be permitted when the costs of the improvements greatly outweighs the contractor's ability to enter into a reimbursement agreement or when timing of the needed improvements is beyond the control of the

applicant, such as improvements to be made by the California Department of Transportation (Caltrans).

The City of Temecula recognizes that such requirements can potentially be considered regulatory barriers to affordable housing if the jurisdiction-determined requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community. However, the cost to design such improvements is dramatically decreased when utilizing the City's standard drawings.

C. State Tax Policies and Regulations

1. Article 34 of the California Constitution

Article 34 was enacted in 1950. It requires that low rent housing projects developed, constructed, or acquired in any manner by any state or public agency, including cities, receive voter approval through the referendum process. The residents of Temecula have not passed a referendum to allow the City to develop, construct, or acquire affordable housing.

While California Health and Safety Code further clarifies the scope and applicability of Article 34 to exclude housing projects that have deed-restrictions on less than 49% of the units or rehabilitation/reconstruction of housing projects that are currently deed-restricted or occupied by lower-income persons, Article 34 still constitutes an obstacle for local governments to be directly involved in the production of long-term affordable housing.

2. Environmental Protection

State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Temecula's residents. In addition, much of the remaining vacant residential land is located within approved specific plan areas for which the required environmental review has already been completed.

D. Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure (major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting),

which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is covered by developers and is added to the cost of new housing units, which is eventually passed on to the homebuyer or property owner.

In addition, two areas of the City, which are designated for residential uses, are partially developed and do not have sewer service. Development of this land is limited to Very Low Density Residential uses. The majority of the remainder of future residential development within the City will occur in master planned communities or on sites adjacent to existing infrastructure. As a result, future residential development will not be constrained by the lack of sufficient infrastructure in the remainder of the City.

The Rancho California Water District (RCWD) is the retail supplier of potable water to Temecula. According to the Growth Management/Public Facilities Element of the General Plan, the RCWD has adequate water supply to meet current demand and is investigating a number of sources to meet long-range demands. Upgrading existing wells, adding new wells, implementing a water recharge program, and increasing the use of reclaimed water are among the major strategies devised by the RCWD.

Wastewater facilities in Temecula are provided by the Eastern Municipal Water District (EMWD), which has adequate capacity to meet current treatment demand. By closely working with the RCWD and the EMWD in developing supply options, conservation techniques, including the use of reclaimed water; and development monitoring systems, the City can ensure that development does not outpace the long-term availability of water and the adequacy of wastewater treatment capacity.

To comply with Senate Bill 1087, upon adoption the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

E. Environmental Constraints

Temecula is impacted by various environmental hazards that include active fault traces, liquefaction and subsidence, steep slopes, and flooding. These natural hazards constrain residential development by threatening public safety and infrastructure. To protect the health, safety, and welfare of residents in Temecula, the City has adopted regulations that limit development within areas of high risk and/or require design standards that can withstand natural hazards. Other

environmental constraints include infrastructure constraints. Vacant developable parcels and underutilized parcels with hazard-related constraints are noted by parcel in Appendix B. In some instances, the parcel inventory indicates multiple on-site constraints. This designation was chosen for display purposes to make the table in the appendix easier to read. A complete listing of the environmental constraints would have required use of fonts that may have been too small to be clearly legible. However, parties interested in obtaining more information for specific parcel listings in Appendix B may do so by contacting the City of Temecula Planning Department or by visiting the City's website at www.cityoftemecula.org. The City's Information Systems department maintains an online GIS parcel search that can be used to identify any parcel within Temecula, including known environmental and other on-site constraints.

Flood Plain (FP) Overlay District: The City has applied a Flood Plain Overlay District to portions of the City that are threatened by flooding hazards. The overlay district includes design requirements that must be met for new construction and substantial improvement of structures within the district. These design standards have been adopted to reduce the flood hazards threatening people and structures within the overlay district. Development on this property must comply with specific structural design standards that raise the cost of construction. However, this property represents only a fraction of the City's vacant land with Medium Density Residential zoning.

The environmental constraints and the associated cost factor impacting this property will not compromise the City's ability to provide adequate sites to accommodate its RHNA. Pursuant to the default density assigned to the City of Temecula through Section 65583.2, affordable housing is expected to be accommodated within areas where density is 30 units per acre by right or more through density bonus provisions. The City's Medium Density Residential zone allows a density of up to 12 units per acre by right and up to 18 units per acre with a density bonus. Medium Density Residential zoned property therefore is not considered suitable for affordable housing.

Dam Inundation: Portions of Temecula face inundation if any of the three dams located in areas surrounding Temecula should fail. Lake Skinner Dam is an earthen dam at Skinner Reservoir (also known as Lake Skinner and located approximately 4.5 miles northeast of Temecula). Failure of the Lake Skinner Dam would result in flooding along Tualota Creek and Benton Road, which is located near the south side of the reservoir, as well as flooding along parts of Santa Gertrudis Creek and Warm Springs Creek. Vail Lake is located over 6.0 miles southeast of Temecula; dam failure would inundate portions of the Pauba and Temecula valleys, including I-15 and an

adjacent 3-mile area. Diamond Valley Lake is the largest reservoir in Southern California and is located north of Skinner Reservoir, nearly 6.0 miles northeast of Temecula. Its water is detained by two earthen dams. Failure of the western dam would result in flooding in the northern parts of the City.

Several vacant developable parcels located near the western and southern perimeters of the City are at risk of inundation if dams north of the project site were breached. Far fewer vacant underutilized residential properties would be at risk of inundation.

100-Year and 500-Year Floodplains: A 100-year flood has an annual 1% probability of occurring, and a 500-year flood has an annual 0.2% probability of occurring. The 100-year floodplain in the City of Temecula forms a “U” along the alignment of the northern, western (west of and adjacent to I-15), and southern perimeters of the City. The 500-year floodplain is noncontiguous and is generally located in the western and southern areas of the City, adjacent to 100-year floodplains. The 100-year floodplain includes several vacant developable parcels near the northern and western perimeters of the City, and the 500-year floodplain is generally outside of or adjacent to vacant developable parcels in the same area. In general, no underutilized residential parcels are located in the 100-year floodplain or the 500-year floodplain.

Alquist-Priolo: Temecula is located within a highly active seismic region. Three Alquist-Priolo Special Studies Zones are located in Temecula: Wildomar, Willard, and Wolf Valley. These zones have been delineated by the State Geologist and encompass the area on either side of potentially or recently active fault traces where the potential for surface rupture exists. The Wildomar fault is the predominant fault in the City. This fault trends in a northwest direction and transects the length of the City. The Willard fault is located southwest of the Wildomar fault zone. South of the Willard fault is the Wolf Valley fault zone.

Within an Alquist-Priolo earthquake fault zone, habitable structures must maintain a minimum 50-foot setback distance from the fault trace per state law. The existence of Alquist-Priolo zones in Temecula effectively limits the amount of land and the intensity of development of residential uses adjacent to these zones. However, only a few vacant residential sites designated for Very Low Density Residential use are impacted by these Alquist-Priolo zones.

Faults and Fault Zones: The Elsinore and Wildomar faults and their associated fault zones extend through the western side of the City on a northwest-southeast alignment across I-15. Although the Elsinore fault zone is one of the largest in Southern California, it has

been one of the quietest. The southeastern extension of the Elsinore fault zone, the Laguna Salada fault, ruptured in 1892 in a magnitude 7.0 earthquake, but, as noted in the City's General Plan Public Safety Element, the main trace of the Elsinore fault zone has only seen one historical event greater than magnitude 5.2. In 1920, a magnitude 6.0 earthquake near Temescal Valley produced no known surface rupture. Other faults that surround Temecula include the San Andreas, San Jacinto, San Gabriel, Newport-Inglewood, and San Clemente Island faults.

The Elsinore fault and fault zones extend through several vacant developable land parcels, as well as through a large underutilized residential parcel.

Liquefaction: Liquefaction can occur as a secondary effect of seismic shaking during an earthquake or another event significant enough to cause equivalent pressure on the susceptible soils, like a dam failure and inundation. Liquefaction is unlikely to occur unless the earthquake is large with multiple shaking cycles. Liquefaction occurs in areas of saturated, loose, fine- to medium-grained soils where the water table is 50 feet or less below the ground surface. Seismic shaking temporarily eliminates the grain-to-grain support normally provided by the sediment grains. The waters between the grains assume the weight of the overlying material and the sudden increase in pore water pressure results in the soil losing its friction properties. The saturated material (with the frictionless properties of a liquid) will fail to support overlying structures. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and slumping.

In Temecula, liquefaction zones generally align with areas in the City subject to 100-year and 500-year floods and the areas subject to inundation if a nearby dam is breached. The liquefaction zones are, however, more far-reaching. Although only a few underutilized residential properties are located in areas subject to liquefaction, many vacant and developed properties are located within or immediately adjacent to areas subject to liquefaction.

Liquefaction and other seismic-related issues are addressed by the state Universal Building Code (UBC). The UBC requirements for construction in liquefaction zones are not significantly more costly than standard California construction standards and will not compromise the City's ability to provide adequate sites to accommodate its RHNA. In addition, the City analyzes and mitigates for liquefaction constraints when applicable.

High Fire Area: High Fire Zones encroach at the City's western and southern boundaries, encompassing or partially encompassing several

large vacant developable parcels, a maximum of two small underutilized residential parcels.

Hazardous Waste Sites: Small hazardous waste sites are located along and near the west side of I-15. These sites encompass small portions of vacant developable land and are near several vacant developable parcels. None of underutilized residential properties are located on or near hazardous waste sites.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP): Encompassing the western one-third of Riverside County and approximately 1.26 million acres, the Western Riverside County MSHCP is a comprehensive, multi-jurisdictional habitat conservation plan (HCP) designed to conserve species and their habitats. The goal is to maintain biological and ecological diversity within an increasingly urbanized area. The MSHCP includes areas in northern, western, and southern Temecula. Nearly all of the vacant developable parcels located west of I-15 in western Temecula are within the MSHCP criteria cell and core linkage areas, as are all parcels located in the southwestern corner of the City. Additional vacant developable parcels in the northeast corner of the City are also located in the MSHCP criteria cell and core linkage areas. Few underutilized residential properties are located in the MSHCP criteria cell and core linkage areas.

Riparian Areas: Riparian areas are locales that relate to the bank of a stream, river, or lake. In Temecula, riparian areas encompass southern cottonwood-willow riparian and riparian scrub communities. These communities are limited to an area west of I-15 and an area in the southeast corner of the City. No vacant developable land or underutilized parcels are located in riparian areas. Although a few vacant developable parcels are located immediately adjacent to a riparian area, no underutilized parcels are located in or near a riparian area.

Archaeological, Historic, and Native American Cultural Resources: Temecula has a rich history with many Native American Traditional Cultural Properties, villages and resources, places where significant events occurred, both historically and pre-historically, and historic buildings and locales identified within and surrounding its boundaries. While a large majority of these historic and pre-historic and resources have been formally recorded, there are still properties that contain buried cultural and archaeological resources and unrecorded structures. Because of the confidentiality of these resources, especially archaeological and Native American sites, the city will follow State law requirements with regards to analysis of these resources and consultation with local tribes.

IV. HOUSING RESOURCES

A. Regional Housing Need

1. Temecula's Regional Housing Need

The City of Temecula falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period.

Table H-35 shows the breakdown of the 1,493 units in Temecula's RHNA into the required income categories.

**TABLE H-35
REGIONAL HOUSING NEED ALLOCATION, 2014–2021**

Income Category	Allocation	Percentage
Extremely Low	187	12.6%
Very Low	188	12.6%
Low	251	17.2%
Moderate	271	18.2%
Above Moderate	596	39.4%
Total	1,493	100.0%

SOURCE: SCAG RHNP, 2012

2. Unaccommodated Need

In the 4th cycle Housing Element update, the City included Program 1 committing the City to creating the Urban Density Overlay to address the City's identified shortfall of 1,381 units for lower-income households. However, Program 1 was not implemented and as a result, Temecula has an unaccommodated need of 1,381 units for lower-income households from the previous planning period and must identify or rezone sufficient sites to address this need within the first year of the new planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the 5th planning period.

B. Sites for Housing Development

An important component of the Temecula Housing Element is the identification of sites for future housing development. Equally important is an evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth as determined by WRCOG.

1. Vacant Residential Sites

As part of this Housing Element update, the City conducted a parcel-by-parcel analysis of vacant residential sites for land outside of approved specific plans, based on data obtained from the City's geographic information system (GIS). The vacant land inventory for the City of Temecula, including an estimated development capacity for the vacant parcels, can be found in Appendix B of the Housing Element. **Table H-37** summarizes the available housing unit capacity based on vacant residential sites located outside of approved specific plan areas. Residential capacity for each vacant parcel is based on the current zoning for each parcel. Each parcel is assumed to develop at 75% of its maximum capacity, which allows for setbacks, landscaping, right-of-way dedications, and other nonresidential uses. See **Figure H-3** for a map of these sites.

The Housing Element includes Program 1 which will establish an Affordable Housing Overlay (AHO). The AHO will allow for an increase in density in the High, Medium, and Low Medium Residential zoning designations if the development is affordable housing. The affordable overlay allows densities to be increased in High Density Residential zones to 30 units per acre. Development capacity within the High Density Residential zone will allow for densities consistent with default densities of state housing element law and will therefore be appropriate to accommodate a portion of the City's lower income RHNA.

**TABLE H-36
VACANT RESIDENTIAL LAND OUTSIDE SPECIFIC PLAN AREAS**

General Plan Designation	Density Range	Vacant Acreage	Dwelling Units*
High	13.0–20.0 **	8.86	199
Medium	7.0–12.9	94.14	847
Low Medium	3.0–6.9	70.28	316
Low	0.5–2.9	80.21	120
Very Low	0.2–0.4	479	144
Total		732.68	1,626

* Dwelling unit calculation is based on assumptions contained in Appendix B.

** If Affordable Housing is developed on these sites, the maximum density increases from 20 DU/Ac to 30 DU/Ac.

Please note: while many of the sites included in the inventory (appendix B) allow for an increased density with the affordable housing overlay applied, the City has not applied these overlays to all sites because the additional capacity was not needed for the City to meet its RHNA.

SOURCE: City of Temecula, February 2012

2. Vacant Commercial and Planned Development Overlay Sites

Several commercial zoning districts throughout the City of Temecula permit residential uses. The City's vacant land use survey identified all such vacant parcels and the realistic residential development capacity for each parcel if developed with residential uses. **Table H-38** summarizes the residential development potential within currently vacant commercial parcels. The data in this table assumes a density of 30 units per acre to 2 units per acre, depending on the General Plan designation. The overlay will be applied to Professional Office sites through implementation of Program 1 (see Appendix B of the Housing Element for more detail). Senior and affordable housing will be permitted by-right at 30 units to the acre in Professional Office zone. Senior housing will be permitted by-right at 30 units to the acre in Community Commercial and Highway Tourist zones. Each parcel is assumed to develop at 25% of its maximum capacity, which allows for non-residential development, setbacks, landscaping, and right-of-way dedications.

**TABLE H-37
POTENTIAL RESIDENTIAL DEVELOPMENT ON VACANT
COMMERCIAL AND PLANNED DEVELOPMENT OVERLAY LAND**

General Plan Designation	Maximum Density	Vacant Acreage	Dwelling Units*
Community Commercial	20 DU/Ac**	27.16	157
Highway Tourist Commercial	20 DU/Ac**	38.45	288
Professional Office	20 DU/Ac**	101.55	762
Service Commercial	20 DU/Ac**	53.02	398
Industrial Park	20 DU/Ac**	0.51	30
Public Institutional Facilities	20 DU/Ac**	32.32	242
Medium Density Residential	12 DU/Ac	15.22	137
Neighborhood Commercial	12 DU/Ac	8.89	27
Low Density Residential	2 DU/ac	21.77	10
Total		298.89	2,051

* Dwelling unit calculation is based on information contained in Appendix B.

**The City has applied the Affordable Housing, Mixed Use, and Senior Housing to these sites, increasing the maximum density from 12 du/acre to 20 du/acre and 20 DU/Ac to 30 DU/Ac.

SOURCE: City of Temecula, February 2012

3. Vacant Residential Sites within Specific Plans

The City conducted a records search and visual survey using aerial photos and site visits to estimate the remaining residential development capacity by number and type of housing within the approved specific plans.

There are four specific plans that have remaining potential for Very High Density Residential development: Paloma Del Sol, Rancho Highlands, Old Town, and areas within Specific Plan 8. **Table H-39** summarizes the housing development potential remaining in the specific plan areas.

As previously stated, the Housing Element includes Program 1 to establish an overlay which will allow for an increase in density in the High, Medium, and Low Medium Residential designations if the development is affordable housing. This is also available to sites within Specific Plans.

In addition, the City offers flexibility on standards for front and rear yard setbacks, building height, lot coverage, open space requirements, parking requirements, and lot size. The State currently requires that approval authority for an affordable housing project also include from one to three concessions to the extent needed to facilitate the development of affordable housing.

**TABLE H-38
REMAINING APPROVED RESIDENTIAL DEVELOPMENT
WITHIN EXISTING SPECIFIC PLANS**

Specific Plan/Land Use Designation ¹	Low Density (.4-2 DU/Ac)	Low Med./ Med. Density (2-5 DU/Ac)	Med. High Density (5-8 DU/Ac)	High Density ² (8-14 DU/Ac)	Very High Density ² (14-20 DU/Ac)	Mixed use Capacity	Comm. that Allows for Res.	Total Units
SP-1 - Roripaugh Estates	0	0	0	0	0	0	60	60
SP-2 - Rancho Highlands	0	0	0	0	287	0	68	355
SP-3 - Margarita Village	19	57	0	0	0			76
SP-4 - Paloma Del Sol	0	278	0	0	441	0	106	825
SP-5 - Old Town	0	0	0	0	144 (20-35 du/acre)	339	577	1,298
SP-6 - Campos Verdes	0	0	0	0	0	0	0	0
SP-7 - Temecula Regional Center	0	0	0	0	0	0	0	0
SP-8 - Area				114	78	0	0	192
SP-9 - Red Hawk	3	0	0	129	0	0	0	132
SP-10 - Vail Ranch	0	0	0	0	0	0	0	0
SP-11 - Roripaugh Ranch	108	939	122	846	0	0	0	2,015
SP-12 - Wolf Creek	0	0	0	0	0	0	253	253
SP-13 - Harveston	0	0	0	0	0	0	1,640	1,640
Total	130	1,274	122	1,089	872	339	2,704	6,846

1 Land use categories for specific plans vary from those used in the Development Code.

2 Areas within SP-8 are based on City of Temecula General Plan Land Use. Westside Specific Plan has expired.

SOURCE: City of Temecula, February 2013

4. Uptown Jefferson Specific Plan

The City prepared a market assessment and evaluation of development potential for the Uptown Jefferson Specific Plan in July 2012. The focus of the market assessment was to evaluate the potential for development of new mixed-use projects in the Uptown Jefferson Specific Plan area. The assessment relied upon readily available third-party demographic and market data sources. The City reviewed both existing and historical market trends to better understand future development potential.

As part of the study, the City prepared a 10-year demand forecast for residential units in the Uptown Jefferson Specific Plan area. The analysis was based on the anticipated growth of multi-family housing units in the Temecula/Murrieta area and applying capture rates to estimate the number of housing units that can be supported in the

Uptown Jefferson Specific Plan area. On this basis, it is anticipated that the Study Area can support a total of 1,368 to 2,280 units through 2022.

Housing Types. While the types of housing have not yet been finalized, the goal of the Uptown Jefferson Specific Plan is to encourage urban development in a walkable environment, and easy access to retail, services, and amenities. The study showed that current market trends indicate that high-end rental apartments are the most likely type of residential development in the near term (one to five years). However, plans for the Uptown Jefferson Specific Plan intends to accommodate a variety of housing types, including:

- High-density rowhomes/townhomes
- Texas “wrap” or podium apartments/condominiums
- Both rental and ownership
- With or without ground-floor retail uses

Mixed Use. The study also stated that the City should work with existing property owners and/or developers to rehabilitate and/or replace existing underutilized commercial developments with viable uses compatible with the district identity.

The City assumes that development within the Uptown Jefferson Specific Plan will happen within the next 5 to 10 years and while the City is not relying on this capacity to meet its RHNA, it is assumed it will significantly add to the available capacity.

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5. Mixed-Use Development

As discussed in the Constraints section of this Housing Element, the Temecula Development Code and General Plan also allow housing in some non-residential zoning districts. As an example, the City adopted a Planned Development Overlay (PDO) district for the Temecula Creek Village (PDO-4) project to provide for a mixed-use commercial/residential project. Temecula Creek Village was built on a 32.6-acre site within the PO zone with 20 acres of residential and 12 acres of commercial uses. A key component of this project was the provision of high density residential apartments with integrated commercial development in the PO zone.

As a part of the General Plan update, the City identified three additional areas with mixed-use opportunities. These areas are located within the City boundary and generally surrounding the I-15 corridor, and are characterized either by aging commercial centers, traditional commercial development, or vacant/underutilized land. Specifically, in the area south of Old Town, many lots are currently vacant and present great opportunities for mixed-use development. Such reuse has become popular among developers and residents alike in recent years.

The General Plan Community Design Element already recognizes three Mixed-Use Areas that can be used for mixed-use development. These areas include a distressed commercial center on Jefferson Avenue, two struggling commercial centers (Tower Plaza and Temecula Town Center), and another near Old Town. The land inventory included in Appendix B, states whether or not Mixed-Use was applied to specific sites.

To the extent that the uses on these sites remain quite viable, there will likely be no redevelopment of these uses in the short term. However, as buildings become vacant the potential for reuse does exist and the City has had discussions with developers about these sites. Given current market conditions, it is difficult to say when, or even if these sites will be redeveloped. The types of mixed-use envisioned for the Mixed-Use Areas are consistent with the village center concept. In some cases, residential units would be added within existing shopping centers and districts. In other cases, existing developments would be replaced with new mixed-use projects. Both multi-family rental apartments and condominiums/town homes are envisioned.

To facilitate mixed-use development, the City provides flexible development standards such as an increased height limit and shared parking opportunities. The City has also revised the Zoning Code to establish specific use, height, bulk, parking, landscaping, and other

guidelines for these areas that would be appropriate for mixed-use development.

Mixed Use Project Example

The City has several mixed-use project examples located in the Old Town Specific Plan area.

In 2004, the City approved two mixed use buildings on Fifth Street, the Cameron Historical building and the Palomar Heritage building. The Cameron Historical building consists of 24 moderate income residential units with multiple commercial uses located on the ground floor. The Palomar Heritage building consists of 22 low and moderate residential units with commercial restaurant uses on the ground floor.

During the 2006-2014 Planning Period the City approved two mixed use projects, Front Street Plaza and Warehouse at Creekside. Front Street plaza consists of 23 low and moderate income residential units with commercial on the ground floor. The site for Front Street Plaza is 0.46 acres, giving this project a density of 50 units to the acre. Warehouse at Creekside consists of 32 low and moderate residential units with commercial restaurant space located on the ground floor. The site for Warehouse at Creekside is 0.52 acres, giving this project a density of 61 units to the acre.

Because of this recent mixed-used development, the City believes that relying on mixed use to meet a portion of the City's RHNA is appropriate and feasible for the last planning period and is still appropriate for the 2014-2021 planning period.

6. Zoning to Encourage Lower-Income Housing

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. The default density standard for the City of Temecula is 30 dwelling units per acre.

Under current zoning, the maximum residential density permitted by right in any zone in Temecula is 20 units per acre. Density bonuses may be permitted on a project by project basis to increase the number of units designated for lower income households. In addition, the City will create an Affordable Housing Overlay that will allow for increased density if the project provides affordable housing. Densities are permitted to increase to 30 units per acre when applying the Overlay. The Overlay applies to various residential and

commercial zones. The land inventory included in Appendix B, states whether or not these development types are allowed.

In addition, to assist in the development of affordable housing, the City has included several programs/actions to facilitate affordable housing development. Program 5 (Land Assemblage and Affordable Housing Development) acquires land, which is then provided to affordable housing developers for the development of housing affordable to lower income households. Program 10 (Development Fee Reimbursement) offers reimbursement of development fees paid by the developers of affordable and senior housing. The City also provides application priority and fast tracking for affordable housing projects.

7. Summary of Vacant Residential Development Potential

The City's site inventory demonstrates the availability of adequate sites to address the projected housing growth needs (see Appendix B).

Overall, the vacant site inventory yields an estimated development capacity of 9,387 units (once Program 1 has been implemented). Based on these numbers, and as shown in **Table H-40**, the City is able to meet its 2014-2021 regional housing need of 1,493.

**TABLE H-39
SUMMARY OF VACANT RESIDENTIAL DEVELOPMENT POTENTIAL**

Income Category	5 th Round RHNA	4 th Cycle Shortfall	Res. Site Capacity	Comm. Site Capacity	SP Res. Capacity	Total 5 th Round Site Capacity	Surplus
Extremely Low	187	-					
Very Low	188	828	199	766	1,301	2,266	259
Low	251	553					
Moderate	271	-	984	604	3,245	4,833	3,848
Above Moderate	596	-	580	29	1,679	2,288	1,708
Total	1,493	1,381	1,764	1,398	6,225	9,387	5,815

SOURCE: City of Temecula, 2012

Please note: Sites to accommodate the lower income RHNA that do not have a holding capacity of 16 units per site are not included in the unit capacity, but are listed in Appendix B.

8. Analysis of Non-Vacant and Underutilized Land and Property

Staff reviewed a list produced by GIS of non-vacant underutilized single-family and multi-family projects within City limits. The following discussion represents staff's findings. While the City has capacity on non-vacant underutilized land and properties, the City is not relying on these sites to meet its 2014-2021 RHNA.

Multi-Family

Underutilized multi-family properties are characterized as having been built with less than 50% of total allowable units per the Land Use Policy Map of the General Plan. Using this criteria, staff determined that seven multi-family housing developments are currently underutilized. These properties are identified in **Figure H-4**. Six of the developments were constructed before incorporation. Staff was unable to produce any meaningful data on these six developments since records appear to be missing.

Laurel Creek (PA98-0171) was the only underutilized multi-family development constructed after incorporation. After reviewing the staff report for this project, staff discovered the site was developed with seven units per acre instead of the maximum permitted density of twelve units per acre. The staff report indicated that the lower density would serve as a good transitional development between the existing detached single family tract developments to the north and east. The staff report also mentioned that the adjacent HOA to the east of the project opposed the originally proposed fourplex product.

Single-Family

Underutilized single-family properties are characterized as having the potential to be subdivided into three or more parcels. Using this criteria, staff determined that 172 single-family residential properties are currently underutilized. The primary reasons for the underutilization are that these parcels may accommodate a secondary dwelling unit in the future. In addition, the properties may also become subdivided as previously stated. Underutilized properties are identified in **Figure H-4**.

Underutilized Residential Properties/Second Units

As part of the Housing Element update, the City conducted a parcel-by-parcel analysis of sites with potential to support a second dwelling unit and/or be subdivided to accommodate additional residences. Underutilized residential properties having the potential to subdivide or construct a second dwelling unit are shown on **Figure H-4**. (See Appendix C for more information on underutilized parcels within the City and potential constraints.) These properties were selected because the lot is at least two times the minimum lot size for its current zone and the lot configuration could permit a lot split.

In addition to development on vacant land, the City recognizes the potential for additional new development of affordable housing in the form of second units. The City has incorporated development standards for second units into its Development Code. The Code allows for second units in all residential zoning districts where there is an existing owner-occupied single-family detached dwelling unit if the following conditions are met:

- The unit may be rented, but not sold;
- An attached second unit's floor area is no more than 400 square feet, and does not exceed 30% of the floor area of the primary residential unit;

- A detached second unit has a floor area of between 400 and 1,200 square feet;
- The application for the second unit is signed by the owner of the parcel and primary residential dwelling unit;
- The design of the second unit is compatible with the primary dwelling unit and the surrounding neighborhood; and
- There is one covered parking space for each two-bedroom (or smaller) second unit or two covered parking spaces for each three-bedroom (or larger) second unit.

C. Financial Resources

1. Redevelopment Set-Aside Fund

Per AB X1 26, the Temecula Redevelopment Agency was dissolved on June 27, 2011. The City of Temecula formed the Successor Agency to the Temecula Redevelopment Agency in order to wind down the obligations of the former Temecula Redevelopment Agency. The Successor Agency is to retain all funds necessary to carry out all agency obligations that existed prior to the legislation effective date. All excess agency funds (if any) will be remitted to the County Auditor-Controller for redistribution to selected taxing entities.

This dissolution action eliminated the funding mechanism by which the Redevelopment Agency funded affordable housing and infrastructure development. There will be no future funds available for affordable housing or infrastructure via the former Redevelopment Agency or the Successor Agency.

2. Section 8

The Section 8 Rental Assistance Program extends rental subsidies to very low income families and elderly who spend more than 30% of their income on rent. The subsidy represents the difference between the excess of 30% of the monthly income and the actual rent. Most Section 8 assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

The Housing Authority of Riverside administers the Section 8 Certificate/Voucher Program for Temecula. As of December 2011, 111 households were leasing in Temecula with the assistance of Section 8 programs.

3. Community Development Block Grant Program (CDBG)

Until 2012, the City received its CDBG funding through the County of Riverside. During fiscal year 2007, the County received a CDBG grant award of approximately \$10.6 million. Based on a formula that considers population, poverty, and substandard housing, the City is eligible to receive approximately \$300,000 annually from the County. These funds must be used to fund public improvements and service activities that aid low- and moderate -income persons. The City has, in the past, used approximately 85% of the CDBG funds for capital projects, such as the Senior Citizen Center Expansion project, and the remaining 15% of the funding is awarded to various public service organizations.

In 2012, the City became an entitlement community and its CDBG allocation for FY 2012–13 was \$475,558. The City also received approximately \$1.1 million of previously programmed CDBG income allocated to the City and administered by the County of Riverside Economic Development Agency (EDA). During the 2012–13 program year, the City allocated its CDBG funds to three public facility projects and six local service providers to assist in the development of decent housing, provide suitable living environments, and expand economic opportunity. Specifically, the City provided \$150,000 in CDBG funds to support development of supportive/transitional housing, \$1.2 million of CDBG funding was allocated to renovate the Temecula Community Center, and \$50,000 to construct a new park play structure at Sam Hicks Park, both which will benefit a low- and moderate-income neighborhood and its residents. Lastly, the City provides CDBG funds to assist in the operations of several social service agencies who work with low-income and special needs residents.

The City's Five-Year Strategic Plan for use of the CDBG program funds includes objectives to support the development of a homeless shelter, provide assistance to low-income homeowners for residential improvements, and construct new sidewalks in Old Town to increase accessibility for persons with disabilities.

D. Housing Developers

The following are housing providers interested in developing and/or preserving affordable housing in the City:

- Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G
Indio, CA 92201
Telephone: (760) 347-3157
- Habitat for Humanity
41964 Main Street
Temecula, CA 92591
Telephone: (909) 693-0460
- Jamboree Housing Corporation
2081 Business Center Drive, Suite 216
Irvine, CA 92612
Telephone: (949) 263-8676
- Affirmed Housing
13520 Evening Creek Drive North, Suite 360
San Diego, CA 92128
Telephone: (858) 679-2828

- The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740
Telephone: (562) 596-4770
- San Diego Community Housing Corporation
8799 Balboa Avenue, Suite 220
San Diego, CA 92123
Telephone: (858) 571-0444
- D'Alto Partners
41911 5th Street
Temecula, CA 92590
Telephone: (951)304-0633
- DR Horton
2280 Warlow Circle, Suite 100
Corona, CA 92880
Telephone: (951)272-9000
- Bridge Housing Corporation
9191 Towne Center Drive, Suite L101
San Diego, CA 92122
Telephone: (858) 535-0552
- Highland Partnerships
285 Bay Blvd.
Chula Vista, CA 91910
Telephone: (619) 498-2900

E. Infrastructure and Facilities

The majority of the land available for residential development is located adjacent to existing infrastructure facilities or within a specific plan area where infrastructure will be provided as part of the development process. As a result, infrastructure facilities will be able to serve all of the future residential development.

F. Energy Conservation and Climate Change

As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” The home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations.

In December 2009, the City adopted effective Water Efficient Landscape Ordinance that meets or exceeds all standards contained in the revised State of California Model Ordinance. In June 2010, the City adopted a Sustainability Plan.

In November 2010, the City adopted the 2010 CA Green Building Standards Code including Appendix A4 Residential Voluntary Measures, and Appendix A5 Commercial Voluntary Measures. The Code standards are included as part of Chapter 15.04 of the Temecula Municipal Code (Ordinance No. 10-13). The Code is mandatory for compliance in new buildings; however there are some features and devices that are recommended as voluntary measures as specified by the CA Green Building Standards Code as mandatory and voluntary.



V. ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

In order to develop an effective housing plan for the 2014–2021 period, the City must assess the effectiveness of its existing housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues. This section evaluates the accomplishments of each program against the objectives established in the 2008–2014 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes to the 2014–2021 Housing Element.

Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
Provide Adequate Housing Sites			
1. Land Use Element and Development Code	<ul style="list-style-type: none"> The City will continue to implement and, as appropriate and necessary, augment the Land Use Element and Development Code. To address the City's identified shortfall of 1,381 units to accommodate its RHNA for lower-income housing, the City will establish the Urban Density Overlay to sites identified in Appendix D by June 2012. The City will monitor the availability of sites zoned for residential uses to ensure sufficient capacity exists to accommodate the City's remaining need for lower-income households and rezone additional sites for exclusively residential uses as needed to accommodate 50 percent of the remaining need for exclusively residential development. The City will identify specific sites, at least 35 acres, for exclusively residential development as part of the establishment of the Urban Density Overlay from the sites identified in Appendix D-2 which meet the criteria detailed in Government Code 65583.2(h)(i). The City will maintain an inventory of sites suitable for residential development (including underutilized commercial sites) and provide that information to interested developers. The City will encourage the reservation of land that is currently designated for multiple-family development for the development of multiple-family housing by providing the multi-family sites inventory to multi-family housing developers to solicit development interest. The City will update the multi-family sites inventory at least once a year As part of the General Plan update, the City has identified additional areas with mixed-use potential. The City will work to create a Mixed-Use Overlay in the Land Use Policy Map to be applied to approximately 448 acres of land along the I-15 corridor. Residential mixed-use will be permitted at a density of 30 units per acre. To ensure mixed-use development, the City will establish appropriate flexible development standards such as increased building height and shared parking opportunities for developments with minimum densities of 20 dwelling units per acre in the Zoning Ordinance. Within six months of adoption of the Land Use Policy Map including the Mixed-Use Overlay, the City will 	<p>The City continued to work to establish and implement a new Urban Density Overlay zone to allow for mixed-use and various housing types, including affordable, within the district by right. Identified 557 acres as a future mixed-use transit corridor and smart growth area.</p> <p>To date, the City has drafted the development standards for the Uptown Jefferson Specific Plan.</p>	<p>Modify. The City has not drafted development standards specifically for the Urban Density Overlay zone.</p> <p>As part of the adoption of the 2008 Housing Element Update, the Housing Plan included the intent to adopt an Urban Density Overlay zone, but the City never actually adopted such a zone. The City established and planned for several future land use and zoning amendments to establish and complete the Urban Density Overlay. The City planned to fulfill the obligations of the Urban Density Overlay by adopting an update to the Old Town Specific Plan, adopting a new Specific Plan for the Uptown Jefferson Specific Plan area, and then completing a General Plan Land Use Element Amendment to expand the Mixed Use Overlay area consistent with the adopted plans.</p>



HOUSING

Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
	<p>establish development standards appropriate for implementing mixed-use standards</p> <ul style="list-style-type: none">The City will encourage higher density residential development within the Mixed-Use Overlay Areas by providing appropriate, flexible development standards through the Zoning Ordinance. Upon completion of the Mixed-use Overlay Area by June 2012, the City will revise the Zoning Ordinance to establish specific use, height, bulk, parking, landscaping, and other guidelines appropriate for mixed-use development by December 2012.		<p>To date, the City has adopted the Old Town Specific Plan update (May 2010), which expanded mixed-use opportunities on approximately 75 acres in the portions of the Urban Density Overlay zone. The Old Town Specific Plan also includes 34 acres zoned exclusively for residential uses. However, not all 34 acres are vacant sites identified in Appendix D.</p> <p>The City's Housing Element also anticipated the new Uptown Jefferson Specific Plan to be adopted by June 2012, which would have also provided for new residential opportunities through mixed use and exclusively residential sites in the Urban Density Overlay. However, the Uptown Jefferson Specific Plan timeline has been extended, and the plan will not be completed until early 2014. Additionally, the Uptown Jefferson Specific Plan will not likely incorporate sites zoned exclusively for residential, but many of the building forms created through the new Form-Based Code will highly encourage residential development.</p> <p>The City anticipated rezoning those parcels through the adoption of the Uptown Jefferson Specific Plan and subsequently amending the General Plan Land Use</p>



Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
			<p>Element for consistency with new development standards for the Urban Density Overlay by December 2012. The City will not complete the Uptown Jefferson Specific Plan or any land use amendments before the adoption of the 2014 Housing Element update.</p> <p>Although the City was unable to complete the Uptown Jefferson Specific Plan or any land use amendments prior to the end of the 2014 planning period, the City has included Program 1 to create an affordable housing overlay as a way of meeting the shortfall of 1,381 units. Please refer to the unaccommodated need heading in section IV, for a more detailed information.</p>
2. Sites for Emergency and Transitional Housing	<ul style="list-style-type: none">• The City will continue to permit emergency shelters and transitional housing as identified in the Development Code.• The City will continue to require affordable housing projects receiving assistance from the City to reserve units for transitional housing.	The City continued to work with nonprofit organizations to provide resources for homeless persons seeking shelter. Several nonprofit agencies continue to provide referrals to housing facilities for the homeless in the Temecula Valley area. In 2011, the City began the process of becoming an Entitlement Community in order to receive CDBG funds directly from HUD. CDBG funds may be used for development of a homeless facility in future years.	Continue

Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
Assist in Development of Affordable Housing			
3. Sites for Transitional/Supportive Housing and Single Room Occupancies	<ul style="list-style-type: none"> The City will recommend an amendment to the Temecula Municipal Code to define supportive and transitional housing as residential uses subject only to the same permit and processing requirements of similar uses in the same zone by June 2012. In addition, the City will amend the zoning code to designate zoning districts appropriate for Single Room Occupancies (SROs). 	<p>The City amended the Development Code to require transitional/supportive housing to be subject to the same permit processing procedures as other housing in the same zone and to require SROs to be permitted by right within residential zones. In April 2013, the City Council adopted an Ordinance permitting transitional and supportive housing, as well as efficiency unit housing in residential zones.</p> <p>In 2011, the City began the process of becoming an Entitlement Community in order to receive CDBG funds directly from HUD. CDBG funds may be used for development of transitional and/or supportive housing in future years.</p>	Modify. The City will complete this amendment in April 2013.
4. Density Bonus Ordinance	<ul style="list-style-type: none"> The City will inform residential development applicants through the Pre-application process and/or through the Development Review Committee Meeting of opportunities for density increases. 	The City continued to encourage density bonus opportunities which increase the total allowable density for senior and affordable housing projects. Twenty (20) permits were issued for a project with density bonus during the 2010 reporting period. No permits were issued for a project with density bonus during the 2011 reporting period.	Continue
5. Land Assemblage and Affordable Housing Development	<ul style="list-style-type: none"> The City will continue to acquire land for use in the provision of affordable housing. The City will facilitate the development of housing units affordable to lower income households by publicizing its density bonus program (including the new "Urban Density Overlay Zone" to be implemented in 2009 for properties located in a Redevelopment Plan area and/or in a Mixed-Use Overlay Zone) and its incentives, and by making this information available to developers and non-profit housing agencies through the development application process. 	<p>The City did not acquire property or approve any affordable housing developments in 2010.</p> <p>The City approved two deed-restricted affordable housing developments during the 2011 calendar year. The projects will result in the construction of 68 new low-income units.</p> <p>The City actively participates in</p>	Continue



Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
		events and seminars with the development community in order to advertise and communicate our incentives. The City also promotes its Pre-application development process in which incentive information is provided in the initial planning of a future project.	
6. Second Unit Ordinance	<ul style="list-style-type: none"> The City will continue to allow and promote the construction of affordable second units to result in the construction of ten new second units by 2014. 	The City continued to allow and promote the construction of affordable second units. The City issued two second unit permits during the 2010 reporting period. The City did not issue any second unit permits during the 2011 reporting period.	Continue
7. Mortgage Credit Certificate Program	<ul style="list-style-type: none"> The City will continue to promote the regional Mortgage Credit Certificate program to assist an average of 10 households annually by publicizing the program and making the program known to developers and non-profit housing agencies. 	<p>The City continued to promote the MCC Program administered by the Riverside County Economic Development Agency (EDA). Three households were assisted under this program during the 2010 reporting period. One household was assisted under this program during the 2011 reporting period.</p> <p>The City actively provides information about the MCC Program to the general public when inquiries about homebuyer assistance programs are received. Participation in the County's MCC Program is approved by the City Council on an annual basis. Last year, an article about the program was published in a local newspaper.</p>	Continue
8. First Time Home Buyer (FTHB) Program	<ul style="list-style-type: none"> The City completed the process of amending the FTHB program in July 2008 to considerably increase assistance by the City to a maximum of \$65,000 per unit. For the first year of this program, funds are in place to assist with the purchase of 25 homes. The City has and will continue to reach out to the lending community and advertise the program through the City's website and community publications. 	<p>Two households were eligible for loan assistance, and two households received loan approval during the 2010 reporting period.</p> <p>The City did not fund any FTHB loans during the 2011 reporting period as a result of the dissolution</p>	Modify: As a result of the dissolution of California Redevelopment Agencies per ABX1 26, the City no longer offers a FTHB Program. Riverside County does offer a FTHB Program through

Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
		of California Redevelopment Agencies per ABX1 26. One FTHB loan was funded by Riverside County	HOME funds, and the City is currently working with County staff to establish a consortium to participate in that program. Currently, the State of California also offers a FTHB Program, and the City is reviewing the NOFA to participate in that program as well.
9. Employee Relocation Program	<ul style="list-style-type: none"> Despite current market conditions, the \$15,000 maximum assistance available is not sufficient in reaching 10% of the purchase price plus closing costs. Therefore, the City will work to amend the program to allow for greater assistance in an attempt to make the program economically feasible. 	The City reviewed the program for an amendment that would allow for greater assistance in an attempt to make the program economically feasible.	Delete. The Employee Relocation Program has been eliminated as a result of the dissolution of California Redevelopment Agencies per ABX1 26.
Remove Governmental Constraints			
10. Development Fees Reimbursement	<ul style="list-style-type: none"> The Redevelopment Agency will continue to enter into development agreements with qualifying senior/ affordable housing projects on a case-by-case basis to provide development fee reimbursement. 	<p>The City approved an amendment to the Owner Participation and Loan Agreement (OPA) for reimbursement of City fees. The reimbursement was increased from \$100,000 to \$110,000.</p> <p>The City approved two Owner Participation Agreements to assist with the development of affordable housing. The City did not approve any reimbursement of City fees during the 2011 reporting period</p>	Modify: With the dissolution of California Redevelopment Agencies per ABX1 26, the City will now implement this program rather than the Redevelopment Agency.
11. Expedite Processing of Affordable Housing Projects	<ul style="list-style-type: none"> The City will investigate the feasibility of committing to shorter processing times for affordable housing projects. The City will need to develop objective criteria to evaluate affordable housing projects to qualify them for expedited processing. 	<p>The City continued to implement shorter processing times for affordable housing projects. Two affordable housing projects received expedited review and processing during the 2010 reporting period, and two affordable housing projects received expedited review and processing during the 2011 reporting period.</p> <p>The City continues to implement expedited review to all projects with</p>	Continue



Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
		an affordable housing component. The City also establishes priority based on the level of affordability being proposed in order to further meet the RNHA.	
12. Periodic Consistency Review of General Plan, Municipal Code and State Law	<ul style="list-style-type: none"> To prevent unforeseen processing delays due to inconsistencies between the City's General Plan, Municipal Code, California Codes, state law or regulatory requirements, the City should conduct a biannual review of the Municipal Code and General Plan to ensure internal consistency and to ensure consistency with legislative and regulatory amendments, adoption of new state laws, and policy changes resulting from case law. City staff will track and stay abreast of changes in state housing law and work with the City Attorney to incorporate changes into the General Plan and Municipal Code. The City Attorney will advise staff on significant case law interpretations which may cause the need to amend the General Plan or Municipal Code. 	<p>The City continued to track and stay abreast of changes in state housing law which would require amendments to the General Plan and Municipal Code. There were not any housing-related amendments made to the Code in 2010.</p> <p>One housing-related amendment was made to the Development Code in 2011. The City adopted a formalized Reasonable Accommodation Ordinance on June 28, 2011.</p>	Continue
Conserve and Improve Existing Affordable Housing			
13. Preserve At-Risk Housing Units	<ul style="list-style-type: none"> a. Monitor Residential Units At-Risk: Monitor the status of Rancho California Apartments and Oaktree Apartments, since the affordable restrictions are due to expire during the planning period. b. Work with Potential Purchasers: Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of the Rancho California Apartments. c. Tenant Education: The California Legislature passed AB 1701 in 1998, requiring that property owners give a nine-month notice of their intent to opt out of low income restrictions. The City will work with tenants of at-risk units and provide them with information regarding tenant rights and conversion procedures. The City will also provide tenants with information regarding Section 8 rent subsidies through the Riverside County Housing Authority, and other affordable housing opportunities. d. Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List: Work with the Riverside Housing Authority to place tenants displaced from at-risk units on a priority list for Section 8 rental assistance. 	<p>The City continued to monitor the status of Rancho California Apartments since the affordable restrictions are due to expire in 2011, and the City will work with interested parties to renew the covenants on any expiring affordable restriction.</p> <p>The City continued to work with interested parties to renew the covenants on any expiring affordable restrictions.</p> <p>The Section 8 contract for the Rancho California Apartments expires on March 15, 2013. It is renewed each year. There have not been suggestions or discussions of the complex converting to market rate. Additionally, the property just sold to AMCAL and the 55-year affordable restrictive covenant has</p>	Continue

Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
		been re-implemented. City staff continues to assist the general public and tenants with Section 8 rental information. The City continues to work with the Riverside County Housing Authority regarding displaced tenants.	
14.Redevlopment Set-Aside	<ul style="list-style-type: none"> The City will continue to utilize its Housing Set-Aside Fund to implement the identified housing programs, pursuant to State law. 	The City continued to utilize its Housing Set-Aside Fund to implement the identified housing programs and pursue affordable housing projects, pursuant to state law.	Delete. The Housing Set-Aside Fund has been eliminated as a result of the dissolution of California Redevelopment Agencies per ABX1 26.
15. Code Enforcement	<ul style="list-style-type: none"> The City will continue to seek voluntary compliance for Code-related issues and violations to enforce the UBC and offer information regarding the City's housing rehabilitation programs to low and moderate-income households cited for code violations. 	<p>The City continued implementation of Weed Abatement and Abandoned Vehicle Abatement programs. The City conducted 3,168 complaint-driven code case inspections, 910 proactive code case inspections, 1,703 weed abatement cases, and 97 abandoned vehicle cases in 2010.</p> <p>The City conducted 2,487 complaint-driven code case inspections, 831 proactive code case inspections, 1,390 weed abatement cases, and 98 abandoned vehicle cases in 2011.</p>	Continue
16. Residential Improvement Program	<p>The City provides the following grant and low-interest loan programs under its Residential Improvement Program to assist in rehabilitating existing residential units. Since 1999, 379 households have been assisted under this program.</p> <ul style="list-style-type: none"> Senior Home Repair Grant – This program is available to seniors 55 or older with household incomes not exceeding 120% of the area median income. The one time grant of up to \$3,000 can be used for repairing owner-occupied homes on a permanent foundation located throughout the City. Single-Family Emergency Grant – This program provides up to \$2,500 grants to correct confirmed health and safety and/or building code violations in owner-occupied homes on a permanent foundation located throughout the City. The household's income must not exceed the area 	<p>Thirty-two households received RIP loan approval, and one foreclosed single-family house received NSP funds during the 2010 reporting period. NSP is administered by the Riverside County Economic Development Agency.</p> <p>The City did not fund any RIP loans during the 2011 reporting period as a result of the dissolution of California Redevelopment Agencies per ABX1 26. Fifteen</p>	Modify: As a result of the dissolution of California Redevelopment Agencies per ABX1 26, the City no longer offers a Residential Improvement Program through the RDA. However, the City adopted a Five-Year Consolidated Plan and became a CDBG Entitlement City as of July 2012. The Five-Year Consolidated Plan includes the funding of a new Residential Improvement



Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
	<p>median income.</p> <ul style="list-style-type: none"> Single-Family Paint & Fence Repair Loan – This loan program is available to households whose income does not exceed the area median income. Eligible housing units include owner-occupied homes on a permanent foundation located throughout the City. The maximum loan is \$7,500 to be used for exterior improvements to the house. The interest rate for the loan is five percent, but the payments are deferred and forgiven after five years if the owner still owns and occupies the unit. If the house is sold within the five-year period, the loan will be due and payable. 	single-family houses received NSP funds during the 2011 reporting period.	Program with CDBG funds.
17. Section 8 Rental Assistance Program	<ul style="list-style-type: none"> The City will continue to contract with the County of Riverside to administer the Section 8 Rental Assistance Program and provide rental assistance to at least 105 very low income Temecula households. The City will support the County of Riverside's applications for additional Section 8 allocation. The City will promote the Section 8 program to second unit owners by publicizing this program and making this information known to city and county agencies, and housing non-profits. 	<p>The Section 8 Rental Assistance Program is administered by the Riverside County Housing Authority. The City assists qualified tenants to apply for the Section 8 voucher/certificate program and provides information about the Section 8 rental assistance voucher/certificate program.</p> <p>Since 2008, 111 units have been assisted.</p> <p>City staff provides information on handouts and on the City website regarding affordable housing and contact information for the Riverside County Housing Authority regarding Section 8.</p>	Continue
18. Mobile Home Assistance Program (MPAP)	<ul style="list-style-type: none"> The City will provide technical assistance to Heritage Mobile Home Park residents in pursuing MPAP funds in the event that the owners propose to close the mobile home park. 	The City continued to provide technical assistance to Heritage Mobile Home Park residents in pursuing MPAP funds. No residents pursued MPAP funds during the 2010 and 2011 reporting periods.	Continue
Promote Equal Housing Opportunities			
19. Equal Housing Opportunity	<ul style="list-style-type: none"> Temecula will continue to participate in the Riverside County Consortium in implementing the fair housing plan. The City will place fair housing brochures at City counters, public libraries, Temecula Community Center, and Temecula Community Recreation Center. The City will continue to post information regarding fair housing services on the City web site. Future fair housing workshops can also 	The City continued to participate in the Riverside County Consortium in implementing the fair housing plan, post information regarding fair housing services on the City website, and provide referral services to the Fair Housing	Continue.

Program	Eight-Year Objective	Progress/Effectiveness	Continue/ Modify/Delete
	<ul style="list-style-type: none"> be advertised on the City web site. The City will continue to provide referral services to the Fair Housing Program of Riverside County for residents inquiring about fair housing issues. The City will continue to update its fair housing brochures to conform to state law. The City will undertake ongoing efforts to educate the public about affordable housing. 	<p>Program of Riverside County.</p> <p>City staff last placed posters at all affordable housing locations in early 2012. All brochures updated and provided to the City by the Fair Housing Council are placed at these locations for the public to access. The City actively maintains a website identifying affordable housing complexes in Temecula.</p>	
20. Housing Referral Directory	<ul style="list-style-type: none"> The City will continue to offer housing referral services through its Housing Referral Directory. 	The City continued to offer housing referral services through its Housing Referral Directory.	Continue
21. Housing for Persons with Disabilities	<ul style="list-style-type: none"> Consistent with Health & Safety Code Sections 1267.8, 1566.3, and 1568, the City will amend the Development Code to treat licensed residential care facilities and group homes serving six or fewer no differently than other by right single family housing uses by June 2011. The City will adopt a formalized reasonable accommodation process for individual homeowners requesting exceptions to zoning and development standards to accommodate a disability by June 2011. 	<p>The City adopted a formalized Reasonable Accommodation Ordinance to address and remove governmental constraints to housing for persons with disabilities. The ordinance was adopted on June 28, 2011.</p> <p>The City also now permits residential care facilities and group homes in the as permitted in Medium and High zones, and conditionally permitted in all other residential zones. The City also updated its definition of family to be consistent with state law.</p>	Modify
22. Housing Element Monitoring and Reporting	<ul style="list-style-type: none"> The City will continue to require that service agencies report their accomplishments annually. This information will be used by the City to assess the community's housing needs and how well these needs are being met by the existing programs. The City will continue to submit annual reports to the state assessing the implementation of the General Plan and Housing Element. 	The City continues to submit annual reports to the state assessing the implementation of the General Plan and Housing Element.	Continue



VI. HOUSING PLAN

The eight-year plan is the centerpiece of the 2014–2021 Housing Element for Temecula. The Housing Plan sets forth the City's goals, policies, and programs to address the identified housing needs. Housing programs included in this plan define the specific actions the City will take to achieve specific goals and policies. The City's overall strategy for addressing its housing needs has been defined according to the following areas:

- Providing adequate housing sites;
- Assisting in development of affordable housing;
- Removing governmental constraints;
- Conserving and improving existing affordable housing; and
- Promoting equal housing opportunity.

A. Goals and Policies

Provide Adequate Housing Sites

Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.

Discussion The City provides for a mix of new housing opportunities by designating a range of residential densities and promoting creative design and development of vacant land. By providing for the construction of a range of housing, the needs of all sectors of the community can be met.

Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City.

Policy 1.2 Encourage residential development that provides a range of housing types in terms of cost, density, and type, and presents the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

Policy 1.3 Require a mixture of diverse housing types and densities in new developments around the village centers to enhance their pedestrian orientation and diversity.



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- Policy 1.4** Support the use of innovative site planning and architectural design in residential development.
- Policy 1.5** Encourage the use of clustered development to preserve and enhance important environmental resources and open space, consistent with sustainability principles.
- Policy 1.6** Encourage the development of compatible mixed-use projects that promote and enhance the village concept, facilitate the efficient use of public facilities, support alternative transit options, and provide affordable housing alternatives by establishing a program of incentives for mixed-use projects.
- Policy 1.7** Where feasible, use City-owned or City-controlled land for affordable housing projects.
- Policy 1.8** To the extent feasible, make use of the tools available to the City to assemble land or sell land at a write-down for affordable housing.

Assist in Development of Affordable Housing

Goal 2 Provide affordable housing for all economic segments of Temecula.

Discussion The City of Temecula works to provide a variety of affordable housing opportunities for all economic segments of the community. By coordinating with other government agencies and nonprofit organizations to access funding sources for affordable housing and to partner in the creative provision of affordable housing, the City helps provide safe and affordable housing for all residents in the community.

- Policy 2.1** Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet Temecula's fair share of extremely low-, very low-, low- and moderate-income housing by promoting the City's program of density bonuses and incentives.
- Policy 2.2** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for special needs groups.
- Policy 2.3** Encourage the use of nontraditional housing models, including single-room occupancy (SRO) or Efficiency Unit Housing structures and manufactured housing, to meet the



needs of special groups for affordable housing, temporary shelter, and/or transitional housing.

Policy 2.4 Pursue all available forms of private, local, state, and federal assistance to support development and implementation of the City's housing programs.

Policy 2.5 Require that all new affordable housing developments incorporate energy- and water-efficient appliances, amenities, and building materials to reduce overall housing-related costs for future low- and moderate-income households and families.

Policy 2.6 Establish and maintain a City database to monitor trends in the economy and Temecula's demographics to be able to anticipate shifts in trends, while continuing to provide relevant affordable housing.

Policy 2.7 Develop and coordinate multi-agency, regional, and cross-jurisdictional approaches to homelessness and special needs housing, including transitional housing.

Remove Governmental Constraints

Goal 3 Remove governmental constraints in the maintenance, improvement, and development of housing, where appropriate and legally possible.

Discussion The City's goal is to remove or mitigate constraints to the maintenance, improvement, and development of housing to ensure the provision of housing affordable to all members of the community. Governmental requirements for the development and rehabilitation of housing often add to the cost of the provision of affordable housing and may result in fewer opportunities for housing affordable to lower-income households. Reducing development fees and ensuring that City regulations provide for the safety and welfare of the population without imposing unreasonable costs will help in the provision of affordable housing.

Policy 3.1 Expedite processing procedures and fees for new construction or rehabilitation of housing.

Policy 3.2 Consider mitigating development fees for projects that provide affordable and senior housing.

Policy 3.3 Periodically review City development standards to ensure consistency with the General Plan and to ensure high-quality affordable housing.



Conserve and Improve Existing Affordable Housing

Goal 4 Conserve the existing affordable housing stock.

Discussion Along with providing for new affordable housing opportunities, the City also has a goal to preserve existing affordable housing opportunities for residents. By providing incentives and programs to maintain both the affordability and the structural integrity of existing units, the City ensures that affordable housing opportunities are preserved as the housing stock ages.

Policy 4.1 Monitor the number of affordable units eligible for conversion to market-rate units and continue the means to minimize the loss of these units.

Policy 4.2 Develop programs directed at rehabilitating and preserving the integrity of existing housing stock for all income levels.

Policy 4.3 Support the efforts of private and public entities in maintaining the affordability of units through implementation of energy conservation and weatherization programs.

Promote Equal Housing Opportunities

Goal 5 Provide equal housing opportunity for all residents in Temecula.

Discussion In order to make provisions for the housing needs of all segments of the community, the City must ensure that equal and fair housing opportunities are available to all residents.

Policy 5.1 Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and insurance practices to purchase, sell, rent, and lease property.

Policy 5.2 Support efforts to ensure that all income segments of the community have unrestricted access to appropriate housing.

Policy 5.3 Encourage housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and the homeless.



Policy 5.4 Encourage and consider supporting local private nonprofit groups that address the housing needs of the homeless and other disadvantaged groups.

Policy 5.5 Prohibit discrimination in the sale or rental of housing based on age, familial status, race, ethnicity, gender, or sexual orientation for all housing projects approved by the City.

Policy 5.6 Encourage the equitable distribution of affordable housing throughout the City.

Policy 5.7 Educate the public on lower-income and special needs housing through existing annual reports or other forms of media.

Promote Public Participation

Goal 6 Encourage collaboration between housing developers and neighborhood organizations on affordable housing projects and addressing neighborhood concerns.

Policy 6.1 Use the public participation process to educate the public on lower-income and special needs housing through existing annual reports or other forms of media.

Policy 6.2 Strengthen opportunities for participation in the approval process for all housing projects, including affordable housing.

B. Housing Programs

The goals and policies contained in the Housing Element address Temecula's identified housing needs and are implemented through a series of housing programs. Housing programs include both programs currently in operation in the city and new programs that have been introduced to address the unmet housing needs. This section provides a description of each housing program and future program goals. The Housing Program Summary (**Table H-35**) located at the end of this section summarizes the future eight-year goals of each housing program, along with identifying the program funding sources, responsible agency, and time frame for implementation.

Provide Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types,



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sizes, and prices. This is an important function in both zoning and General Plan designations.

1. Land Use Element and Development Code

The Land Use Element of the Temecula General Plan designates land within the city for a range of residential densities ranging from 0.1 to 20 units per acre. Densities above 20 units per acre are allowed in mixed-use districts. The following aspects of the Development Code help to ensure that the City can provide adequate sites for affordable development:

- Targets densities set for the Medium and High Density Residential categories may be exceeded when a project provides a public benefit so these residential districts can be developed at their maximum allowable density. The Village Center Overlay and Planned Development Overlay allow for modifications and flexibility in development standards.
- Mobile home parks are allowed in all residential zoning districts with a conditional use permit.
- Senior and affordable housing is allowed in a variety of residential and nonresidential zoning districts and is eligible for density bonuses and development concessions.
- Congregate care facilities are allowed in a variety of residential and nonresidential zoning districts. The facilities are not limited specifically to the density requirements of the specific zoning district.
- Second units are allowed in all residential zoning districts where a detached single-family unit exists.
- Emergency shelters are permitted by right in the Medium and High Density Residential zoning districts and are conditionally permitted in the remainder of the residential districts. Emergency shelters are also conditionally permitted in several of the nonresidential zoning districts.
- Transitional and Supportive housing are permitted in the Medium and High residential zoning districts and are conditionally permitted in the remainder of the residential districts. Transitional and supportive are also allowed in the Community Commercial and Professional Office zoning districts with a conditional use permit.



- Efficiency Unit Housing is permitted in the Medium and High density residential zoning districts and conditionally permitted in the Community Commercial and Professional Office zones.

Eight-Year Objectives

- The City will monitor the availability of sites zoned for residential uses to ensure sufficient capacity exists to accommodate Temecula's Regional Housing Need Allocation.
- The City will maintain an inventory of sites suitable for residential development (including underutilized commercial sites) and provide that information to interested developers.
- The City will encourage the reservation of land that is currently designated for multiple-family development by providing the multi-family sites inventory to multi-family housing developers to solicit development interest. The City will update the multi-family sites inventory at least once a year.
- The City will continue to allow residential mixed use to be permitted at a density of 30 units per acre to encourage the construction of multi-family housing by right. In addition, the City will continue to provide appropriate flexible development standards such as increased building height and shared parking opportunities for developments with minimum densities of 20 dwelling units per acre in the Zoning Ordinance.
- The City will address Zoning and General Plan Land Use Designation inconsistencies.
- To accommodate Temecula's regional housing need for units affordable to lower-income households totaling 2,007 (1381 4th cycle unaccommodated plus 626 for the 5th planning period), the City will establish an Affordable Housing Overlay (AHO) on the sites identified in Appendix B, applicable to at least 100 acres. After establishment of the AHO, sites identified in Appendix B will require the following:
 - Minimum densities of 20 units per acre with a maximum allowable density of 30 units per acre under the AHO
 - 50 percent of the remaining need (1,003 units) will be accommodated on sites allowing exclusively residential uses where no commercial or mixed used development is allowed.



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- Multifamily uses at the densities established under the AHO will be allowed by right, without a CUP, planned development permit or other discretionary action pursuant to GC Section 65583.2 (h) and (i)
- If needed, the City will amend existing development standards to accommodate the increased allowable densities within the overlay areas.

Incentives:

- Any density bonuses will be calculated using the available maximum density of 30 units per acre under the AHO rather than any allowable base density of the underlying zone
- Loan application priority and fast tracking
- Greater development standard flexibility

Monitoring:

- To ensure sufficient residential capacity for units affordable to lower-income households is maintained within the AHO to accommodate the identified regional need for lower-income households, the City will develop and implement a formal ongoing monitoring procedure. The procedure shall provide that where an approval of a development (residential, commercial or mixed-use) on an identified site in Appendix B results in a reduction of potential affordable units below the residential capacity assumed, the City will identify and designate additional AHO sites to accommodate the shortfall of capacity remaining within the AHO.
- The City will report on the status and implementation of the AHO including development occurring on identified sites to determine whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the buildout projections described in Appendix B. As necessary, the City will make change to this program to ensure the AHO remains a realistic and viable development strategy.



2. Sites for Emergency Shelters

The Temecula Development Code provides for the provision of emergency shelters within the City.

Eight-Year Objectives

- The City will continue to permit emergency shelters as identified in the Development Code.
- The City will continue to work with public agencies and private entities to provide adequate resources for the community's homeless population. The City will also, to the extent feasible, participate in efforts to unite organizations and entities that provide services to the homeless.
- The City will develop standards for emergency shelters consistent with Government Code Section 65583.

3. Sites for Transitional/Supportive Housing

The City currently permits transitional and supportive housing in Medium and High Density Residential districts by right and in other residential districts with the approval of a conditional use permit. However, under state law, supportive and transitional housing must be treated as residential uses subject only to the same permit processing procedures as other housing in the same zone.

Eight-Year Objectives

- The City will amend the Temecula Municipal Code to ensure that supportive and transitional housing are treated as residential uses subject only to the same restrictions that apply to other residential dwellings of the same type in the same zone.

Assist in the Development of Affordable Housing

New construction is a major source of housing for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program options. Incentive programs, such as density bonuses, offer a cost-effective means of providing affordable housing. Other programs, such as the County's First Time Home Buyer Program, increase the affordability of new and existing housing.



4. Density Bonus Ordinance

Although the City contains two provisions allowing for additional density (17.06.050 and 17.10.020), the City has not yet adopted the density bonus provisions required by Government Code Section 65915.

Under state law, affordable housing projects must also be granted at least one development concession by the City as an incentive for the provision of affordable housing. The potential concessions include:

- An increase in the maximum lot coverage;
- A modification to the setback or required yard provisions;
- An increase in the maximum allowable building height;
- A reduction in the required on-site parking;
- A reduction in the amount of on-site landscaping, except that no reduction in on-site recreational amenities may be approved unless the affordable housing is in close proximity with easy access to a public park with recreational amenities;
- A reduction in the minimum lot area; or

Eight-Year Objectives

- The City will establish a density bonus program consistent with State Density Bonus Law (Government Code Section 65915).
- The City will inform residential development applicants through the pre-application process and/or through the Development Review Committee meeting of opportunities for density increases.

5. Land Assemblage and Affordable Housing Development

The City can utilize CDBG funds to purchase land for the development of lower- and moderate-income housing.

Eight-Year Objectives

- The City will continue to acquire land for use in the provision of affordable housing.



- The City will facilitate the development of housing units affordable to lower-income households by publicizing its density bonus program and its incentives, and by making this information available to developers and nonprofit housing agencies through the development application process.

6. Second Unit Ordinance

The City has adopted a Second Unit Ordinance to facilitate the construction of affordable second units in developed areas of the City. The Second Unit Ordinance allows for second units in all residential zoning districts where there is an existing owner-occupied single-family detached dwelling unit if certain conditions are met.

Eight-Year Objectives

- The City will continue to allow and promote the construction of affordable second units to result in the construction of ten new second units. The City will also promote the program by publicizing the program and notifying owners of underutilized residential property.

7. Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) program is administered countywide by the County of Riverside Economic and Development Agency (EDA) and is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income-qualified first time home buyers authorizing the household to take a credit against federal income taxes of up to 20% of the annual mortgage interest paid. This tax credit allows the buyer to qualify more easily for home loans as it increases the effective income of the buyer.

Eight-Year Objectives

- The City will continue to promote the regional Mortgage Credit Certificate program to assist an average of ten households annually by publicizing the program and making the program known to developers and nonprofit housing agencies.

8. First Time Home Buyer Program

The County's First Time Home Buyer Program (FTHB) provides loan assistance to first time home buyers whose income does not exceed the area median income. The home being purchased must be located within city limits, be attached to a permanent foundation, have a minimum of two bedrooms, and be occupied by the seller. The



maximum assistance available under this program is 20% of the purchase price plus closing costs, up to a total payout of \$65,000. The home buyer also must maintain the house in good condition during the term of the assistance.

Eight-Year Objectives

- The City will work with Riverside County to establish a consortium to participate in the County's FTHB program. The City will also review state Notices of Funding Availability (NOFAs) as they are released in an effort to participate in the state FTHB program.

9. Housing for Extremely Low-Income Households

Under state law, the City shall identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and efficiency unit housing. The City allows Efficiency Unit Housing in the Medium and High Density Residential zoning districts and conditionally permits them in the Community Commercial and Professional Office zones.

Eight-Year Objectives

- The City will encourage the development of housing for extremely low-income households through a variety of activities, such as conducting outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

10. Energy Conservation

The City will encourage the use of energy conservation features in residential construction and remodeling.

Eight-Year Objectives

- The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs such as the Residential Multifamily Energy Efficiency Rebate program, the Heating and Cooling Rebate program, and incentives of up to \$4,000 available to SCE and SoCalGas residential customers.



- The City will annually ensure that local building codes are consistent with state-mandated green building standards.
- The City will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Remove Governmental Constraints

Under state law, the Temecula Housing Element must address, and where appropriate and legally possible remove, governmental constraints to the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints to housing development.

11. Development Fees Reimbursement

Developers of affordable/senior housing may qualify to receive a reimbursement by the City of Temecula for development fees paid by the developer. Typically, developers of affordable/senior housing pay the City the required development fees. If the development qualifies for reimbursement of development fees, the developer enters into a contract with the Agency, which then reimburses the developer for the fees paid.

Eight-Year Objectives

- The City of Temecula will continue to enter into development agreements with qualifying senior/affordable housing projects on a case-by-case basis to provide development fee reimbursement.

12. Expedite Processing of Affordable Housing Projects

Under state housing law, residential projects with an affordable component have priority processing when it comes to the provision of water service from water purveyors. Similarly, the City of Temecula will continue to expedite processing of affordable housing projects.



Eight-Year Objectives

- The City will continue to implement expedited review to all projects with an affordable housing component.
- The City will need to develop objective criteria to evaluate affordable housing projects to qualify them for expedited processing.
- The City will continue to prioritize projects based on the level of affordability being proposed in order to meet its regional housing need.

13. Periodic Consistency Review of General Plan, Municipal Code, and State Law

To prevent unforeseen processing delays due to inconsistencies between the City's General Plan, Municipal Code, California codes, state law, or regulatory requirements, the City should conduct a biannual review of the Municipal Code and General Plan to ensure internal consistency and to ensure consistency with legislative and regulatory amendments, adoption of new state laws, and policy changes resulting from case law.

Eight-Year Objectives

- City staff will track and stay abreast of changes in state housing law and work with the City Attorney to incorporate changes into the General Plan and Municipal Code.
- The City Attorney will advise staff on significant case law interpretations that may cause the need to amend the General Plan or Municipal Code.

Conserve and Improve Existing Affordable Housing

A community's existing affordable housing stock is a valuable resource that should be conserved and, if necessary, improved to meet habitability requirements.

14. Preserve At-Risk Housing Units

The City of Temecula will implement the following programs on an ongoing basis to conserve the community's affordable housing stock.

- Monitor Units At Risk:*** Monitor projects at risk of converting to market rate within the planning period.



- b. Work with Potential Purchasers:** Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk.
- c. Tenant Education:** The California Legislature passed AB 1701 in 1998, requiring that property owners give a nine-month notice of their intent to opt out of low-income restrictions. The City will work with tenants of at-risk units and provide them with information regarding tenant rights and conversion procedures. The City will also provide tenants with information regarding Section 8 rent subsidies through the Riverside County Housing Authority and other affordable housing opportunities.
- d. Assist Tenants of Existing Rent-Restricted Units to Obtain Priority Status on Section 8 Waiting List:** Work with the Riverside Housing Authority to place tenants displaced from at-risk units on a priority list for Section 8 rental assistance.

Eight-Year Objectives

- The City will monitor the status of affordable projects at risk of converting to market rate.
- The City will identify nonprofit organizations as potential purchasers/managers of at-risk housing units.
- The City will explore funding sources available to preserve the affordability of projects at risk of converting to market rate or to provide replacement units.
- The City will assist qualified tenants to apply for priority status on the Section 8 voucher/certificate program immediately should the owners of the at-risk project choose not to enter into additional restrictions.

15. Code Enforcement

While the majority of the existing housing stock in Temecula is less than 30 years old, there is a need to enforce housing maintenance for some of the older housing units. The City implements a code enforcement program to correct housing and building code violations. The City has adopted and enforces the Uniform Building Code (UBC).

Eight-Year Objectives

- The City will continue to seek voluntary compliance for code-related issues and violations to enforce the UBC and offer information regarding the City's housing rehabilitation



programs to low- and moderate-income households cited for code violations.

16. Residential Improvement Program

The City adopted a Five-Year Consolidated Plan and became a CDBG Entitlement City as of July 2012. The Five-Year Consolidated Plan includes funding a new Residential Improvement Program with CDBG funds.

Eight-Year Objectives

- The City will utilize CDBG funds or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income homeowners. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work.

17. Section 8 Rental Assistance Program

The Section 8 rental assistance program extends rental subsidies to very low-income families and the elderly that spend more than 30% of their income on rent. The Section 8 certificate subsidy represents the difference between the excess of 30% of the monthly income and the actual rent (up to the federally determined Fair Market Rent (FMR)). Most Section 8 assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the FMR, provided the tenants pay the extra rent increment.

The City contracts with the Riverside County Housing Authority to administer the Section 8 Certificate/Voucher Program.

Eight-Year Objectives

- The City will continue to contract with the County of Riverside to administer the Section 8 Rental Assistance Program and provide rental assistance to at least 105 very low-income Temecula households.
- The City will support the County of Riverside's applications for additional Section 8 allocation.
- The City will promote the Section 8 program to second unit owners by publicizing this program and making the information known to City and County agencies and to housing nonprofits.



18. Mobile Home Assistance Program (MPAP)

To preserve affordable housing opportunities found within mobile home parks, the California Department of Housing and Community Development (HCD) provides financial and technical assistance to low-income mobile home park residents through the Mobile Home Assistance Program (MPAP). The MPAP provides loans of up to 50% of the purchase price plus the conversion costs of the mobile home park so that low-income residents or organizations formed by low-income residents can own and/or operate the mobile home park.

Heritage Mobile Home Park is the only mobile home park in Temecula. The owners have indicated that they intend to operate the park indefinitely. In the event that the owners decide to close the park, the City will work with the tenants to acquire funding through the MPAP program.

Eight-Year Objectives

- The City will provide technical assistance to Heritage Mobile Home Park residents in pursuing MPAP funds in the event that the owners propose to close the mobile home park.

19. Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or disability.

The Riverside County Consortium, of which the City is a member, has adopted an Analysis of Impediments (AI) to Fair Housing Choice and has conducted fair housing planning to implement the recommendations identified in the AI.

The Fair Housing Program of Riverside County maintains a comprehensive approach to affirmatively further and ensure equal access to housing for all persons. The three major components of this approach are education, training/technical/consultant assistance, and fair housing rights assistance.

The Fair Housing Program of Riverside County is also an advocate for affordable housing, legislative reform, local compliance, and research projects relative to fair housing and human rights issues. The agency works with the California Department of Fair Employment and Housing and HUD in the referral, enforcement, and resolution of housing discrimination cases.



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Eight-Year Objectives

- Temecula will continue to participate in the Riverside County Consortium in implementing the fair housing plan.
- The City will place fair housing brochures at City counters, public libraries, the Temecula Community Center, and the Temecula Community Recreation Center.
- The City will continue to post information regarding fair housing services on the City website. Future fair housing workshops can also be advertised on the City website.
- The City will continue to provide referral services to the Fair Housing Program of Riverside County for residents inquiring about fair housing issues.
- The City will continue to update its fair housing brochures to conform to state law.
- The City will undertake ongoing efforts to educate the public about affordable housing.

20. Housing Referral Directory

The City provides housing referral services through its Housing Referral Directory. People contacting the City are provided information on housing projects offering housing specific to a person's needs.

Eight-Year Objectives

- The City will continue to offer housing referral services through its Housing Referral Directory.

21. Housing for Persons with Disabilities

Consistent with state law, the City annually analyzes and determines whether there are constraints on the development, maintenance, and improvement of housing for persons with disabilities, including a review of land use controls, permit procedures, and building codes for the development of housing for persons with disabilities.

In addition, the City has adopted a reasonable accommodation ordinance to provide exceptions in zoning and land use for housing for persons with disabilities. In accordance with state and federal law, a request for a reasonable accommodation is subject to approval by the Community Development Director applying the following decision-making criteria:



- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

Eight-Year Objectives

- The City will continue to treat licensed residential care facilities and State-licensed group homes serving six or fewer persons no differently than other by right single-family housing uses. In addition, the City will continue to allow residential care facilities with seven or more persons, by right in the High Residential zone district and conditionally in all other residential zones.
- The City will continue to provide a formalized reasonable accommodation process for individual homeowners requesting exceptions to zoning and development standards to accommodate a disability.

22. Employee Housing

To ensure continued compliance with the Employee Housing Act, especially California Health and Safety Code Sections 17021.5 and 17021.6, the City will review and if needed amend the Temecula Municipal Code to address the following concerning employee housing:

- Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.
- For the purpose of all local ordinances, employee housing shall not be included within the definition of a boardinghouse, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling.
- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six



or fewer employees that is not required of a family dwelling of the same type in the same zone.

- The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.

Eight-Year Objectives

- The City will amend the Temecula Municipal Code to define and permit employee housing providing accommodations for six or fewer employees. Employee housing shall be deemed a single-family structure with a residential land use designation.
- The City will review, and if necessary amend the Temecula Municipal Code to comply with the other requirements of the Employee Housing Act detailed above.

23. Housing Element Monitoring and Reporting

To ensure that the housing programs identified in this Housing Element are implemented and achieve their goals, an accurate monitoring and reporting system is required.

Service agencies receiving CDBG funding from the City are required to report on their program accomplishments at least annually. Records from service agencies help the City assess the extent of housing and supportive service needs, particularly regarding special needs populations.

The City is also required to submit annual reports to the state addressing its success in implementing the General Plan and Housing Element. These reports provide decision-makers with useful information regarding how successful the housing programs are in meeting the needs of the community.

Eight-Year Objectives

- The City will continue to require that service agencies report their accomplishments annually. This information will be used by the City to assess the community's housing needs and how well these needs are being met by the existing programs.
- The City will continue to submit annual reports to the state assessing the implementation of the General Plan and Housing Element.



C. Summary of Quantified Objectives

Table H-37 summarizes the City's quantified eight-year objectives with regard to housing production, conservation, rehabilitation, and provision of homeowners' assistance. **Table H-41** provides a timeframe and assigns responsibility for reaching the City's eight-year objectives.

**TABLE H-40
SUMMARY OF QUANTIFIED OBJECTIVES**

Type of Activities	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	187	188	251	271	596	1,493
Conservation						
At-Risk Housing		55	—	—	—	55
Rehabilitation		15			—	15
Total	187	258	251	271	596	1,563

SOURCE: City of Temecula 2012.

**TABLE H-41
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
<i>Provide Adequate Housing Sites</i>					
1. Land Use Element and Development Code	Provide a range of residential development opportunities through appropriate land use designations.	<p>Continue to monitor the availability of sites zoned for residential uses to ensure sufficient capacity exists to accommodate the City's Regional Housing Need Allocation.</p> <p>Continue to maintain an inventory of sites suitable for residential development (including underutilized commercial sites) and provide that information to interested developers.</p> <p>Encourage the reservation of land that is currently designated for multiple-family development by providing the multi-family sites inventory to multi-family housing developers to solicit development interest.</p> <p>Continue to allow residential mixed use to be permitted at a density of 30 units per acre to encourage the construction of multi-family housing by right.</p> <p>The City will address Zoning and General Plan</p>	Departmental Budget	Planning Department	<p>Annually review the City's land inventory starting April 2014.</p> <p>Establish Affordable Housing Overlay (AHO) by no later than October 15, 2014</p>

**TABLE H-41
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
		Land Use Designation inconsistencies. Establish an Affordable Housing Overlay (AHO) on the sites identified in Appendix B			
2. Sites for Emergency Shelters	Provide for sites for the development and opportunities for the provision of housing for the homeless.	Continue to permit emergency shelters as identified in the Development Code. Continue to work with public agencies and private entities to provide adequate resources for the community's homeless population. To the extent feasible, participate in efforts to unite organizations and entities that provide services to the homeless. Develop standards for emergency shelters consistent with section 65583 of the government code	Departmental Budget	Planning Department	Ongoing.
3. Sites for Transitional/ Supportive Housing	Provide for sites for the development and opportunities for the provision of short- to moderate- length stay affordable housing.	Review, and if necessary, amend the Temecula Municipal Code to make sure that supportive and transitional housing are treated as residential uses subject only to the same restrictions that apply to other residential dwellings of the same type in the same zone.	Departmental Budget	Planning Department	Amend the Temecula Municipal Code within one year from adoption of the Housing Element.
Assist in the Development of Affordable Housing Development					
4. Density Bonus Ordinance	Encourage the provision of senior /affordable housing development by continuing to implement the Density Bonus Ordinance.	Establish a density bonus program consistent with State Density Bonus Law (GC Section 65915) Inform residential development applicants through the pre-application process and/or through the Development Review Committee meeting of opportunities for density increases.	Departmental Budget	Planning Department	Establish Density Bonus Ordinance by October 2014 Ongoing, as projects are processed through the Planning Department.
5. Land Assemblage and Affordable Housing Development	Assist with the development of affordable housing by acquiring land for the development of low- and moderate-income housing.	Continue to acquire land for use in the provision of affordable housing. Facilitate the development of housing units affordable to lower-income households by publicizing the density bonus program and its incentives, and by making this information	CDBG Funds	Planning Department	Ongoing, as projects are processed through the Planning Department. The City will publicize program incentives on the City's website on an on-going basis.



**TABLE H-41
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
		available to developers and nonprofit housing agencies through the development application process.			The City will acquire land if, and when, the City has available funds to do so. The City will begin a project if and when funds are secured to do so.
6. Second Unit Ordinance	Facilitate the development of affordable housing through the construction of second units.	Continue to allow and promote the construction of affordable second units to result in the construction of second units by publicizing the program.	Departmental Budget	Planning Department	Ongoing.
7. Mortgage Credit Certificate Program	Assist first time home buyers by promoting the regional Mortgage Credit Certificate Program.	Continue to promote the regional Mortgage Credit Certificate program to assist an average of ten households annually.	Departmental Budget	Planning Department	Annually.
8. First Time Home Buyer Program	Assist lower-income first time home buyers with the purchase of a home through the use of loan assistance.	Work with Riverside County to establish a consortium to participate in the County's FTHB program. The City will also review state NOFAs as they are released in an effort to participate in the state FTHB program.	Departmental Budget, Riverside County FTHB funds.	Riverside County, Planning Department	Ongoing, refer interested persons as they approach the City. Apply for funding as Notice of Funds Available (NOFA)s are released. The County of Riverside is currently working to complete this by June 2014
9. Housing for Extremely Low-Income Households	Encourage and facilitate housing suitable for extremely low-income households.	Encourage the development of housing for extremely low-income households through a variety of activities, such as conducting outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Departmental Budget	Planning Department	Ongoing, as projects are processed through the Planning Department and annual outreach with local developers.
10. Energy Conservation	Encourage the use of energy conservation features in	Partner with Southern California Edison (SCE) and the Southern California Gas Company	Departmental Budget	Planning Department	Ongoing, as programs are available. Annually review local

**TABLE H-41
HOUSING PROGRAM SUMMARY**

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Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
	residential construction and remodeling.	(SoCalGas) to promote energy-saving programs. Annually ensure that local building codes are consistent with state-mandated green building standards. The City will be responsible for implementing the state's energy conservation standards.			building codes.
Remove Government Constraints					
11.Development Fees Reimbursement	Reduce the cost of affordable/senior housing development through the reimbursement of development fees.	Continue to enter into development agreements with qualifying senior/affordable housing projects on a case-by-case basis to provide development fee reimbursement.	CDBG	Planning Department	Ongoing, as projects are processed through the Planning Department.
12.Expedite Processing of Affordable Housing Projects	Continue to expedite processing of affordable housing projects.	Continue to implement expedited review to all projects with an affordable housing component. Develop objective criteria to evaluate affordable housing projects to qualify them for expedited processing. Continue to prioritize projects based on the level of affordability being proposed in order to meet Temecula's regional housing need.	Departmental Budget	Planning Department	Ongoing, as projects are processed through the Planning Department. The City already prioritizes affordable housing project processing. To further accommodate this, the City will be amending the Development Code to establish the Affordable Housing Overlay within one year of adoption of the Housing Element and continue to implement project expediting on an on-going basis thereafter. The City will advertise via the City's website.
13.Periodic Consistency Review of General Plan, Municipal Code, and State Law	Conduct biannual review to ensure consistency with legislative and regulatory amendments, new state laws, and case law interpretations.	Staff will track and stay abreast of changes in state housing law and work with the City Attorney to amend the Municipal Code and General Plan in response to significant case law interpretations.	Departmental Budget	Planning Department	Biannually review for consistency.

Conserve and Improve Existing Affordable Housing



**TABLE H-41
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
14.Preserve At-Risk Housing Units	Encourage the continued affordability of at-risk housing units to preserve existing affordable housing opportunities.	Continue to monitor projects at risk of converting to market rate within the planning period. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units Explore funding sources available to preserve at-risk units or to provide replacement units. Assist tenants to apply for priority status on the Section 8 voucher/certificate program immediately should the owners of the at-risk project choose not to enter into additional restrictions.	CDBG Funds, and Section 8 Vouchers/ Certificates	Planning Department, and Riverside Housing Authority	Annually monitor.
15. Code Enforcement	Maintain the existing housing stock through the enforcement of the UBC.	Continue to enforce the UBC and offer information regarding housing rehabilitation programs to low- and moderate-income households cited for code violations.	Departmental Budget	Planning Department	Ongoing.
16.Residential Improvement Program	Assist with the rehabilitation of existing single- and multi-family lower-income housing units through the use of loan and grant programs.	Utilize CDBG funds or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income homeowners. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work.	CDBG Funds	Planning Department	Ongoing, as funding is available.
17.Section 8 Rental Assistance Program	Support the County of Riverside's Section 8 Rental Assistance Program.	Continue to contract with the County of Riverside to administer the Section 8 Rental Assistance Program and provide rental assistance to at least 105 very low-income Temecula households. Support the County of Riverside's application for additional Section 8 allocation. Promote the Section 8 program to second unit owners.	HUD Section 8 allocations	Planning Department	Ongoing.
18.Mobile Home Assistance Program	Avoid the loss of affordable housing within mobile	Provide technical assistance to Heritage Mobile Home Park	Departmental Budget	Planning Department	Ongoing, as funding is

**TABLE H-41
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
(MPAP)	home parks due to the closure of existing parks by providing technical assistance to lower-income mobile home park residents pursuing MPAP funds.	residents in pursuing MPAP funds in the event that the owners propose to close the mobile home park.			available.
Promote Equal Housing Opportunity					
19.Equal Housing Opportunity	Promote equal opportunities for housing by participating in the Riverside County Consortium.	Continue to participate in the Riverside County Consortium in implementing the fair housing plan. Place fair housing brochures at City counters, public libraries, the Temecula Community Center, and the Temecula Community Recreation Center. Continue to post information regarding fair housing services on the City website. Future fair housing workshops can also be advertised on the City website. Continue to provide referral services to the Fair Housing Program of Riverside County for residents inquiring about fair housing issues. Continue to update fair housing brochures to conform to state law. Undertake ongoing efforts to educate the public about affordable housing.	Departmental Budget	Planning Department	Ongoing.
20.Housing Referral Directory	Assist community members in locating housing that meets the individual's needs.	Continue to offer housing referral services through the City's Housing Referral Directory.	Departmental Budget	Planning Department	Ongoing.
21.Housing for Persons with Disabilities	Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing for persons with disabilities.	Continue to treat licensed residential care facilities consistent with state law. Continue to provide a formalized reasonable accommodation process.	Departmental Budget	Planning and Building Departments	Annually monitor.
22. Employee Housing	Review and if needed amend the Temecula Municipal Code to address the	Amend the Temecula Municipal Code to define and permit employee housing providing accommodations for six or	Departmental Budget	Planning Department	Review and if necessary amend the Temecula Municipal Code within one year





**TABLE H-41
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objectives	8-Year Objectives	Funding Source	Responsible Agency	Time Frame
	Employee Housing Act, especially California Health and Safety Code Section 17021.5 and 17021.6.	fewer employees. Employee housing shall be deemed a single-family structure with a residential land use designation. Review and if necessary amend the Temecula Municipal Code to comply with additional requirements of the Employee Housing Act detailed in the program above.			from adoption of the Housing Element.
<i>Housing Element Monitoring and Reporting</i>					
23. Annual Reporting/ Housing Needs Database	Monitor the housing needs of the community and the ability of current housing programs to meet these needs through ongoing reporting.	Continue to require that service agencies report on their accomplishments annually. This information will be used by the City to assess the community's housing needs and how well these needs are being met by the existing programs. Continue to submit annual reports to the state assessing the implementation of the General Plan and Housing Element.	Departmental Budget and CDBG Funds	Planning Department	Annually, starting in April 2014.



APPENDIX A: HOUSING ELEMENT GLOSSARY

Acre: A unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Area Median Income (AMI): The AMI is determined by the US Department of Housing and Urban Development (HUD) and is the midpoint income for the area—half of all wage earners have salaries higher than the median, and half of all wage earners have salaries lower than the median. Each year, HUD sets area median incomes for the Riverside area. The AMI is then used to establish income limits for certain housing programs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development – HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.



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Community Development Block Grant (CDBG): A grant program administered by HUD. This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

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.

Congregate Care: Apartment housing, usually for senior citizens, or for the disabled in accordance with Health and Safety Code Section 50062.5 that is arranged in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities (see Temecula Municipal Code Section 17.34.010.B).

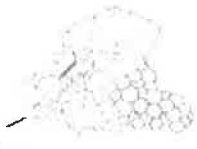
Congregate Living Health Facility: A facility with a noninstitutional, home-like environment that provides inpatient care, including the following basic services: medical supervision, twenty-four hour skilled nursing and supportive care, pharmacy, dietary, social recreational, and at least one type of service specified in the Health and Safety Code. The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities (see Temecula Municipal Code Section 17.34.010.B).

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

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. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.



Dwelling, Multi-family: A building 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.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Efficiency Unit Housing: Any residential building containing five or more individual secure rooms intended or designed to be used or which are used rented or hired out to be occupied for sleeping purposes by residents as their primary residence.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) 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 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer (FTHB): Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2.0).



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Group Home: The City of Temecula's Zoning Code defines a group home as any residential care facility for six or fewer persons which is licensed by the state (Temecula Municipal Code Section 17.344.810.B).

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. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses groups of unrelated persons not living in households (US Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include



individuals living in dormitories, prisons, convalescent homes, or other group quarters.

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 upper income based upon household size, and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See US Department of Housing and Urban Development.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0–50% of County median); Low (50–80% of County median); Moderate (80–120% of County median); and Upper (over 120% of County median).

Large Household: A household with 5 or more members.

Low Income Home Energy Act Program (LIHEAP): LIHEAP helps pay the winter heating bills or summer cooling bills of low-income and elderly people.

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

Market Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.



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Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable 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 Assistance Program (MPAP): To preserve affordable housing opportunities found within mobile home parks, HCD provides financial and technical assistance to low income mobile home park residents through MPAP. MPAP provides loans of up to 50% of the purchase price plus the conversion costs of the mobile home park so that low income residents, or organizations formed by low income residents can own and/or operate the mobile home park.

Mortgage Credit Certificate (MCC): Administered by Riverside County, and authorized by Congress in the Tax Reform Act of 1984, the MCC provides assistance to first-time homebuyers for the purchase of owner-occupied single-family homes, townhomes, and condominiums. An MCC reduces the amount of federal income taxes otherwise due but not to exceed the amount of federal taxes owed for the year after other credits and deductions have been taken. (Unused tax credits can be carried forward three years, until used.)

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

Overcrowding: As defined by the US Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.5 persons per room.

Office of Planning and Research (OPR): The Governor's Office of Planning and Research (OPR) provides legislative and policy research support for the Governor's office. OPR also assists the Governor and the Administration in land-use planning and manages the Office of the Small Business Advocate.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the US Census Bureau. Severe overpayment, or cost



burden, exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Poverty: The income cutoffs used by the Census Bureau to determine the poverty status of families and unrelated individuals included a set of 48 thresholds. The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The average threshold for a family of four persons in 1989 was \$12,674. Poverty thresholds were applied on a national basis and were not adjusted for regional, state, or local variations in the cost of living.

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: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Regional Housing Needs Assessment (RHNA): The RHNA is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

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

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal



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emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is the Metropolitan Planning Organization (MPO) which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the RHNA.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farm workers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Single-Room Occupancy (SRO) Housing: Any residential building containing five or more individual secure rooms intended or designed to be used, or which are used, rented, or hired out, to be occupied for sleeping purposes by residents as their primary residence.

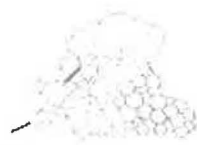
Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: A facility that provides housing with no limit on length of stay, that is occupied by the target population as defined



by Section 50675.14 of the California Health and Safety Code, and that is linked to onsite or offsite services that assist tenants in retaining housing, improving their health status, maximizing their ability to live and, when possible, work in the community.

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.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: A residential facility that provides rental housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. Support services may include meals, counseling, and other services.

Uniform Building Code (UBC): First enacted by the International Conference of Building Officials (ICBO) in 1927, the UBC provides standards for building codes. Revised editions of this code are published approximately every 3 years.

US Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include CDBG, HOME and Section 8, among others.

Western Regional Council of Governments (WRCOG): WRCOG consists of representatives from all 14 cities and the Riverside County Board of Supervisors, which have seats on the WRCOG Executive Committee, the group that sets policy for the organization. Together, as a joint powers agency, they take up regional matters, from air quality to solid waste and from transportation to the environment.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

Housing Element Update 2014
Appendix B
Vacant Land Inventory and Residential Capacity Analysis

Vacant Parcels in the City of Temecula

Affordability	Zone	Number of Parcels	Total Acreage	Residential Capacity	Allowable Density	Residential Capacity w/Overlay Applied	Allowable Density w/Senior/Affordable Overlay
Lower	High Density Residential	3	8.86	133	20	199	30
Mod	Medium Density Residential	5	94.14	847	12	not applied	20
Abv. Mod	Low Medium Density Residential	9	70.28	316	6	not applied	8
Abv. Mod	Low Density Residential	25	80.21	120	2	-	-
Abv. Mod	Very Low Density Residential	150	479.00	144	0.40	-	-
Lower	Community Commercial	6	27.67	138	20	187	30 (25% real. cap.)
Mod	Neighborhood Commercial	1	6.28	57	12	not applied	20
Lower	Planned Development Overlays	18	63.92	320	20	479	30 (25% real. cap.)
Mod	Planned Development Overlays	2	17.83	145	12	228	20
Abv. Mod	Planned Development Overlays	5	21.77	29	2	-	-
Lower	Professional Office	23	69.95	350	20	525	30 (25% real. cap.)
Lower	Highway Tourist Commercial	6	38.45	192	20	288	30 (25% real. cap.)
Lower	Service Commercial	25	53.02	265	20	398	30 (25% real. cap.)
see below	Specific Plans	544	848	5885	varies		
		822	1879	8941			

Vacant Sites that Permit High Density Residential by Right

Affordability	Zone	Number of Parcels	Total Acreage	Residential Capacity	Allowable Density	Residential Capacity w/Overlay Applied	Allowable Density w/Senior/Affordable Overlay
included abv	Community Commercial	6	27.67	138	20	see above	30
included abv	High Density Residential	3	8.86	133	20	see above	30
included abv	Highway Tourist Commercial	6	38.45	192	20	see above	30
included abv	Professional Office	23	69.95	350	20	see above	30
Abv. Mod	Specific Plan (SP-1)	3	3.98	20	varies		-
included bel	Specific Plan (SP-2)	7	23.72	356	varies		-
included bel	Specific Plan (SP-4)	3	36.47	547	varies		-
Lower	Specific Plan (SP-5) - Old Town	58	15.44	483	35-70		-
included bel	Specific Plan (SP-8)	1	5.18	78	varies		-
Abv. Mod	Specific Plan (SP-12)	1	12.21	183	varies		-
Abv. Mod	Specific Plan (SP-13)	5	109.35	1640	varies		-
included abv	Service Commercial	25	53	265	20		30
		141	404	4385			

Housing Element Update 2014
Appendix B
Vacant Land Inventory and Residential Capacity Analysis

Exclusively Residential Vacant Sites that Permit High Density Residential by Right

Affordability	Zone	Number of Parcels	Total Acreage	Residential Capacity	Allowable Density	Residential Capacity w/Overlay Applied	Allowable Density w/Senior/Affordable Overlay
included above	High Density Residential	3	8.86	133	20		30
Mod	Specific Plan (SP-2)	5	19.16	287	20	not applied	30
Mod	Specific Plan (SP-4)	2	29.40	441	20	not applied	30
included above	Specific Plan (SP-5) - Old Town	10	5.48	144	35		-
Mod	Specific Plan (SP-8)	1	5.18	78	20	not applied	30
		21	68.08	1083			

Housing Element Update 2014
Vacant Land Inventory and Residential Capacity Analysis

APN	EXISTING USE	ZONE DESCRIPTION	GENERAL PLAN DESCRIPTION	Max ALLOWABLE DENSITY (DU/Ac) ¹	Overlay Applied to Site	ALLOWABLE DENSITY With Overlay	ACRES	ALL USES SITE CAPACITY @ 75% ²	SITE CAPACITY WITH OVERLAY	RHNA Met	Increased Density since the 4th Cycle	SITE CONSTRAINTS
VACANT RESIDENTIAL SITES												
High Density Residential												
922110013	Vacant	HIGH DENSITY RES (H)	High Residential	20	Affordable	30	3.73		84 VL/L			Liquifaction, MSHCP Grid Cell
922110014	Vacant	HIGH DENSITY RES (H)	High Residential	20	Affordable	30	3.32		75 VL/L			Liquifaction, MSHCP Grid Cell
944060009	Vacant	HIGH DENSITY RES (H)	High Residential	20	Affordable	30	1.81		41 VL/L			
							8.86	0	199			
Medium Density Residential												
921614049	Vacant	MEDIUM DENSITY RES (M)	Medium Residential	12			1.16	10	M			
922230025	Vacant	MEDIUM DENSITY RES (M)	Medium Residential	12			43.49	391	M			High Fire, MSHCP Grid Cell
922230026	Vacant	MEDIUM DENSITY RES (M)	Medium Residential	12			30.11	271	M			High Fire, MSHCP Grid Cell
944290015	Vacant	MEDIUM DENSITY RES (M)	Medium Residential	12			11.39	103	M			
944290017	Vacant	MEDIUM DENSITY RES (M)	Medium Residential	12			7.99	72	M			Fault Zone
							94.14	847				
Low Med Density Residential												
919370049	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			0.71	3	AM			
945040023	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			0.55	2	AM			Fault Zone
957072032	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			8.47	38	AM			
957080014	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			20.23	91	AM			Liquifaction
957080019	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			9.82	44	AM			Liquifaction
957310046	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			0.90	4	AM			
957650023	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			6.17	28	AM			
957661010	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			3.94	18	AM			
965400001	Vacant	LOW MED DENSITY RES (LM)	Low Medium Residential	6			19.49	88	AM			Liquifaction
							70.28	316				
Low Density Residential												
945060015	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.28	3	AM			Fault Line/Fault Zone
945060023	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.38	4	AM			Fault Line/Fault Zone
945060030	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.20	2	AM			Fault Zone
945060031	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.00	2	AM			Fault Zone
945060032	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.04	2	AM			Fault Zone
945060033	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.03	2	AM			Fault Zone
945070001	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.75	4	AM			
945070003	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.47	4	AM			
945070009	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.39	2	AM			
945080026	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.25	2	AM			
945080027	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.10	2	AM			
945080028	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.47	2	AM			
945080028	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			1.47	2	AM			
945090001	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			4.71	7	AM			
945090003	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			4.15	6	AM			
945090007	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.12	3	AM			
945090020	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			6.69	10	AM			
945100005	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			20.10	30	AM			
945100009	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			6.38	10	AM			
945110001	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.56	4	AM			
945110005	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			5.71	9	AM			

Housing Element Update 2014
Vacant Land Inventory and Residential Capacity Analysis

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945110008	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			3.64	5		AM		
945110013	Vacant	LOW DENSITY RES (L-1)	Low Residential	2			2.00	3		AM		
945070013	Vacant	LOW DENSITY RES (L-2)	Low Residential	2			0.71	1		AM		
945070016	Vacant	LOW DENSITY RES (L-2)	Low Residential	2			0.61	1		AM		
							80.21	120				
Very Low Residential												
919043003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.64	0		AM		
919051010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.69	0		AM		
919062002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.60	0		AM		
919091006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.61	0		AM		
919122001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.77	0		AM		
919131009	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.55	0		AM		
919151002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.98	0		AM		
919152004	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.67	0		AM		
919161001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.83	0		AM		
919161002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.62	0		AM		
919162001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.58	0		AM		
919181002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.58	0		AM		
919190003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.08	0		AM		
919200010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.77	0		AM		
919210015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.80	0		AM		
919240001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.57	0		AM		
919240011	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.80	0		AM		
919251002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.52	0		AM		
919291004	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.60	0		AM		
919291007	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.64	0		AM		
919292013	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.63	0		AM		
919311005	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.97	0		AM		
919331010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.53	0		AM		
919350017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			19.03	6		AM		Liquifaction
919350018	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			11.96	4		AM		
919350019	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			20.69	6		AM		
919350020	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			20.65	6		AM		
919430012	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.74	0		AM		
921112004	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.51	0		AM		
921112007	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.74	0		AM		
921120012	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.53	0		AM		
921120014	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.56	0		AM		
921130027	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.66	0		AM		
921140011	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.50	0		AM		
921152005	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.58	0		AM		
921161002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.54	0		AM		
921162002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.54	0		AM		
921180003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.15	0		AM		
921202002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.13	0		AM		
921211001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.54	0		AM		
921211002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.54	0		AM		
921211014	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.46	0		AM		
921231001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.62	0		AM		
921231002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.04	0		AM		
921242004	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.76	0		AM		

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Vacant Land Inventory and Residential Capacity Analysis

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921242008	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.50	0		AM		
922140010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			7.72	2		AM		
922160015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.59	1		AM		MSHCP Grid Cell
922160024	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.27	1		AM		
922170003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.93	1		AM		
922180015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.27	1		AM		Liquifaction, MSHCP Grid Cell
922190013	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.17	1		AM		Liquifaction, MSHCP Grid Cell
922190015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.00	1		AM		Liquifaction, MSHCP Grid Cell
922190019	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.54	1		AM		Liquifaction, MSHCP Grid Cell
922190022	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.85	1		AM		Liquifaction, MSHCP Grid Cell
922190031	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.61	1		AM		Liquifaction, MSHCP Grid Cell
922190034	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.54	1		AM		Liquifaction, MSHCP Grid Cell
922200009	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.58	1		AM		Liquifaction, MSHCP Grid Cell
922200010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.05	1		AM		Liquifaction, MSHCP Grid Cell
922200017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.63	1		AM		Liquifaction, MSHCP Grid Cell
922200019	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.29	1		AM		Fault Zone, Liquifaction
945020010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.33	1		AM		
945030016	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.32	1		AM		
945120001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.33	1		AM		Fault Zone
945120002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.63	1		AM		Fault Line/Fault Zone
945120003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.63	1		AM		Fault Line/Fault Zone
945120004	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			24.26	7		AM		Fault Zone
945120007	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.04	2		AM		Fault Zone
945130003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			8.29	2		AM		Fault Line/Fault Zone
945130006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.61	0		AM		
945140006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.15	2		AM		
945140007	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.60	2		AM		
945140010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.59	0		AM		
945150007	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.87	1		AM		
945150011	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.94	1		AM		
945150016	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.32	1		AM		
945160001	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.33	1		AM		
945160006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.42	1		AM		Fault Line/Fault Zone, Liquifaction
945160015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.93	1		AM		
945160018	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.69	0		AM		Fault Line/Fault Zone,
945160022	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.21	1		AM		Fault Line/Fault Zone,
945170005	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.63	1		AM		
945170006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.66	1		AM		
945180006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			10.09	3		AM		
945180012	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.44	1		AM		
945180022	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.85	1		AM		
945180023	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.53	1		AM		
955040002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.73	1		AM		
955040005	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.78	1		AM		
955040020	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.07	1		AM		
955040025	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.67	1		AM		
955050003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.02	0		AM		
955050011	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.60	1		AM		

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955050012	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.66	1		AM		
955050015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.25	0		AM		
955050016	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.25	0		AM		
955050018	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.66	1		AM		
955050033	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.92	0		AM		
955050034	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			0.83	0		AM		
955050035	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.05	0		AM		
957080017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.30	1		AM		
957080018	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.55	1		AM		Liquifaction
957090010	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.92	1		AM		
957090012	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.15	1		AM		
957090015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.06	2		AM		
957090022	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.55	1		AM		
957120002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.80	1		AM		
957120003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.80	1		AM		
957120004	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			9.04	3		AM		
957120005	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			20.00	6		AM		
957120017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.01	1		AM		
957130003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.50	1		AM		
957130006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.94	1		AM		
957130013	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.14	0		AM		
957130017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.02	1		AM		
957130020	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.47	1		AM		
957130022	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.35	1		AM		
957140012	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.32	1		AM		Liquifaction
957150017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.81	1		AM		
957150020	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.02	2		AM		
957170003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.89	1		AM		
957170029	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.29	1		AM		
957170030	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.28	1		AM		
957170031	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.02	1		AM		
957170040	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.10	1		AM		
957261011	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.25	1		AM		
957340013	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.45	1		AM		
957340020	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			6.03	2		AM		
957340022	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.65	1		AM		
957340023	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.53	1		AM		
957340024	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.05	1		AM		
957340025	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.19	2		AM		
957340027	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.68	1		AM		
957340036	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.50	1		AM		
957340037	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.50	1		AM		
957340038	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			5.00	2		AM		
959010003	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.43	1		AM		Liquifaction
959010005	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.08	1		AM		
959010006	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.41	1		AM		
959010008	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.18	1		AM		
959010011	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.39	1		AM		
959010013	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.26	1		AM		
959020002	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.26	1		AM		

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959030013	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.49	1		AM		Fault Zone, Liquefaction, MSHCP Grid Cell Fault Line/Fault Zone, Liquefaction, MSHCP Grid Cell Liquefaction
959030014	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.42	1		AM		
959040017	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			2.30	1		AM		
959050009	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			3.38	1		AM		
964460014	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.78	1		AM		
964460015	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			4.88	1		AM		
957130023	Vacant	VERY LOW DENSITY RES (VL)	Very Low Residential	0.40			1.55	0		AM		
							479	144				
VACANT NON-RESIDENTIAL SITES (Site Capacity at 25%)												
Community Commercial												
921300013	Vacant	COMMUNITY COMM (CC)	Community Commercial ^{3,5}	20		30	19.90	100		M		Fault Zone
921720016	Vacant	COMMUNITY COMM (CC)	Industrial Park ³	20		30	0.51	3		M		Liquefaction
921730008	Vacant	COMMUNITY COMM (CC)	Community Commercial ^{3,5}	20		30	0.99	5		M		Fault Zone, Liquefaction
921730040	Vacant	COMMUNITY COMM (CC)	Community Commercial ^{3,5}	20		30	1.30	7		M		Fault Zone, Liquefaction, MSHCP
921730070	Vacant	COMMUNITY COMM (CC)	Community Commercial ^{3,5}	20		30	3.97	20		M		Fault Line/Fault Zone, Liquefaction
921730071	Vacant	COMMUNITY COMM (CC)	Community Commercial ^{3,5}	20		30	1.00	5		M		Fault Line/Fault Zone, Liquefaction
							27.67	138				
Highway/Tourist Commercial												
922120017	Vacant	HIGHWAY/TOURIST COMM (HT)	Highway Tourist Commercial ³	20		30	0.87	4		M		Liquefaction
922120018	Vacant	HIGHWAY/TOURIST COMM (HT)	Highway Tourist Commercial ³	20		30	1.31	7		M		Liquefaction
922120019	Vacant	HIGHWAY/TOURIST COMM (HT)	Highway Tourist Commercial ³	20		30	1.32	7		M		100-Year Flood Plain
922210042	Vacant	HIGHWAY/TOURIST COMM (HT)	Highway Tourist Commercial ³	20		30	1.88	9		M		Liquefaction, MSHCP Grid Cell
922210060	Vacant	HIGHWAY/TOURIST COMM (HT)	Highway Tourist Commercial ³	20		30	31.96	160		M		100-Year Flood Plain,
922210061	Vacant	HIGHWAY/TOURIST COMM (HT)	Highway Tourist Commercial ³	20		30	1.11	6		M		100-Year Flood Plain,
							38.45	192				
Neighborhood Commercial												
920110005	Vacant	NEIGHBORHOOD COMM (NC)	Neighborhood Commercial ⁶	12			6.28	19		AM		Liquefaction
							6.28	19				
Professional Office												
920090003	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	5.36		40	VL/L		
920110004	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.21			VL/L		
921280002	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.22			VL/L		500-Year Flood Plain, Liquefaction, MSHCP Grid Cell
921330005	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	4.81		36	VL/L		
921330025	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	0.98			VL/L		
921330052	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.07			VL/L		
921330053	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.15			VL/L		
922170012	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	2.75		21	VL/L		Liquefaction, MSHCP Grid Cell
922170013	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	2.29		17	VL/L		Liquefaction, MSHCP Grid Cell
922170014	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.70			VL/L		Liquefaction, MSHCP Grid Cell
922170015	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	2.06			VL/L		Liquefaction, MSHCP Grid Cell
922190033	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	2.53		19	VL/L		Liquefaction, MSHCP Grid Cell
922190035	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	2.37		18	VL/L		Liquefaction, MSHCP Grid Cell
922190036	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	0.72			VL/L		Liquefaction, MSHCP Grid Cell

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944290016	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	8.77		66	VL/L		Fault Zone, MSHCP Grid Cell
961290002	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.48			VL/L		Liquification, MSHCP Grid Cell
961290003	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.20			VL/L		500-Year Flood Plain, Liquification
961440010	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	0.81			VL/L		Liquification, MSHCP Grid Cell
961440016	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	0.99			VL/L		Liquification, MSHCP Grid Cell
961450012	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	10.53		79	VL/L		100-Year Flood Plain, Liquification, MSHCP Grid Cell
961450013	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	10.92		82	VL/L		100-Year Flood Plain, Liquification, MSHCP Grid Cell
944290027	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	1.75			VL/L		
944290029	Vacant	PROFESSIONAL OFFICE (PO)	Professional Office ^{3,4}	20	Affordable	30	3.28		25	VL/L		
							69.95		402			
Service Commercial												
910262010	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	1.53	8		M		Fault Zone, Liquification
910271002	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	6.50	33		M		
910271005	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	1.98	10		M		
910271006	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	2.48	12		M		
910271007	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	2.75	14		M		
910271008	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	1.68	8		M		
921020084	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.01	0		M		Liquification, MSHCP Grid Cell/Core Linkage
921020089	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	3.64	18		M		100-Year Flood Plain, Fault Zone, Liquification, MSHCP Grid Cell/Core Linkage
921730046	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	4.54	23		M		Fault Line/Fault Zone, MSHCP Grid Cell
921730059	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	4.19	21		M		Fault Line/Fault Zone, Liquification, MSHCP Grid Cell
921730060	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	2.04	10		M		Fault Zone, MSHCP Grid Cell
921730064	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	4.73	24		M		Fault Line/Fault Zone, Liquification, MSHCP Grid Cell
921730065	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	7.19	36		M		Fault Zone, Liquification, MSHCP Grid Cell
921730067	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	1.76	9		M		Fault Zone
921730068	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	1.48	7		M		Fault Zone
922100023	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	1.41	7		M		100-Year Flood Plain, Liquification, Riparian, MSHCP Grid Cell/Core Linkage
922100036	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.86	4		M		Liquification, Riparian, MSHCP Grid Cell/Core Linkage
922100038	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.87	4		M		100-Year Flood Plain, Liquification, Riparian, MSHCP Grid Cell/Core Linkage
922100041	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.44	2		M		100-Year Flood Plain, Liquification, Riparian, MSHCP Grid Cell/Core Linkage

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922100043	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.65	3		M		100-Year Flood Plain, Liquifaction, Riparian, MSHCP Grid Cell/Core Linkage
922110039	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.36	2		M		100-Year Flood Plain, Liquifaction, Riparian, MSHCP Grid Cell/Core Linkage
922110041	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.48	2		M		100-Year Flood Plain, Liquifaction, Riparian, MSHCP Grid Cell/Core Linkage
922110043	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.35	2		M		100-Year Flood Plain, Liquifaction, Riparian, MSHCP Grid Cell/Core Linkage
922110048	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.75	4		M		100-Year Flood Plain, Liquifaction, Riparian, MSHCP Grid Cell/Core Linkage
922110049	Vacant	SERVICE COMMERCIAL (SC)	Service Commercial ³	20		30	0.35	2		M		100-Year Flood Plain, Liquifaction, Riparian, MSHCP Grid Cell/Core Linkage
							53.02	265	0			
Planned Development Overlay												
909370002	Vacant	PLANNED DEV OVERLAY (PDO-10)	Public Institutional Facilities	20	Affordable	30	32.32		242	VL/L		100-Year Flood Plain, Fault
944370001	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	0.93			VL/L		
944370005	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	0.75			VL/L		
944370006	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	0.84			VL/L		
944370007	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	0.99			VL/L		
944370010	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	1.74			VL/L		
944370012	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	0.60			VL/L		
944370013	Vacant	PLANNED DEV OVERLAY (PDO-5)	Professional Office ^{3,4}	20	Affordable	30	1.75			VL/L		
959060007	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	5.29		40	VL/L		Fault Zone, Liquifaction, MSHCP Grid Cell
959060014	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	4.02		30	VL/L		Fault Zone, Liquifaction, MSHCP Grid Cell
959060015	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	2.61		20	VL/L		Fault Zone, Liquifaction, MSHCP Grid Cell
959060016	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	1.45			VI /I		Fault Line/Fault Zone
959060017	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	1.20			VL/L		Fault Line/Fault Zone
959060020	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	4.28		32	VL/L		Fault Line/Fault Zone
959070014	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	2.03			VL/L		Liquifaction, MSHCP Grid Cell
959070020	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	1.19			VL/L		Liquifaction, MSHCP Grid Cell
959070026	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	0.92			VL/L		Liquifaction
959070031	Vacant	PLANNED DEV OVERLAY (PDO-6)	Professional Office ^{3,4}	20	Affordable	30	1.01			VL/L		Liquifaction, MSHCP Grid Cell
							63.92	0	364			
944370008	Vacant	PLANNED DEV OVERLAY (PDO-5)	Medium Residential (7-12 Du/Ac Max)	12			15.22	137		M		
961440015	Vacant	PLANNED DEV OVERLAY (PDO-1)	Neighborhood Commercial ⁶	12			2.61	8		M		100-Year Flood Plain,
							17.83	145				
957170032	Vacant	PLANNED DEV OVERLAY (PDO-12)	Low Residential (0.5-2 Du/Ac Max)	2			4.56	2		AM		
957170033	Vacant	PLANNED DEV OVERLAY (PDO-12)	Low Residential (0.5-2 Du/Ac Max)	2			4.27	2		AM		
957170034	Vacant	PLANNED DEV OVERLAY (PDO-12)	Low Residential (0.5-2 Du/Ac Max)	2			4.29	2		AM		
957170035	Vacant	PLANNED DEV OVERLAY (PDO-12)	Low Residential (0.5-2 Du/Ac Max)	2			4.34	2		AM		

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957170036	Vacant	PLANNED DEV OVERLAY (PDO-12)	Low Residential (0.5-2 Du/Ac Max)	2			4.31	2		AM		
							21.77	10				
Specific Plan Sites												
SP-1 Roripaugh Estates												
919420041	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Low Medium Residential (3-6 Du/Ac Max)		6			1.59	0		AM		Liquifaction
920100017	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Professional Office ^{3,4}		20			1.14	6		M		Liquifaction
920100018	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Professional Office ^{3,4}		20			1.03	5		M		Liquifaction
920100019	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Professional Office ^{3,4}		20			1.81	9		M		Liquifaction
920100049	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Neighborhood Commercial ⁶		12			0.88	0		M		Liquifaction
920100057	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Neighborhood Commercial ⁶		12			1.21	0		M		Liquifaction
920151006	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Low Medium Residential (3-6 Du/Ac Max)		6			1.10	0		AM		
920182040	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Low Medium Residential (3-6 Du/Ac Max)		6			4.50	0		AM		
920182041	Vacant	SPECIFIC PLAN (SP-1) - Roripaugh Est Low Medium Residential (3-6 Du/Ac Max)		6			2.04	0		AM		Liquifaction
							15.30	20				
SP-2 Rancho Highlands												
944330008	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl High Residential (13-20 Du/Ac Max) ^{3,4}		20	Affordable	30	1.74		39	VL/L		Fault Zone, MSHCP Grid Cell
944330001	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl High Residential (13-20 Du/Ac Max) ^{3,4}		20	Affordable	30	7.54		170	VL/L		Fault Zone, Liquifaction, MSHCP Grid Cell
944330004	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl High Residential (13-20 Du/Ac Max) ^{3,4}		20	Affordable	30	4.69		106	VL/L		
944330005	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl High Residential (13-20 Du/Ac Max) ^{3,4}		20	Affordable	30	4.56		103	VL/L		
944330018	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl High Residential (13-20 Du/Ac Max) ^{3,4}		20	Affordable	30	0.63			VL/L		MSHCP Grid Cell
944330007	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl Professional Office ^{3,4}		20			3.17	48		M		Fault Line/Fault Zone, MSHCP Grid Cell
944330019	Vacant	SPECIFIC PLAN (SP-2) - Rancho Highl Highway Tourist Commercial ³		20			1.39	21		M		MSHCP Grid Cell
							23.72	68	417			
SP-3 Margarita Village												
953050009	Vacant	SPECIFIC PLAN (SP-3) - Margarita Villi Low Medium Residential (3-6 Du/Ac Max)		6			5.11	23		AM		
953372019	Vacant	SPECIFIC PLAN (SP-3) - Margarita Villi Low Medium Residential (3-6 Du/Ac Max)		6			2.66	12		AM		
953380016	Vacant	SPECIFIC PLAN (SP-3) - Margarita Villi Low Medium Residential (3-6 Du/Ac Max)		6			3.40	15		AM		
953380021	Vacant	SPECIFIC PLAN (SP-3) - Margarita Villi Low Medium Residential (3-6 Du/Ac Max)		6			1.51	7		AM		
953390007	Vacant	SPECIFIC PLAN (SP-3) - Margarita Villi Low Residential (0.5-2 Du/Ac Max)		2			12.42	19		AM		
							25.10	76				
SP-4 Paloma del Sol												
955490006	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
955490007	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955490008	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955491005	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955491006	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955491007	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955491008	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955492004	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955492005	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
955492006	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.25	1		AM		
955493011	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955493012	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.31	1		AM		
955493013	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.29	1		AM		
955493014	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.26	1		AM		
955500001	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955500002	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.25	1		AM		
955500003	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.45	2		AM		

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APN	EXISTING USE	ZONE DESCRIPTION	GENERAL PLAN DESCRIPTION	Max ALLOWABLE DENSITY (DU/Ac) ¹	Overlay Applied to Site	ALLOWABLE DENSITY With Overlay	ACRES	ALL USES SITE CAPACITY @ 75% ²	SITE CAPACITY WITH OVERLAY	RHNA Met	Increased Density since the 4th Cycle	SITE CONSTRAINTS
955500004	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.26	1		AM		
955500005	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.31	1		AM		
955500006	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.26	1		AM		
955500007	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955500008	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
955500009	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955500010	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.25	1		AM		
955500011	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.28	1		AM		
955500012	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955500013	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955500014	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.50	2		AM		
955500015	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.29	1		AM		
955500016	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.25	1		AM		
955500017	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955500019	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955500020	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955500021	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955501007	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
955501008	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955501009	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955501012	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955501013	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955501014	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955501015	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955501016	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955501017	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.25	1		AM		
955501018	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.27	1		AM		
955501019	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955501020	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955520001	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955520002	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
955520010	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
955520011	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955520012	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955520013	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.26	1		AM		
955520014	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.30	1		AM		
955520015	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955520016	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.24	1		AM		
955520017	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
955520018	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
955520019	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
955520020	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.10	0		AM		
955521001	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955521002	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
955521003	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955522001	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
955522002	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
955522003	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
959231042	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			3.87	17		AM		Cultural Constraints
959400001	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			21.23	96		AM		Liquifaction, MSHCP Grid Cell
959400002	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Low Medium Residential (3-6 Du/Ac Max)		6			21.41	96		AM		Liquifaction, MSHCP Grid Cell

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959390007	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So Community Commercial ³		20			7.07	106		M		Liquifaction
959390008	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So High Residential (13-20 Du/Ac Max)		20	Affordable	30	13.53		304	VL/L		Liquifaction
959390009	Vacant	SPECIFIC PLAN (SP-4) - Paloma del So High Residential (13-20 Du/Ac Max)		20	Affordable	30	15.87		357	VL/L		Liquifaction
							98.18	384	662			
SP-5- Old Town Specific Plan												
922100040	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.70	25		AM	Yes	100-Year Flood Plain,
922100042	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.70	25		AM	Yes	100-Year Flood Plain,
922100048	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.96	34		AM	Yes	100-Year Flood Plain,
922024002	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.08	3		AM	Yes	100-Year Flood Plain,
922024016	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	100-Year Flood Plain,
922026038	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.32	11		AM	Yes	100-Year Flood Plain,
922026039	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.11	4		AM	Yes	100-Year Flood Plain,
922033003	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	500-Year Flood Plain,
922033007	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	100-Year Flood Plain,
922033014	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	500-Year Flood Plain,
922033020	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	MSHCP Grid Cell
922033021	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.19	7		AM	Yes	100-Year Flood Plain,
922034018	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.17	6		AM	Yes	MSHCP Grid Cell
922034019	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.09	3		AM	Yes	MSHCP Grid Cell
922034020	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.09	3		AM	Yes	MSHCP Grid Cell
922034021	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.26	9		AM	Yes	Liquifaction, MSHCP Grid Cell
922034022	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.09	3		AM	Yes	Liquifaction, MSHCP Grid Cell
922034023	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.17	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922034024	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.17	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922034037	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.09	3		AM	Yes	Liquifaction, MSHCP Grid Cell
922035004	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.08	3		AM	Yes	100-Year Flood Plain,
922043010	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922043016	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922043017	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922044015	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.08	3		AM	Yes	Liquifaction, MSHCP Grid Cell
922044017	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.24	8		AM	Yes	Liquifaction, MSHCP Grid Cell
922044020	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922045011	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.05	2		AM	Yes	Liquifaction, MSHCP Grid Cell/Core Linkage
922045013	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.24	8		AM	Yes	Liquifaction, MSHCP Grid Cell/Core Linkage
922045014	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.09	3		AM	Yes	Liquifaction, MSHCP Grid Cell/Core Linkage
922045015	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.09	3		AM	Yes	Liquifaction, MSHCP Grid Cell/Core Linkage
922046011	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.18	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922072005	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.32	11		AM	Yes	Liquifaction, MSHCP Grid Cell
922072007	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922072010	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	500-Year Flood Plain,
922072011	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	500-Year Flood Plain,
922072013	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922072016	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.16	6		AM	Yes	Liquifaction, MSHCP Grid Cell
922072020	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.26	9		AM	Yes	MSHCP Grid Cell
922072021	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.12	4		AM	Yes	MSHCP Grid Cell
922072023	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.17	6		AM	Yes	500-Year Flood Plain,
922100044	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.38	13		AM	Yes	100-Year Flood Plain,
922100045	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - OS	0			0.27	0		AM	Yes	100-Year Flood Plain,

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922360004	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.25	9		AM	Yes	
922360005	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.25	9		AM	Yes	
922360006	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.23	8		AM	Yes	
922360007	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - DTC (40-70 D 70				0.23	8		AM	Yes	
MU- Allows Residential							9.96	339			Yes	
922053020	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.71	19		VL/L	Yes	100-Year Flood Plain,
922053021	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.17			VL/L	Yes	100-Year Flood Plain,
922053037	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.68	18		VL/L	Yes	100-Year Flood Plain.
922053046	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.91	24		VL/L	Yes	100-Year Flood Plain.
922053047	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				1.72	45		VL/L	Yes	100-Year Flood Plain.
922054011	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.47			VI/I	Yes	500-Year Flood Plain
922062009	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.23			VL/L	Yes	Liquifaction, MSHCP Grid Cell
922062010	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.23			VL/L	Yes	Liquifaction, MSHCP Grid Cell
922062016	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.23			VL/L	Yes	Liquifaction, MSHCP Grid Cell
940310050	Vacant	SPECIFIC PLAN (SP-5) - Old Town	Specific Plan Implementation - NR (20-35 Du 35				0.13			VL/L	Yes	MSHCP Grid Cell/Core Linkage
Exclusively Residential							5.48	106				
							15.44	445				
SP-8 Industrial Park												
940320006	Vacant	SPECIFIC PLAN (SP-8)	High Residential (13-20 Du/Ac Max)	20	Affordable	30	5.18		117	VL/L		MSHCP Grid Cell/Core Linkage
940320007	Vacant	SPECIFIC PLAN (SP-8)	Medium Residential (7-12 Du/Ac Max)	12			12.72	114		M		MSHCP Grid Cell/Core Linkage
							17.90	114				
SP-9 Redhawk												
962020001	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Medium Residential (7-12 Du/Ac Max)	12			6.65	60		M		100-Year Flood Plain, Liquifaction, High Fire
962020018	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Medium Residential (7-12 Du/Ac Max)	12			7.72	69		M		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450010	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.12	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450011	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450012	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.10	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450013	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.10	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450014	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.10	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450015	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.11	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450018	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.14	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire

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962450019	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450020	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450021	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450022	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.12	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450023	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.14	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450024	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.12	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450028	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.14	0		AM		500-Year Flood Plain, Liquifaction, High Fire
962450029	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.17	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450030	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.33	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450031	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.35	1		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450032	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.17	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962450033	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.14	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450034	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.15	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450035	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450036	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.12	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962450037	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.14	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962460049	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			1.04	2		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962461001	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.27	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962461002	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.23	0		AM		500-Year Flood Plain, Fault Line/Fault Zone, Liquifaction, High Fire
962461003	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.21	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962461004	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.19	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962461005	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.19	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire
962461006	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.19	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire

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962461007	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.18	0		AM		500-Year Flood Plain, Fault Zone, Liquifaction, High Fire 500-Year Flood Plain, Fault Zone, Liquifaction, High Fire 500-Year Flood Plain, Fault Zone, Liquifaction, High Fire 500-Year Flood Plain, Fault Zone, Liquifaction, High Fire 500-Year Flood Plain, Fault Zone, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire 100-Year Flood Plain, Liquifaction, High Fire	
962461008	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.16	0		AM			
962461009	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.16	0		AM			
962461010	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM			
962461011	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.13	0		AM			
962461012	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.11	0		AM			
962461013	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.11	0		AM			
962461014	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.11	0		AM			
962461015	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.11	0		AM			
962461016	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.12	0		AM			
962461017	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.12	0		AM			
962461018	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.14	0		AM			
962461019	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.16	0		AM			
962461020	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.20	0		AM			
962461021	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.26	0		AM			
962461022	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.28	0		AM			
962461023	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.19	0		AM			
962461024	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.16	0		AM			
962461025	Vacant	SPECIFIC PLAN (SP-9) - Redhawk	Low Residential (0.5-2 Du/Ac Max)	2			0.17	0		AM			
							23.10	142					
SP-10 Veil Ranch													
960010032	Vacant	SPECIFIC PLAN (SP-10) - Vail Ranch	Highway Tourist Commercial ³	20			0.77	12		M			Liquifaction
							0.77	12					
SP-11 Roripaugh Ranch													
964460007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			8.12	12		AM			
964460003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			2.08	3		AM			
964460005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			1.00	2		AM			
964460017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			9.15	14		AM			
964180019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			29.98	45		AM			
964180026	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			23.61	35		AM			
964180027	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Residential (0.5-2 Du/Ac Max)		2			33.71	51		AM			
957340048	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			19.11	86		AM			

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957340054	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			22.30	100		AM		
957710001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957710002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957710003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957710004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
957710015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957710016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.31	1		AM		
957710021	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.26	1		AM		
957710022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.30	1		AM		
957710023	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957710024	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710025	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957710026	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710027	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710028	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710029	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710030	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710031	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957710032	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710033	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710034	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957710035	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710036	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710037	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957710038	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710039	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710040	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710041	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710042	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710043	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710044	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710045	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957710046	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710047	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957710048	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710049	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957710050	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		

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957711039	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957711040	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957711041	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957711042	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957711043	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957711044	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957712001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957712002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957712003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957712004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957712005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957712006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
957712007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957712008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957712009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957712010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957712011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957712012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957712013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957712014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957713001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957713002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957713003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957713004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957713005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957713006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.11	0		AM		
957713007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957713008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957713009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957713010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957713011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957713012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957713013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
957720001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957720002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957720003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957720004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957720005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957720006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957720007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957720008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957720009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957720010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957720011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
957720012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957720013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957720014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		

Housing Element Update 2014
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APN	EXISTING USE	ZONE DESCRIPTION	GENERAL PLAN DESCRIPTION	Max ALLOWABLE DENSITY (DU/Ac) ¹	Overlay Applied to Site	ALLOWABLE DENSITY With Overlay	ACRES	ALL USES SITE CAPACITY @ 75% ²	SITE CAPACITY WITH OVERLAY	RHNA Met	Increased Density since the 4th Cycle	SITE CONSTRAINTS
957721005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957721012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957721013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957721020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721021	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957721022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957722002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.04	0		AM		
957722003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957722007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957722008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957722011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957722012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957722014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957722018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957722019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722021	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722023	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722024	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957722025	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.05	0		AM		
957722026	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722027	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722028	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722029	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957722030	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957723002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		

Housing Element Update 2014
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APN	EXISTING USE	ZONE DESCRIPTION	GENERAL PLAN DESCRIPTION	Max ALLOWABLE DENSITY (DU/Ac) ¹	Overlay Applied to Site	ALLOWABLE DENSITY With Overlay	ACRES	ALL USES SITE CAPACITY @ 75% ²	SITE CAPACITY WITH OVERLAY	RHNA Met	Increased Density since the 4th Cycle	SITE CONSTRAINTS
957723004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957723005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957723006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957723007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957723008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957723010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
957723011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.09	0		AM		
957723012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
957723013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.26	1		AM		
957723014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957723015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.11	0		AM		
957723016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957723018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957723019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957723020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957723021	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957723022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723023	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723024	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723025	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723026	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723027	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723028	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957723029	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957730001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957730002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957730003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957730004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957730005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957730006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957730007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957730008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957730009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957730010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957730011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957731001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.22	1		AM		
957731002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957731003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.20	1		AM		
957731004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957731005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957731006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957731007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957731008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957731009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957731010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957731011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957731012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957731013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957732001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		

Housing Element Update 2014
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APN	EXISTING USE	ZONE DESCRIPTION	GENERAL PLAN DESCRIPTION	Max ALLOWABLE DENSITY (DU/Ac) ¹	Overlay Applied to Site	ALLOWABLE DENSITY With Overlay	ACRES	ALL USES SITE CAPACITY @ 75% ²	SITE CAPACITY WITH OVERLAY	RHNA Met	Increased Density since the 4th Cycle	SITE CONSTRAINTS
957732002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957732003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957732006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957732011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957732013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957732015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957732017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957732018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957732019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957732020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957733001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957733002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957733007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
957733008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957733009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957733011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957733012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957733013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957733015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.23	1		AM		
957733016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957733018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957733019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.11	0		AM		
957733020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733021	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R; Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		

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APN	EXISTING USE	ZONE DESCRIPTION	GENERAL PLAN DESCRIPTION	Max ALLOWABLE DENSITY (DU/Ac) ¹	Overlay Applied to Site	ALLOWABLE DENSITY With Overlay	ACRES	ALL USES SITE CAPACITY @ 75% ²	SITE CAPACITY WITH OVERLAY	RHNA Met	Increased Density since the 4th Cycle	SITE CONSTRAINTS
957733022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957733023	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957733024	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957733025	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957733026	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957733027	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957733028	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957733029	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.09	0		AM		
957740001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957740009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957740011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957740012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.04	0		AM		
957741001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957741002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957741003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957741004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957741005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957741007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957741008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957741009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.13	1		AM		
957741010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.12	1		AM		
957741011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957741012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957741013	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.19	1		AM		
957741014	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741015	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957741021	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957741022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957742001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957742002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957742003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		

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957742009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742010	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.14	1		AM		
957742011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.15	1		AM		
957742012	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.21	1		AM		
957743001	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957743002	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957743003	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.16	1		AM		
957743004	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957743005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.17	1		AM		
957743006	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
957743007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			0.18	1		AM		
964180017	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			26.42	119		AM		
964180018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			41.08	185		AM		
964180020	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Low Medium Residential (3-6 Du/Ac Max)		6			30.58	138		AM		
964180005	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			14.09	127		M		
964180022	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			25.19	227		M		
964180023	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			20.99	189		M		
964180024	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			10.02	90		M		
964180025	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			12.28	111		M		
964460009	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			16.01	144		M		
964460011	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			0.22	2		M		
964460018	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			1.11	10		M		
964460019	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Medium Residential (7-12 Du/Ac Max)		12			0.27	2		M		
964460008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Neighborhood Commercial ⁶		0			15.19	0		M		
964180007	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Public Institutional Facilities		0			20.04	0				
964180008	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Public Institutional Facilities		0			12.13	0				
957340055	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Open Space		0			21.40	0				
957340058	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Open Space		0			1.71	0				
964460016	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Open Space		0			6.73	0				
964180028	Vacant	SPECIFIC PLAN (SP-11) - Roripaugh R: Open Space		0			19.18	0				
							487.11	1886				
SP-12 Wolf Creek												
961020026	Vacant	SPECIFIC PLAN (SP-12) - Wolf Creek	Neighborhood Commercial ⁶	12			7.80	70		M		100-Year Flood Plain, Liquifaction, High Fire
962010007	Vacant	SPECIFIC PLAN (SP-12) - Wolf Creek	Community Commercial ³	20			12.21	183		M		100-Year Flood Plain, Liquifaction, High Fire
							20.01	253				
SP-13 Harveston												
916400013	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	0			5.01	0		M		
916400018	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	0			6.89	0		M		
916400025	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	20			3.03	45		M		
916400029	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	20			10.28	154		M		
916400030	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	20			9.72	146		M		
916400031	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	20			34.86	523		M		
916400032	Vacant	SPECIFIC PLAN (SP-13) - Harveston	Service Commercial ³	20			51.46	772		M		
							121.25	1640				

- Notes:**
- Density shown is based on zoning in place at time of Housing Element Update adoption. Housing Element Update Programs.
 - Assumes buildout at 75% of maximum capacity for residential uses and 25% for non-residential uses.