

# **HOUSING ELEMENT**

**CITY OF SAN JACINTO**

**REVISED DRAFT**

**APRIL 2012**



## A. Introduction

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

### *PURPOSE OF THE HOUSING ELEMENT*

The Housing Element is the City's official response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement that housing policy be included as a part of the planning process. The Housing Element provides San Jacinto with the opportunity to plan for the existing and future housing needs in the community. The San Jacinto Housing Element has been prepared in compliance with the 2008-2014 update cycle for cities in the Southern California Association of Governments (SCAG) region. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.

### *SCOPE AND CONTENT OF THE HOUSING ELEMENT*

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

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

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

- Recognition by local governments of their responsibility in contributing to the attainment of State housing goals;
- Preparation and implementation of City and County Housing Elements which coordinate with State and federal efforts in achieving State housing goals;
- Participation by local jurisdictions in determining efforts required to attain State housing goals; and
- Cooperation between local governments to address regional housing needs.

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

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

### ***RELATED PLANS AND PROGRAMS***

#### ***REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)***

State Housing Element Law requires SCAG, or a designated subregion, to prepare a Regional Housing Needs Assessment (RHNA) every six years to identify existing and future housing needs. For the current planning period of January 1, 2006 through June 30, 2014, the RHNA allocation for San Jacinto is 12,026 units. The RHNA process and how the City will address this requirement is discussed further in the Resources section of the Technical Report.

#### ***SAN JACINTO AND SOBOBA SPRINGS REDEVELOPMENT PROJECT AREAS***

Pursuant to State redevelopment law, San Jacinto has adopted a five-year implementation plan for the San Jacinto and Soboba Springs Redevelopment Projects. The original 1,140-acre San Jacinto and 465-acre Soboba Springs Redevelopment Projects were adopted by the City Council in 1983. The San Jacinto Redevelopment Project area was amended in April 1996 to include an additional 2,253 acres, encompassing a total of 3,393 acres in 27 sub-areas throughout the City. The five-year implementation plan includes the goals and objectives for the project areas for the five-year period; specific projects and expenditures to be made in the project areas during this period; and an explanation how the stated goals and objectives, projects, and expenditures will eliminate blight and meet the low and moderate income housing requirements. A project is underway to merge the two project areas, and is expected to be completed in 2010.

#### ***RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS***

The San Jacinto General Plan is comprised of the following seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Resource Management; 5) Noise; 6) Public Safety; and 7) Community Services and Facilities. Background information and policy direction presented in one element is also reflected in other General Plan elements. For example,

residential development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the Land Use Element identifies use designations at densities that will facilitate the provision of a range of residential housing products for all income groups. The Circulation Element plays a role in the location of residential development in relation to roadways, transit, pedestrian, and bicycle facilities. The Noise Element establishes noise levels appropriate for residential uses. Whenever one element of the General Plan is amended, other elements, including the Housing Element, will be reviewed and modified, if necessary, to ensure consistency between elements.

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

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

### ***COMMUNITY PARTICIPATION***

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

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

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

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## Housing Plan

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

### ***A. GOALS AND POLICIES***

#### ***CONSERVE AND IMPROVE AFFORDABLE HOUSING***

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

#### ***Housing Goal 1: Conserve, improve, and rehabilitate existing housing.***

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

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

***PROVIDE ADEQUATE HOUSING SITES***

Economic forces are driving jobs and housing development eastward in Riverside County, which will result in increased pressure in San Jacinto for new housing opportunities. From 1990 to 2008 the population of San Jacinto more than doubled. Although the recent housing market downturn has interrupted this pattern of rapid growth, history suggests that the pause will be temporary and the long-term prospect for the Inland Empire is continued economic expansion.

To keep pace with future growth, the Southern California Association of Governments (SCAG) has identified a need for 12,026 new housing units in San Jacinto for the January 1, 2006 through June 30, 2014 planning period. These new housing units must provide a range of housing opportunities to allow for the upward mobility of San Jacinto residents, as well as affordable housing opportunities for households of modest means.

**Housing Goal 2:** *Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.*

**Policy 2.1:** Provide adequate sites for a range of new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 12,026 units in the 2006-2014 planning period.

**Related Housing Element Programs:** 5, 10

***ASSIST IN THE PROVISION OF HOUSING***

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

**Housing Goal 3:** *Assist in the development of a housing supply which is affordable to all segments of the community.*

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

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

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

**Related Housing Element Programs:** 7, 8, 9

#### ***REMOVE GOVERNMENTAL CONSTRAINTS***

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

**Housing Goal 4:** *Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.*

**Policy 4.1:** Promote efficient and creative alternatives to help reduce governmental constraints.

**Policy 4.2:** Provide incentives and regulatory concessions for affordable and senior housing.

**Policy 4.3:** Improve the City's development review and approval process to facilitate housing construction.

**Policy 4.4:** Provide reasonable accommodation for housing for persons with disabilities.

**Related Housing Element Programs:** 5, 10, 12

#### ***PROMOTE EQUAL HOUSING OPPORTUNITIES***

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

**Housing Goal 5:** *Promote equal opportunity for housing throughout the City of San Jacinto.*

**Policy 5.1:** Prohibit discrimination in the sale or rental of housing with regard to race, religion, disability, gender, family size, marital status, national origin, color, or income.

- Policy 5.2:** Continue to further fair housing choices by actively expanding housing opportunities and removing impediments to fair housing.
- Policy 5.3:** Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.
- Policy 5.4:** Accommodate emergency shelters and transitional housing facilities in compliance with applicable State laws and the City's Development Code.

**Related Housing Element Programs:** 10, 11, 12

## ***B. HOUSING PROGRAMS***

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

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

### ***Conserve and Improve Affordable Housing***

#### **1. Code Enforcement**

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

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

The most important elements of the code enforcement program are assisting in the identification of substandard housing and providing information to the public about City and County housing programs. During this Housing Element cycle, the City will seek

grant funding to complete a comprehensive windshield survey of housing conditions to determine the number and types of housing problems and substandard housing conditions in the City. The results of the survey will be used to target rehabilitation programs to those areas in greatest need.

**Responsible Agency:** Code enforcement staff

**Financing:** General fund

**Program Objectives:** Continue to implement code enforcement program. By the end of FY 09/10, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.

**Schedule:** Housing conditions survey in FY 09/10; code enforcement throughout the planning period

## 2. Housing Rehabilitation Programs

**A. Home Rehabilitation Loan Program.** The Home Rehabilitation Loan Program targets lower-income homeowners who need extensive repairs to improve the condition of their homes. The primary focus of the program is code-related improvements, including major improvements such as roofing, plumbing, and electrical, followed by aesthetic improvements, such as paint, carpet, and landscaping. The program includes improvements needed to correct health and safety violations. The program provides loans of up to \$50,000, with affordability covenants and no interest for 45 years.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside

**Program Objectives:** Strive to assist at least six homeowners annually.

**Schedule:** Throughout the planning period

**B. Enhanced Senior Home Repair Grant Program:** The Enhanced Senior Home Repair Grant Program provides one-time grants of up to \$3,000 to qualified low-income seniors for needed repairs to both mobile home units and conventional housing.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside

**Program Objectives:** Strive to assist at least 60 mobile home homeowners annually.

**Schedule:** Throughout the planning period

### 3. Conservation of Existing and Future Affordable Units

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

<b>Responsible Agency:</b>	Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)
<b>Financing:</b>	HUD Section 8 vouchers, RDA set-aside, other funding sources as available.
<b>Program Objectives:</b>	Monitor the status of assisted projects.
<b>Schedule:</b>	Throughout the planning period

### 4. Section 8 Rental Assistance

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

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

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

## *Provide Adequate Housing Sites*

### 5. Land Use Element

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

The Very High Density Residential (VHDR) land use designation allows multi-family residential development at 18.1 – 22.0 units/acre (excluding density bonus) and is suitable for lower-income housing in the San Jacinto market area.

The High Density Residential (HDR) land use designation currently allows multi-family housing at a density of 10.1 – 14.0 units/acre. As noted in the Technical Appendix, all recent multi-family developments (both market rate and deed-restricted) in San Jacinto have been affordable to lower-income households regardless of density. However, in order to provide enhanced opportunities for affordable housing development in the current planning period, multi-family projects in the HDR district will be permitted by-right at a density of 20 units/acre when 50% of the units are restricted for lower-income occupants (see Program 11).

In addition, the City will complete the Development Code update and incorporate standards for the Very High Density Residential (VHDR) land use designation (see Program 11) that will permit multi-family housing by-right at a density of 18.1 to 22.0 dwelling units per acre (excluding density bonus), with refinements to the General Plan as necessary in order to maintain consistency between the Land Use Element and the Development Code.

**Responsible Agency:** Planning Department

**Financing:** General fund

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

**Schedule:** General Plan/zoning amendments in 2012

## *Facilitate the Provision of Affordable Housing*

### **6. Provide Incentives and Assistance to Affordable Housing Developments**

In order to facilitate the development of housing for low- and moderate-income households, the City will implement the following actions:

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

### **7. Downpayment Assistance Program**

The Downpayment Assistance Program provides downpayment or closing cost assistance of up to 6% of the sales price (up to \$390,450) to persons or families earning up to 120% of the area median income. The program is flexible and can be used to reduce monthly payments or cover closing costs.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside

**Program Objectives:** Provide downpayment or closing cost assistance to five qualified persons or families annually.

**Schedule:** Throughout the planning period

### **8. Single-Family Infill Housing Program**

Development of single-family infill housing will help promote homeownership and neighborhood improvement. Single-family infill housing can be developed in the older portions of the City, which will help improve the vacant lots and provide additional affordable housing opportunities. Several City-owned properties may be available for development. To enhance the affordability of the units, down payment assistance may be provided. The City will also identify individual vacant lots that are appropriate for single-family housing development and cooperate with private property owners to

develop housing on these properties. The City may offer assistance for developing the properties with housing for income-qualified households to the extent feasible.

**Responsible Agency:** Redevelopment Agency

**Financing:** Redevelopment set-aside, CDBG, HOME, tax credits, bond financing

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

**Schedule:** Throughout the planning period

## 9. Pursue State and Federal Funding

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

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

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

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

**Financing:** Redevelopment set-aside, CDBG, HOME, tax credits, and bonds

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

**Schedule:** Throughout the planning period

## 10. Mortgage Credit Certificate Program

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

**Responsible Agency:** Riverside County EDA

**Financing:** Federal tax credits and EDA

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

**Schedule:** Throughout the planning period

### *Remove Governmental Constraints*

## 11. Development Code Update

After the updated General Plan was adopted in 2006, the City began a comprehensive update to the Development Code to ensure consistency with the General Plan. In the interim period until the new Development Code is adopted, the General Plan is the controlling land use document. If a development application is submitted for a project that is consistent with the General Plan but inconsistent with zoning, a zone change will be processed as part of the application at no additional cost. Any application that is inconsistent with the Land Use Element of the General Plan would require a General Plan amendment, even if it is consistent with the Development Code. As part of this update, the Ordinance will also be revised for compliance with State law. In 2003 the City updated the Second Unit Ordinance to permit second units by-right in accordance with Section 65852.2, eliminating the need for a conditional use permit.

The following additional issues will be addressed in the current Housing Element cycle:

- Small Community Care Facilities: Sections 5116 and 5117 of the California Welfare and Institutions Code stipulate that the use of property by state-licensed facilities for

the care of six or fewer disabled persons is a residential use of such property for the purposes of zoning.

- Agricultural Employee Housing: *Health and Safety Code* §17021.5 and §17021.6 require that agricultural employee housing with up to 12 units or 36 persons be permitted as an agricultural use in any agricultural zone.
- Emergency Shelters: In accordance with *Government Code* §65583(c)(1), the City must encourage and facilitate the development of a variety of housing types, including emergency shelters. The City will identify at least one zone that explicitly permits emergency shelters by right, consistent with SB 2 of 2007. Based on preliminary review, the Heavy Commercial Limited Industrial Zone will be considered for this purpose. Within one year of Housing Element adoption, the City Council will make a final determination and adopt an ordinance identifying at least one zone where emergency shelters may be established by-right (i.e., with no conditional use permit or other discretionary approval) subject to appropriate development standards. The selected zone will provide adequate capacity to accommodate at least one year-round shelter and will subject shelters only to those development and management standards that apply to other developments in the same zone, in conformance with SB 2.
- Transitional and Supportive Housing: The Municipal Code will be amended to clarify that transitional/supportive housing is a residential use subject to the same requirements as other residential uses of the same type in the same zone.
- Definition of "Family": The Municipal Code definition of "family" will be amended consistent with current law.
- Density Bonus: Recent changes to California *Government Code* §65915 require the City to update its Density Bonus Ordinance. Under the current law, applicants are eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Applicants are also eligible for a new land donation density bonus. The City is now required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose.
- New Medium High Residential (MHR) district and increased density in the High-Density Residential (HDR) district: To enhance the feasibility of affordable multi-family housing, the City will amend the zoning regulations for the HDR district to increase the allowable density range from 10.1 – 14.0 units/acre to 14.1 – 18.0 units/acre (excluding density bonus). A companion amendment to the Land Use Element will also be processed to establish a density range of 14.1 – 18.0 units/acre in the High Density Residential General Plan land use designation.

In connection with this amendment, a new "Medium High Residential" (MHR) district will be established with an allowable density range of 10.1 – 14.0 units/acre and properties currently located in the HDR district will be reclassified as MHR. In order to create additional incentives for affordable housing development in the current planning period commensurate with the RHNA, development projects in the new

MHR district that provide at least 50% of the units reserved for lower-income households will be permitted by-right at a density of 20 units/acre and may utilize the development standards that are applicable to the VHDR district. Such projects will not be subject to the bonus density criteria that apply to other developments (see Technical Report p. TR-34) in order to achieve a density of 20 units/acre. The City will also provide assistance to affordable housing developments as described in Program 6.

The sites to be reclassified to MHR are listed in Appendix B, Table B-4 and are subject to the following requirements pursuant to *Government Code* §65583.2(h):

- Owner-occupied and rental multi-family residential use shall be permitted by-right
- Minimum of 16 units per site
- Minimum density of 20 units/acre
- At least 50% of the unmet need shall be accommodated on sites designated for residential use and for which non-residential uses or mixed uses are not permitted.

Following adoption of the General Plan and zoning amendments to reclassify HDR properties to MHR, owners of these properties may request redesignation to the new HDR designation subject to the provision of community benefits (such as housing affordability or public improvements) in recognition of the increased property value that is created with higher densities.

- New VHDR Zoning District: Develop new standards to implement the Very High Density Residential (VHDR) General Plan land use designation. This new zoning district will permit residential densities from 18.1 to 22.0 dwelling units per acre. Among the development standards to be adopted with this new district will be:
  - A requirement that projects not develop below the minimum density of 18.1 dwelling units per acre to ensure the City can accommodate its share of very-low-income housing needs; and
  - Allowance of residential projects as a permitted use by-right (no conditional use permit or other discretionary requirement as in the R-3 zone).
  - Standards for parking, lot coverage and height limits that encourage and facilitate development of multi-family housing affordable to lower-income households.

As noted in Appendix D (Analysis of Unaccommodated Need from the Previous Planning Period) some parcels within the new VHDR General Plan Land Use category are not currently within a zoning district with development standards that would allow development consistent with the VHDR General Plan designation, and therefore these sites are subject to the requirements of *Government Code* § 65583.2(h) described above. In addition, projects on these sites that provide at least 50% of the units reserved for lower-income households will be permitted by-right at the upper end of the allowable density range (i.e., 22 units/acre) and will not be subject to the bonus density criteria that apply to other developments (see

Technical Report p. TR-34) in order to achieve this density. These VHDR sites are listed in Appendix B, Table B-4 and will be rezoned to VHR concurrent with Housing Element adoption.

The City shall comply with the “no net loss” provisions of *Government Code* §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made:

- a) The reduction is consistent with the adopted General Plan, including the Housing Element; and
- b) The remaining sites identified in the Housing Element are adequate to accommodate the City’s share of regional housing need pursuant to *Government Code* §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City’s share of the regional housing need pursuant to §65584, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

As part of the annual General Plan implementation report, the City will review housing activity in the MHR and VHDR districts to ascertain the effectiveness of this program in facilitating affordable housing production. If it is determined that the bonus density provision for projects that include 50% lower-income units is not resulting in a beneficial impact on housing production and RHNA objectives, the City Council will review other options for facilitating affordable housing development.

- Rezone S-D Lands to R-2: To achieve consistency with State fair housing laws, the City will eliminate the senior development zone and rezone these areas R-2. The rezone will include incentives and flexible development standards to encourage senior housing development at these locations.
- PUD review procedures: In order to minimize processing time and enhance the certainty of development, the Development Code will be amended to limit the PUD review process to confirming that projects comply with applicable development standards.

**Responsible Agency:** Planning Department

**Funding:** General fund

**Program Objectives:** Revise the Development Code in accordance with this program during 2010-12.

**Schedule:** Development Code adoption in 2012

## *Promote Equal Housing Opportunities*

### 12. Fair Housing Services

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

**Responsible Agency:** Redevelopment Agency

**Financing:** General fund

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

**Schedule:** Throughout the planning period

### 13. Reasonable Accommodation in Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling.

Although existing City practices and customs provide reasonable accommodation for housing intended for persons with disabilities, the City does not have a formal policy or procedure for processing such requests. The City will amend the Development Code to establish formal policy and procedures for processing requests for reasonable accommodation administratively in accordance with *Government Code* §65583(c)(3).

**Responsible Agency:** Planning Department

**Financing:** Department budget

**Program Objectives:** Amend the Development Code to establish a formal policy and procedures for processing requests for reasonable accommodation by end of 2012.

**Schedule:** 2012

#### 14. Housing for Extremely-Low-Income Persons

Recent changes to state law (AB 2634 of 2006) require local governments to consider the needs of extremely-low-income (ELI) persons in formulating housing programs. In San Jacinto, housing is much more affordable than most areas of Southern California, and therefore ELI households have less difficulty finding suitable housing than many other areas. However, in order to encourage and facilitate additional housing for persons with extremely-low-incomes the City will pursue the following actions:

- Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing
- Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments
- Conduct annual outreach to non-profit developers

**Responsible Agency:** Planning Department

**Financing:** Grant funds, Riverside County EDA, Redevelopment Agency

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

**Schedule:** Throughout the planning period.

#### 15. Residential Energy Conservation

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

- a. Through the Energy Leader Partnership Program, Southern California Edison provides support to local governments to identify and address energy efficiency opportunities in municipal facilities, take actions supporting the California Long Term Energy Efficiency Strategic Plan and increase community awareness and participation in demand side management opportunities. A key goal in SCE's local government partnerships is helping cities and counties lead by example in addressing energy efficiency first in their own municipal facilities. In addition, the program strives to expand the policies and the energy management capacity at local governments to maintain a long term sustainability focus. The City of San Jacinto will seek to participate in the Energy Leader Program with SCE to encourage and facilitate opportunities for energy efficiency.
- b. Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.

- c. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program, that assist homeowners in providing energy conservation measures.
- d. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- e. Encourage energy conservation devices including but not limited to lighting, water heater treatments, solar energy systems for all residential projects.

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

**Responsible Agency:** Planning Department

**Funding:** General Fund; grant programs, as available

**Timeline:** Program initiation in 2011 and implementation throughout the planning period

***C. QUANTIFIED OBJECTIVES***

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

<b>Income Category</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation/ Preservation</b>
Extremely-Low	1,354	100	417*
Very Low	1,353	100	
Low	1,931	100	
Moderate	2,206		
Above Moderate	5,183		

Notes:  
 \*Assisted units (see Technical Report Table 18)

**2008-2014  
HOUSING ELEMENT  
TECHNICAL REPORT**

**CITY OF SAN JACINTO**

**REVISED DRAFT**

**APRIL 2012**



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## **I. Introduction**

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

The technical report examines the following topics for San Jacinto:

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

The Housing Element Technical Report for San Jacinto will serve as the basis for identifying appropriate policies and programs for the 2008-2014 planning period.

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## II. Housing Needs Assessment

This section of the Housing Element Technical Report examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2007 Regional Housing Needs Assessment (RHNA) are examined. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

The Housing Needs Assessment utilizes the most recent data from the 2000 U.S. Census<sup>1</sup>, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, Riverside County's Consolidated Plan provides useful information for this update of the Housing Element.

### Community Profile

San Jacinto is located in western Riverside County, approximately 40 miles west of Palm Springs and 35 miles southeast of Riverside. The City is approximately 26.8 square miles in area. Except for the City of Hemet located just over three miles to the south, San Jacinto is relatively isolated. However, it is situated in an area that has experienced high rates of growth during the last 20 years in large part due to pressure from surrounding counties. Located within commuting distance from Orange, Los Angeles, and San Diego Counties, Riverside County provides less expensive housing options for many of those working in the neighboring counties who are unable to afford the higher housing costs associated with those counties. The population's median household income in 2000 was \$30,627. The 2000 Census<sup>2</sup> indicated San Jacinto's median household income was approximately 29% lower than that of Riverside County (\$42,887) and approximately 36% lower than California as a whole (\$47,493).

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

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<sup>1</sup> Although some more recent Census estimates exist, the 2000 Decennial Census is the most widely-accepted benchmark for demographic analysis.

<sup>2</sup> 2000 Census, SF3 Table P53.

## Population Characteristics

### Population Growth Trends

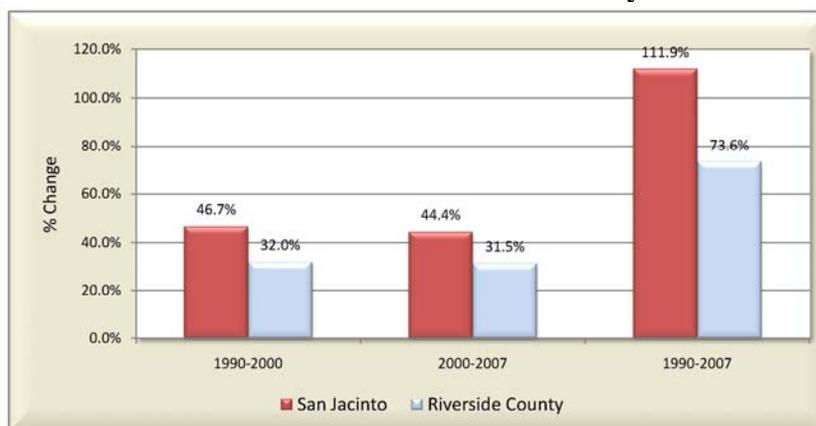
According to the Census, San Jacinto’s population was 16,210 in 1990 (see Table 1 and Figure 1). During the period from 1990 to 2000, the City’s population increased by 47%, to 23,779. The city grew by approximately 44% from 2000 to 2007. The city’s 2007 population represents approximately 1.7% of the county’s total population of 2,031,625.

**Table 1  
Population Trends, 1990-2007  
San Jacinto vs. Riverside County**

	1990	2000	2007	Growth 1990-2000	Growth 2000-2007
San Jacinto	16,210	23,779	34,345	46.7%	44.4%
Riverside County	1,170,413	1,545,387	2,031,625	32.0%	31.5%

*Source: 2000 Census; Calif. Dept. of Finance Table E-1 (2007)*

**Figure 1  
Population Growth 1990-2007  
San Jacinto vs. Riverside County**



With continued pressure for housing opportunities to support the local, as well as the larger regional employment base, the high rate of residential development is anticipated to continue in the Western Riverside area during the next decade. The Land Use Element of the San Jacinto General Plan estimates that by buildout of the Plan, the population of San Jacinto, including the sphere of influence, will have increased to more than 100,000 persons, an increase of over 350%. This ultimate buildout will most likely not occur until after the next 20 to 30 years.

### Age Characteristics

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing

preference. Traditionally, both the young adult population (20-34) and the elderly population (65+) tend to require low to moderate cost, smaller units. Persons between 35 to 54 years old usually reside in more expensive, larger units because they typically have higher incomes and larger households.

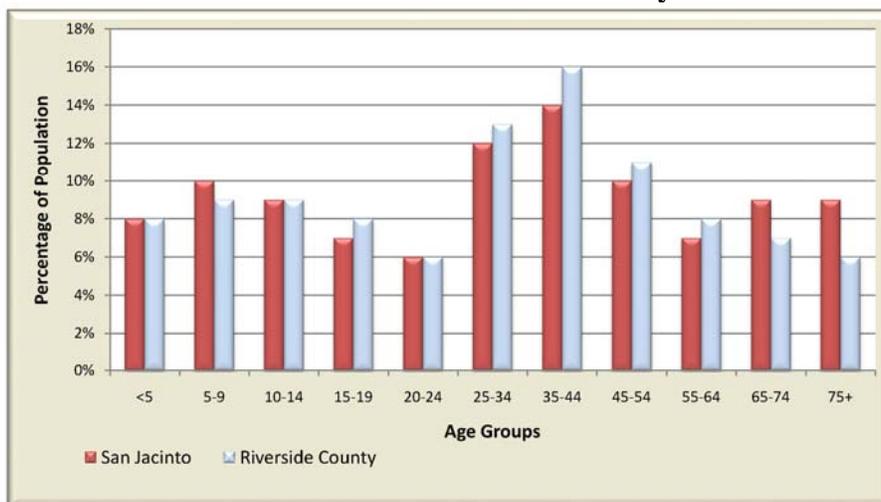
Table 2 and Figure 2 provide a comparison of the city’s and county’s population by age group in 2000. This table shows that the age distribution of the city’s population is practically the same as Riverside County as a whole. The median age of the city’s population is only 0.6 years higher than the county median.

**Table 2**  
**Age Distribution**  
**San Jacinto vs. Riverside County**

Age Group	San Jacinto		Riverside County	
	Persons	%	Persons	%
Under 18 years	7,451	31.3%	468,691	30.3%
18 to 24 years	1,914	8.0%	142,391	9.2%
25 to 44 years	6,218	26.1%	446,393	28.9%
45 to 64 years	4,104	17.3%	291,948	18.9%
65 to 74 years	2,062	8.7%	103,154	6.7%
75 to 84 years	1,612	6.8%	71,726	4.6%
85 and over	418	1.8%	21,084	1.4%
Total	23,779	100.0%	1,545,387	100.0%
Median Age	33.7		33.1	

Source: 2000 Census, Table QT-P1

**Figure 2**  
**2000 Age Distribution**  
**San Jacinto vs. Riverside County**



Source: Census 2000

### *Race/Ethnicity Characteristics*

The racial and ethnic composition of the city is similar to the county as a whole except that there is a smaller percentage of Asians in the City of San Jacinto. Approximately 13.6% of county residents are Asian, contrasted with just 1.1% for the city. Non-Hispanic Whites make up the largest percentage of the city's population at 69.3%. Hispanics or Latinos make up about 40% of the population.

**Table 3**  
**Race/Ethnicity, 2000**  
**San Jacinto vs. Riverside County**

	San Jacinto		Riverside County	
	Persons	%	Persons	%
Not Hispanic or Latino	14,196	59.7%	985,812	63.8%
- White	16,488	69.3%	1,013,478	65.6%
- Black or African American	630	2.6%	96,421	6.2%
- American Indian/Alaska Native	556	2.3%	18,168	1.2%
- Asian	267	1.1%	56,954	13.6%
- Native Hawaiian/Pacific Islander	38	0.2%	3,902	0.3%
- Other races or 2+ races	5,800	24.4%	356,464	23.1%
Hispanic or Latino (any race)	9,583	40.3%	559,575	36.2%
Total	23,779	100.0%	1,545,387	100.0%

Sources: 2000 Census, SF1 Table QT-P3

## **Employment Characteristics**

### *Occupation and Labor Participation*

According to the 2000 Census, 8,603 San Jacinto residents were in the civilian labor force, representing a labor participation rate of approximately 50%. (The labor force includes employed and unemployed persons aged 16 years and above.) As shown in Table 4, residents were employed in three major occupation categories: managerial/professional, sales/office, and service positions. The first two categories tend to provide higher pay jobs but service occupations tend to be lower pay. According to the California Employment Development Department, San Jacinto's unemployment rate in March 2005 was 7.9%, somewhat higher than the countywide rate of 5.0% and the statewide rate of 5.4%.

**Table 4**  
**Employment of Residents by Occupation**

Occupation	Number of Jobs	% of Total
Managerial/Professional	1,714	22.5%
Sales/Office Occupation	1,711	22.5%
Service Occupation	1,669	21.9%
Production/Transportation/Material Moving	1,343	17.7%
Construction/Extraction/Maintenance	973	12.8%
Farming, Forestry, Fishing	196	2.6%
Total	7,606	100.0%

Source: 2000 Census

Note: Data excludes military personnel and unemployed persons

### ***Employment Growth***

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

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

The Economic Development Department continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within San Jacinto. For example, in 2001 and 2002, the City completed a San Jacinto Business Resource Guide with an extensive list of private and public resources.

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

## **Household Characteristics**

### ***Household Growth Trends***

As shown in Table 5, between 1990 and 2000, the number of households in San Jacinto increased by 38%, while the number of households in the County only increased by 26%. The

greater population growth (47%) that occurred in the City, compared to its household growth (38%), is reflective of the increased number of families with children living in San Jacinto.

**Table 5**  
**Household Growth Trends**

Jurisdiction	1990	2000	% Change 1990-2000
San Jacinto	6,022	8,314	38%
Moreno Valley	34,965	39,225	12%
Temecula	9,130	18,293	100%
Hemet	17,397	25,252	45%
Lake Elsinore	6,066	8,817	45%
Perris	6,726	9,652	44%
Riverside County	402,067	506,218	26%

*Sources:* 1990 Census and 2000 Census.

### *Household Composition and Size*

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

According to the 2000 Census, almost all San Jacinto residents lived in household arrangements while only 190 persons (less than 1%) lived in group quarters. Among the 8,314 households in San Jacinto, 70% were considered families (“family” is defined as two or more related persons living together). Among the 2,417 non-family households, 85% were single persons living alone, including 1,226 elderly persons living alone.

Household size is an important indicator for identifying sources of population growth as well as overcrowding. A community’s average household size may decline when the population is aging, or increase when the number of families with children increases. As depicted in Table 6, the average household size increased by approximately 7% in San Jacinto during the period of 1990-2000, during which the other surrounding communities’ average household size also increased. Countywide, average household size increased over 4%. The increase in household size is consistent with the increase in elementary school age children in San Jacinto and the need for housing that meets the needs of younger families with children. The California Department of Finance estimates that the average household size in San Jacinto in January 2008 was 2.89.

**Table 6**  
**Average Number of Persons per Household, 1990 & 2000**

Jurisdiction	Average Persons/Household		% Change 1990 – 2000
	1990	2000	
San Jacinto	2.65	2.84	7.2%
Moreno Valley	3.40	3.61	6.2%
Temecula	2.97	3.15	6.1%
Hemet	2.04	2.26	10.8%
Lake Elsinore	2.99	3.27	9.4%
Perris	3.16	3.73	18.0%
Riverside County	2.85	2.98	4.6%

Source: 1990 Census, 2000 Census

### **Household Income**

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the 2000 Census, the median household income in San Jacinto was \$30,627, which was 29% lower than the Riverside County median income of \$42,066 and comparable to the cities of Hemet, Beaumont, and Banning (Table 7).

**Table 7**  
**Median Household Income – Riverside County and Selected Cities**

Jurisdiction	Median Household Income	% of County Median Income
San Jacinto	\$30,627	71%
Hemet	\$26,839	63%
Beaumont	\$29,721	69%
Banning	\$32,076	75%
Perris	\$35,522	83%
Lake Elsinore	\$41,884	98%
Moreno Valley	\$47,387	110%
Temecula	\$59,516	139%
Murrieta	\$60,911	142%
<b>Riverside County</b>	<b>\$42,887</b>	<b>100%</b>
California	\$47,493	113%

Source: 2000 Census, SF3 Table P53

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

The following income categories are used in Housing Element analyses:

- **Extremely low income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very low income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate income households** earn between 81% and 120% of the AMI, adjusted for household size; and,
- **Above moderate/upper income households** earn over 120% of the AMI, adjusted for household size.

To facilitate housing needs assessments for Community Planning and Development (CPD) documents, the U.S. Census Bureau prepared special tabulations for the Department of Housing and Urban Development (HUD). These income tabulations are referred to as the Comprehensive Housing Affordability Strategy (CHAS). The CHAS income distributions for San Jacinto and Riverside County are presented in Table 8. More than half (54%) of San Jacinto's households earned lower incomes compared to approximately 40% of County households. A majority of owner households had incomes greater than 80% of the Area Median Income (i.e., moderate and above moderate), while over 75% of renter households had incomes less than 80% (lower).

**Table 8**  
**Household Income by Income Group, 2000**

Income Group	City of San Jacinto			Riverside County
	Owner-Households	Renter-Households	Total Households	
Extremely Low Income	11.0%	31.0%	16.7%	10.9%
Very Low Income	14.2%	26.3%	17.6%	11.3%
Low Income	20.5%	17.9%	19.7%	17.0%
Moderate and Above	54.2%	24.8%	46.0%	60.8%
Total	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS, 2005

### ***Extremely Low Income Households***

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely-low-income is defined as less than 30% of area median income, adjusted for household size. The area median income in the County of Riverside is \$42,887. For extremely-low-income households, this results in an income of \$12,866 or less for a four-person household. Households with extremely low-incomes have a variety of housing situations and needs.

### *Existing Needs*

In 2000, approximately 1,385 extremely-low-income households resided in San Jacinto, representing 16.6% of the total households. About 77% of extremely-low-income households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities).<sup>3</sup> Additionally, 53% of extremely-low-income households paid more than 50% of their income toward housing costs, compared to 13% of all San Jacinto households.

### *Projected Needs*

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 2,707 units. As a result, the City has a projected need for 1,354 new extremely-low-income units during the 2006-2014 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element and Technical Report. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/ Special Needs Populations and Housing Constraints/Provision for a Variety of Housing discussions in this Technical Report.

### *Overcrowding*

An overcrowded household is defined as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Table 9 summarizes overcrowding for the City of San Jacinto and Riverside County in 2000.

**Table 9**  
**Overcrowding, 2000**  
**San Jacinto vs. Riverside County**

Household Type	San Jacinto		Riverside County	
	Households	Percent	Households	Percent
Owner-Occupied	5,964	100.0%	348,479	100.0%
Overcrowded	214	3.6%	14,965	4.3%
Severely overcrowded	324	5.4%	14,572	4.2%
Renter-Occupied	2,402	100.0%	157,739	100.0%
Overcrowded	272	11.3%	15,154	9.6%
Severely overcrowded	351	14.6%	19,447	12.3%

*Source:* 2000 Census, SF-3 Table H20

As of 2000, overcrowding was more prevalent among renters than owners. Approximately 26% of the City's renter-occupied households were overcrowded compared to 9% of owner-occupied households.

<sup>3</sup> HUD Comprehensive Housing Affordability Strategy (CHAS) 2000.

### Overpayment

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

In 2000, 33.9% of San Jacinto households overpaid for housing. Overpayment affected 27.4% of owner-households and 45.0% of renter-households (Table 10). Overpayment was more prevalent among both owner and renter households earning less than \$35,000.

**Table 10**  
**Overpayment by Income and Tenure, 2000**

Household Income	Renter		Owner		Total	
	#	%	#	%	#	%
Less than \$10,000:	434	77.1%	133	71.5%	567	75.7%
\$10,000 to \$19,999:	441	68.5%	230	59.9%	671	65.3%
\$20,000 to \$34,999:	182	33.2%	456	50.3%	638	43.8%
\$35,000 to \$49,999:	8	2.5%	157	17.0%	165	13.3%
\$50,000 to \$74,999:	0	0.0%	107	11.8%	107	9.6%
\$75,000 to \$99,999:	0	0.0%	5	1.0%	5	1.0%
\$100,000 or more:	0	0.0%	10	4.4%	10	3.5%
Total	1,065	45.0%	1,098	27.4%	2,163	33.9%

Source: Census, 2000.

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

### Special Needs Populations

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

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

### *Elderly*

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

According to the 2000 Census, San Jacinto had 4,092 residents age 65 or older, representing 17% of the total population. In San Jacinto, about 39% (2,307) of all owner-households and 17% (398) of the renter-households were headed by elderly persons in 2000. Many elderly owner-households reside in mobile homes, which are among the lowest cost housing options in the City. Approximately 21% of the elderly homeowners overpaid for housing, compared to 49% of the elderly renters in 2000. In the same year, about 49% of the elderly residents were reported to have a disability, which may require special housing design.

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

### *Agricultural Workers*

Agriculture is a major industry in Riverside County and the San Jacinto valley. However, the City is also rapidly converting from a rural community to a suburban community, and agricultural operations have decreased over the years. For example, the 2000 Census reported 196 San Jacinto residents employed in farming, forestry, and fishing occupations compared to 381 persons in 1990 (a decrease of about 49%). Agricultural workers face various housing issues due to their typically lower incomes and the seasonal nature of their work.

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

### *Single Parent Families*

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. According to the 2000 Census, 910 households with related children in San Jacinto were headed by single-parents,

679 (75%) of which were headed by women. Among the female-headed families with children, 43% (293) were living below the poverty level, compared to 52% countywide. San Jacinto's housing programs aimed to increase the supply of affordable housing in the City will assist single parent households.

### ***Persons with Disabilities***

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

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

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the Housing Plan contains a commitment for the City to develop and adopt a procedure for providing reasonable accommodation for housing for persons with disabilities. The City will also revise its Zoning Ordinance to identify zones for community care facilities, including facilities for persons with disabilities, in accordance with state law.

### ***Large Households***

Large households are defined as those with five or more persons. The 2000 Census reported that 1,541 households in San Jacinto have five or more members, representing 18% of all City households. Among the large households, 64% were owner-households and 36% were renter-households. Typically, the availability of adequately-sized and affordable housing units is an obstacle facing large households. The City has an adequate supply of large-size housing units. In 2000, San Jacinto had 2,808 three-bedroom housing units and another 912 housing units with four or more bedrooms. In addition, the majority of new homes on the market have three or more bedrooms. The issue for large households is often related to affordability, particularly among renters.

### ***Homeless***

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

The Riverside County Department of Social Services (DPSS) conducted the most recent homeless count on January 28, 2009. A total of 3,366 persons were enumerated as living in shelters or other places not intended for residency. This represented a 25% decrease compared to the 2007 homeless count of 4,508 in 2007. The 2009 count identified 11 homeless persons in San Jacinto.

### *Inventory of Homeless Facilities*

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

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

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

Table 11 is a Gap Analysis and Homeless Population Chart for the Riverside County Continuum of Care System as of July 2003 from the Riverside County Consolidated Plan. According to the table, there were a total of 1,667 emergency and transitional housing beds available in the County. This means that based on a total homeless population in 2003 of 2,931, at least 1,264 more shelter and transitional beds are needed.

Senate Bill (SB) 2 of 2007 strengthened local planning requirements for emergency shelters and transitional housing. If a jurisdiction does not have adequate shelter capacity to serve the existing need, actions must be taken to facilitate the provision of additional shelter beds. This issue is discussed further in the Constraints section. The Housing Plan also contains a program commitment to address the requirements of SB 2 through an amendment to the Municipal Code.

**Table 11  
Gap Analysis and Homeless Population Chart**

Type of Facility	Current Inventory in 2003 (Beds)	Under Development in 2003 (Beds)	Unmet Need/Gap (Beds)	
<b>Individuals</b>				
Emergency Shelter	534	0	309	
Transitional Housing	440	50	193	
Permanent Supportive Housing	243	0	193	
<b>Total</b>	<b>1217</b>	<b>0</b>	<b>695</b>	
<b>Persons In Families With Children</b>				
Emergency Shelter	334	24	0	
Transitional Housing	359	80	321	
Permanent Supportive Housing	27	0	107	
<b>Total</b>	<b>720</b>	<b>0</b>	<b>428</b>	
<b>Homeless Population and Subpopulations</b>				
<b>Part 1. Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
1. Homeless Individuals	484 (N)	393 (N)	1,005 (N)	1,882 (N)
2. Homeless Families with Children	104 (N)	132 (N)	155 (N)	391 (N)
2a. Persons in Homeless Families with Children	279 (N)	355 (N)	415 (N)	1,049 (N)
<b>Total (lines 1 + 2a)</b>	<b>763 (N)</b>	<b>748 (N)</b>	<b>1,420 (N)</b>	<b>2,931 (N)</b>
<b>Part 2. Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	1. Chronic Homelessness	357 (S)	760 (S)	1,117 (S)
	2. Seriously Mentally Ill	113 (S)		
	3. Chronic Substance Abuse	346 (S)		
	4. Veterans	43 (S)		
	5. Persons with HIV/AIDS	63 (S)		
	6. Victims of Domestic Violence	174 (S)		
	7. Youth	126 (S)		

Source: Riverside County Consolidated Plan

## Housing Stock Characteristics

### *Housing Growth Trends*

As shown in Table 12, the housing stock in San Jacinto increased by approximately 38% during the period of 1990 to 2000. Compared to the County as a whole, San Jacinto experienced a greater housing growth (38% compared to 21%), though many of the surrounding jurisdictions experienced even greater levels of housing growth.

**Table 12**  
**Total Housing Units**

Jurisdiction	1990	2000	% Change 1990-2000
San Jacinto	6,845	9,476	38%
Moreno Valley	37,945	41,431	9%
Temecula	10,659	19,099	79%
Hemet	19,692	29,401	49%
Lake Elsinore	6,981	9,505	36%
Perris	7,761	10,553	36%
Riverside County	483,847	584,674	21%

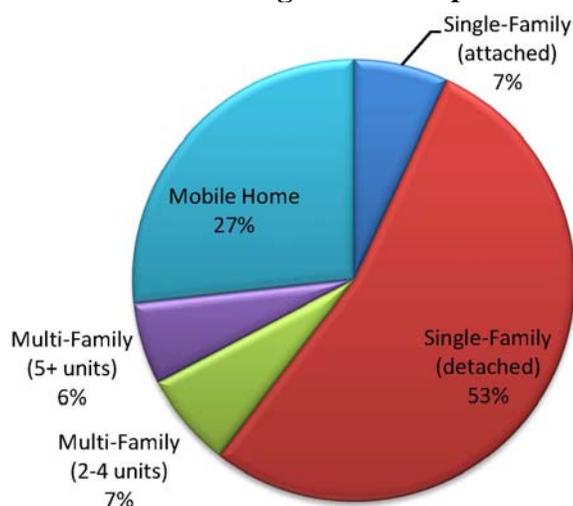
*Sources: 1990 Census, 2000 Census*

Estimates provided by the California Department of Finance indicate that there were 14,015 housing units in San Jacinto as of January 2008, representing an additional increase of 48% since 2000. Based on the updated Land Use Element, once the City and sphere of influence are built out, there will be nearly 30,000 additional housing units, an increase of almost 300%. This will include the few existing units outside the current city boundaries, but within the sphere of influence. Based on the past growth rate in San Jacinto, buildout of the entire planning area will not occur for several decades. Once buildout occurs, the majority (86%) of the homes will be developed between 2.1 to 10 units to the acre. Mobile home parks will be developed within this density range. The next largest percentage of housing (9%) will be comprised of high density residential, constructed between 10 and 14 units to the acre, with acreage also set aside for very high density residential uses with densities ranging from 14 to 22 units per acre. The remaining 5% of the housing will consist of lower density residential developed at two or fewer units per acre.

### ***Housing Type***

The majority (5,645 units or 60%) of the 2000 existing housing stock in San Jacinto consisted of single-family detached and attached homes (see Figure 3). With several mobile home parks dispersed throughout the City, mobile homes represented the next largest segment (27%), an increase of about two percentage points from 1990). Multi-family developments of two or more units comprised the remainder (13% or 1,212 units) of the housing units in San Jacinto. Small multi-family complexes are concentrated around the core of the community and along major roadways.

**Figure 3**  
**San Jacinto Housing Stock Composition**



Source: 2000 Census

San Jacinto currently has the following 13 recognized neighborhoods:

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

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

### ***Tenure and Vacancy Rates***

Table 13 illustrates the tenure (owner vs. renter) of occupied housing in San Jacinto and surrounding communities. The table shows that San Jacinto has a homeownership rate that is similar to other areas of Riverside County. Correlating the high percentage of single-family homes that exist in San Jacinto and the average proportion of renters in the City indicates that many single-family homes are used as rentals.

**Table 13**  
**Housing Tenure**

Jurisdiction	Occupied Dwelling Units				
	Owner Occupied	% of Total Occupied Units	Renter Occupied	% of Total Occupied Units	Total Occupied Units
San Jacinto	5,905	71%	2,409	29%	8,314
Moreno Valley	27,873	71%	11,352	29%	39,225
Temecula	13,418	63%	4,875	27%	18,293
Hemet	16,311	65%	8,941	35%	25,252
Lake Elsinore	5,699	65%	3,118	35%	8,817
Perris	6,577	68%	3,075	32%	9,652
Riverside County	348,532	69%	157,686	31%	506,218

*Source:* 2000 Census

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 the 2005 Department of Finance data, the overall vacancy rate in San Jacinto was 12.3%, while that in the County was recorded at 13.3%. The relatively high vacancy rate in San Jacinto and the County is attributed to the high level of residential development activities in the area, with many housing units listed for sale at any given time.

#### ***Age and Housing Stock Condition***

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

As depicted in Table 14, over 70% of the housing units in San Jacinto were built between 1980 through 2008 and most are likely to be in good condition. Approximately 4,000 units (29%) are over 30 years of age and may be in need of major repairs or even replacement.

**Table 14**  
**Age of Housing Stock**

Year Built	Number of Units	% of Total
April 2000 to January 2008	4,539	32.5%
1998 to March 2000	300	2.1%
1995 to 1998	644	4.6%
1990 to 1994	1,687	12.1%
1980 to 1989	2,739	19.6%
1970 to 1979	2,047	14.6%
1960 to 1969	879	6.3%
1940 to 1959	750	5.4%
1939 or earlier	389	2.8%
<b>Total</b>	<b>13,974</b>	<b>100.0%</b>

*Sources:* 2000 Census and 2008 Population and Housing Estimates, Cal. Department of Finance

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

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

### ***Housing Costs and Affordability***

This section discusses current real estate market trends in San Jacinto, both for-sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the “sub-prime” mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit San Jacinto and other Riverside County communities particularly hard. In the first quarter of 2008, over 15,000 default notices were filed in Riverside County – second highest in the state after Los Angeles County (DataQuick Information Systems, 2008). The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

### *Housing Affordability*

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2009, the area median income (AMI) for a family of four in Riverside County is \$64,500. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be “affordable” are shown in Table 15.

An affordable housing payment is considered to be no more than 30% of a household’s gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 15. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

**Table 15**  
**Income Categories and Affordable Housing Costs – Riverside County**

2009 Areawide Median Income = \$64,500	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,000	\$500	--
Very Low (31-50% AMI)	\$33,300	\$833	\$135,000
Low (51-80% AMI)	\$53,300	\$1,333	\$220,000
Moderate (81-120% AMI)	\$77,400	\$1,935	\$315,000
Above moderate (120%+ AMI)	\$77,400+	\$1,935+	\$315,000+

Assumptions: --Based on a family of 4  
 -30% of gross income for rent or PITI  
 -5% down payment, 5% interest, 1.25% taxes & insurance

Source: Cal. HCD; J.H. Douglas & Associates

### *Ownership Housing*

According to DataQuick Information Systems<sup>4</sup>, recent (February 2009) median resale single-family home prices for the two zip codes in San Jacinto ranged from \$112,000 to \$156,000, which were significantly lower than the median price of \$181,000 for Riverside County as a whole (Table 16). The median resale price for condos was \$110,000, far below the county median of \$263,000. However, it should be noted that many condos in the resort communities of the Coachella Valley (Palm Springs, etc.) are second homes and are generally higher priced than primary homes in non-resort areas of the county.

<sup>4</sup> <http://www.dqnews.com/Charts/Monthly-Charts/LA-Times-Charts/ZIPLAT.aspx>

**Table 16  
House and Condo Median Sales Prices, February 2009**

	SFD	Condo
San Jacinto		
Zip 92582	156,000	n.a.
Zip 92583	112,000	110,000
Riverside County	181,000	174,000

*Source: DataQuick Information Systems, 4/2009*

In addition to the review of DataQuick statistics, a survey was conducted of new homes recently sold or currently selling in San Jacinto. The subdivision shown here is Hampton at Coventry Acres by D.R. Horton<sup>5</sup>. One home remained to be sold in this tract – a 2,404-square-foot, 4-bedroom model with 3-car garage offered for \$205,000. This tract is considered luxury move-up housing for the San Jacinto market area. Based on the income and affordability criteria for 4-person households, these new homes could be purchased by lower-income families at affordable prices.



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



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



Based on the estimated affordable prices

<sup>5</sup> <http://www.drhorton.com/corp/GetCommunity.do?dv=25&pr=41278>

(Table 15) and home prices presented above, housing affordability is currently considered excellent in San Jacinto. Sales prices for new housing, even large move-up homes, are within the affordability range for lower-income households. The current recession, while creating severe hardship for many, has resulted in much improved affordability in the housing market.

### ***Rental Housing***

The rental housing market in San Jacinto includes apartments, townhomes, and single-family homes. In order to determine the affordability level of apartment units, current rental rates for recently-built multi-family projects were surveyed (Table 17).

**Table 17**  
**Rental Market Data**  
**San Jacinto**

Unit Size	Rent
2bd / 1-1/2 bath	\$1,150
3bd / 2-1/2 bath	\$1,300

Source: Rent.com, 3/2009 (Willowcreek Meadows)

Willowcreek Meadows at 1555 S. Santa Fe Street, a gated 52-unit market-rate townhome apartment project with 2-car attached garages, is built at a density of 13.7 units/acre and offers 2-bedroom units for \$1,150/month and 3-bedroom units for \$1,300/month<sup>6</sup>. Based on the affordability levels shown in Table 15 (page 21), all of these units are affordable to lower-income households. It should be noted that this project is less than 3 years old and represents the “high end” of the rental market in San Jacinto, and most (if not all) other apartment projects in the city are expected to have lower rents.



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

<sup>6</sup> <http://www.rent.com/rentals/california/inland-empire/san-jacinto/willowcreek-meadows/664903/2/?sp=1&searchrank=1>

## Assisted Housing At-Risk of Conversion

State Housing Element law requires cities to prepare an inventory of assisted multi-family rental units that are eligible to convert to market rate due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under Housing Element law, this inventory is required to cover the ten-year period from 2008 to 2018.

Table 18 summarizes the inventory of assisted rental housing projects in San Jacinto. A total of 417 assisted units are provided in seven developments, including units assisted through a variety of programs. These programs include the USDA Rural Development 515-RRH, Rural Housing Construction Program, and Low Income Housing Tax Credit programs. None of these projects is at-risk of conversion during the current planning period.

**Table 18**  
**Inventory of Assisted Rental Housing**

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

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

Additional information regarding these projects is provided below:

- **San Jacinto Garden Apartments.** The San Jacinto Garden Apartments consists of 97 subsidized rental units (32 one-bedroom and 65 two-bedroom units) and is for-profit owned. The project was financed through the USDA Rural Development 515-RRH program. In 2007, the affordability contract with the USDA was renewed for an additional 18 years. The project is not at-risk to conversion to market rate housing during this Housing Element cycle since the current contract will not expire until 2025.
- **San Jacinto Manor.** San Jacinto Manor consists of 65 deed restricted units (60 one-bedroom and 5 two-bedroom units) for seniors and the mobility impaired. The project was financed through the USDA Rural Development 515-RRH program. The original contract has expired, however the project has continued to participate on a year to year basis. The City does not foresee the early conversion of the apartments to market-rate units since the project is owned by a non-profit.
- **Manzanita Gardens.** This for-profit 36-unit family complex is funded by the USDA Rural Development 515-RRH program and contains 16 one-bedroom units, 16 two-bedroom units, and 4 three-bedroom units. While the original program contract with USDA has expired, the project has continued to participate on a year-to-year basis. If the loan were repaid early, the project could be pulled from the program. However, a loan prepayment is unlikely, and the most cost effective way to maintain the affordable housing is to encourage continued participation in the USDA Rural Development 515-RRH program.
- **San Jacinto Senior Apartments.** San Jacinto Senior Apartments is non-profit owned and consists of 46 one-bedroom subsidized units financed through the USDA Rural Development 515-RRH program. According to USDA records, the units cannot convert to market rate until 2064 and the loan cannot be prepaid.
- **San Jacinto Village Apartments.** The 38 units at the San Jacinto Village Apartments are also financed through the USDA Rural Development 515-RRH program and are owned by a limited non-profit partnership. There are 16 one-bedroom units, 16 two-bedroom units, and 6 three-bedroom units. USDA records indicate that the project cannot convert until 2040 and the loan cannot be prepaid.
- **San Jacinto Villas Apartments.** This 80-unit affordable housing project consists of 9 two-story buildings (40 2-bedroom units, 40 3-bedroom units and 1 3-bedroom manager unit). The project received assistance from various funding sources with a majority from 9% tax credits and other sources including Redevelopment Agency funds, tax-exempt bonds and private equity. 32 units are restricted to at or below 50% AMI, 30 units at or below 80% AMI, and 18 units at or below 120% AMI.
- **Terracina Apartments.** The for-profit Terracina Apartments has 56 assisted rental units (33 two-bedroom units and 23 three-bedroom units) financed through two programs; 39 units through the Low Income Housing Tax Credit (LIHTC) program, and 17 units funded by a State bond through the Rural Housing Construction Program. All 56 units are affordable in perpetuity and are not at risk of converting to market rate.

## Growth Needs 2006 - 2014

### *Overview of the Regional Housing Needs Assessment*

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. Although the Housing Element is intended to address the 6-year planning period from 2008 through 2014, state law requires that the RHNA quantify the anticipated need for housing within each jurisdiction for the 8½-year period from January 2006 through June 2014. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in July 2007. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of the parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

### *2006-2014 San Jacinto Growth Needs*

In 2007 SCAG adopted the final RHNA growth needs for each of the county's cities plus the unincorporated area. The total housing growth need for the City of San Jacinto during the 2006-2014 planning period is 12,026 units. This total is distributed by income category as shown in Table 19. While the RHNA did not address the needs of the extremely-low-income category, state law requires jurisdictions to analyze this segment. As allowed by state law, the extremely-low category is assumed to be one-half of the very-low-income need.

**Table 19**  
**Regional Housing Growth Needs**

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
1,354	1,353	1,931	2,206	5,183	12,026
11.3%	11.2%	16.1%	18.3%	43.1%	100.0%

*Source: SCAG 2007*

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

### III. Housing Constraints

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

#### Market Constraints

##### *Development and Financing Costs*

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

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

Cost and Availability of Financing. Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Currently (2009-2010), mortgage interest rates for new home purchases are at historically low levels, which increases housing affordability. Although rates are currently low, they can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the “easy credit” practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

## Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

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

### *Land Use Controls*

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

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

Program 5 of the Housing Plan includes a commitment to redesignate properties in the HDR district (10.1 – 14.0 units/acre) to “Medium High Residential” (MHR) and create a new HDR district with allowable densities of 14.1 – 18.0 units/acre. Owners of property in the MHR land use designation will have the opportunity to request redesignation to the new HDR designation subject to the provision of community benefits (such as housing affordability or public improvements) in recognition of the increased property value that is created with higher densities.

The Land Use plan generally designates areas within hillsides or areas subject to flooding for lower-density development to reduce the number of people subject to potential safety hazards. Higher-density residential uses have been concentrated in those areas that have good access to regional transportation corridors and necessary services, such as retail and commercial areas. The City's density bonus program, to be revised in accordance with recent changes in State law (see Housing Element Program 10), will allow for the maximum density to be exceeded in certain circumstances when affordable housing is provided.

While the General Plan update was adopted in 2006, corresponding Zoning Code revisions have not been completed due to budget and staffing limitations. In the interim period, any development applications will be reviewed for consistency with the General Plan Land Use Element. If any application is submitted for a parcel where there is an inconsistency between the General Plan and zoning, the General Plan designation will control and a zoning amendment will be processed concurrently with the project at no additional cost to the applicant. Any application that is inconsistent with the 2006 General Plan Land Use Element would require approval of a General Plan amendment. Development standards and permit procedures that will be used in the HDR and VHDR areas prior to adoption of the new Zoning Code will be the same as for the R-3 district.

### ***Residential Development Standards***

The City of San Jacinto regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the City's General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth the City's residential development standards. These include density, lot area, coverage, height, and setbacks. The following provides a discussion of the existing City development standards for various types of residential development. The Zoning Ordinance contains the following residential/mixed use categories:

- A (Light Agricultural Zone)
- RAAB (Residential Agriculture Accessory Business Zone)
- R-1 (One Family Zone) - this category also contains three sub-categories that limit the minimum lot size to 10,000, 15,000, or 20,000 square feet
- R-2 (Two Family Zone )
- R-3 (Multiple Family Zone)
- R-T (Residential Trailer)
- R-P (Residential Professional Zone)
- D-R (Downtown Residential Zone)
- S-D (Senior Development Zone)

Overall, the City's development standards do not create an unreasonable constraint to the construction of affordable housing. As described in the Housing Plan, the City will update the Zoning Ordinance (Program 10) to ensure consistency with General Plan land uses and compliance with State law regarding persons with special needs, such as community care facilities, agricultural employee housing, emergency shelter and transitional housing. Additionally, the Zoning Code Update will:

1. Establish a new zoning district to implement the Very High Density Residential (VHDR) land use designation in the updated General Plan. The new zoning district will permit residential densities between 18.1 and 22.0 dwelling units per acre "as-of-right" (no conditional use permit or other discretionary requirement).

In addition, a new General Plan land use designation “Medium High Residential” (MHR) will be created with a density range of 10.1 – 14.0 units/acre. The General Plan development standards and zoning regulations for the High Density Residential land use designation will be amended to increase the allowable density (excluding density bonus) to 14.1 – 18.0 units/acre (see Housing Element Programs 5 and 10) to enhance the feasibility of affordable multi-family housing development in this district. In addition, developments in the MHR district that meet the minimum standards for state density bonus will be eligible for an incentive density increase of 3 units/acre plus any applicable state density bonus.

2. Rezone the Senior Development Zone (S-D) to R-2. The rezone will include incentives and flexible development standards to encourage senior housing development consistent with state fair housing laws.

Figure 4 identifies the development standards within the A, R-1, R-2, and R-3 zoning categories. The development standards for the RAAB (Residential Agriculture Accessory Business) Zone are as follows:

- Maximum Building Height - 35 feet.
- Required Lot Area and Dimensions - Minimum lot area of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet.
- Required Setbacks - 25-foot front; 5-foot side; and 10-foot rear.

D-R (Downtown Residential) development standards are as follows:

**Residential Uses Permitted:** Single or Multi-family Dwellings (Density shall not exceed one unit per 3,500 sq. ft. of net lot area)  
 Parking: Single Family Units: Two-car garage; Multiple Family Units: Two spaces per unit, one of which must be enclosed  
 Maximum building height: 25 ft or two stories  
 Required setbacks: 25 ft front, 5 ft side, 10 ft street side, 25 ft rear  
 Lot area: 7,200 sq ft minimum

R-P (Residential-Professional) development standards are as follows:

**Residential Uses Permitted:** All uses permitted in R-1, R-2, and R-3 Zones (Density shall not exceed one unit per 1,500 sq ft of lot area)  
 Parking:  
     Studio or 1-bedroom units: 1.5 spaces/unit  
     2-bedroom units: 1.75 spaces/unit  
     3-bedroom units: 2.0 spaces/unit  
 Maximum building height: 35 ft  
 Required Lot Area: 8,000 sq ft  
 Required setbacks: 20 ft front, 5 ft side, 10 ft rear  
 Lot area: 8,000 sq ft minimum

The existing development standards are highly complicated and can be difficult for the public to understand and apply, which may be a constraint on housing development. The new Zoning Code (Program 10) will revise and streamline these development standards to address this constraint.

**Figure 4  
Residential Development Standards**

**Alessandro, Heritage and Ramona Neighborhoods**

<b>STANDARD</b>	<b>A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
Lot Area 2 Acres 50,000 20,000 15,000 10,000 7,200 4,500	AG, SF  SF/DP	SF <sub>1</sub> SF <sub>1</sub> SF <sub>1</sub> SF <sub>1</sub>	SF, TF SF/DP	MF  SF, TF SF/DP
Lot Width 150 Ft. 100 Ft. 72 Ft. 60 Ft. 50 Ft. 45 Ft.	AG, SF SF/DP	SF COR SF	SF, TF COR SF, TF SF/DP COR SF/DP	MF  SF, TF COR SF, TF SF/DP COR SF/DP
Lot Depth 300 Ft. 200 Ft. 150 Ft. 100 Ft. 80 Ft.	AG, SF  SF/DP	SF	SF/TF SF/DP	MF
Front Yard 100 Ft. 30 Ft. 25 Ft. 20 Ft. 15 Ft.	AG	SF	SF, TF SF/DP	MF (3F) MF (2F)  SF, TF, MF (1F) SF/DP <sub>3</sub>
Interior Side Yard 50 Ft 15 Ft 10 Ft 5 Ft 3 Ft	SF	SF	TF (2F) SF, TF (1F) SF/DP	MF (3F) MF (2F) MF (1F), TF (2F) SF, TF (1F)
Street Side Yard 60 Ft 20 Ft 15 Ft 10 Ft 5 Ft	SF	DetGarage <sub>2</sub>  SF	TF (2F) SF, TF (1F) SF/DP	MF (3F)  TF (2F), MF (2F) SF, TF (1F), MF (1F) SF/DP
Rear Yard 50 Ft 20 Ft 15 Ft 10 Ft 5 Ft	AG	SF	SF, TF	MF (3F) MF (2F) TF (2F), MF (1F) SF, TF (1F) SF/DP
Distance Between Buildings 10 Ft	ALL	ALL	ALL	See Article 6
Lot Coverage	--	--	40%	50%
Floor Area Ratio (FAR) (Lot Area x FAR) .5 .6 .7	SF -- --	SF -- --	SF TF --	SF TF MF
Height Limit 45 Ft 40 Ft 35 Ft	AG SF	SF	SF, TF	MF  SF, TF

**California, College, DeAnza, Equestrian, Hill, River, Rose Ranch, Soboba, Spice Ranch, Sunrise Ranch Neighborhoods**

<b>STANDARD</b>	<b>A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
Lot Area 2 Acres 50,000 20,000 15,000 10,000 7,200	AG  SF/DP	  SF <sub>1</sub> SF <sub>1</sub> SF <sub>1</sub> SF <sub>1</sub>	   SF, TF	  MF  SF, TF
Lot Width 150 Ft. 100 Ft. 72 Ft. 60 Ft.	AG SF/DP	  SF COR SF	  TF COR SF, TF	  MF SF, TF COR SF, TF
Lot Depth 300 Ft. 200 Ft. 150 Ft. 100 Ft.	AG  SF/DP	  SF	  SF, TF	  MF SF, TF
Front Yard 100 Ft. 30 Ft. 25 Ft. 20 Ft.	  AG	  SF	  SF, TF	  MF (3F) MF (2F) SF, TF, MF (1F)
Interior Side Yard 50 Ft 15 Ft 10 Ft 5 Ft	  SF	  SF	  TF (2F) SF, TF (1F)	  MF (3F) MF (2F) MF (1F), TF (2F) SF, TF (1F)
Street Side Yard 60 Ft 20 Ft 15 Ft 10 Ft	  SF	  DetGarage <sub>2</sub> SF	  TF (2F) SF, TF (1F)	  MF (3F) TF (2F), MF (2F) SF, TF (1F), MF (1F)
Rear Yard 50 Ft 20 Ft 15 Ft 10 Ft	  AG	  SF	  SF, TF	  MF (3F) MF (2F) TF (2F), MF (1F) SF, TF (1F)
Distance Between Buildings 10 Ft	  ALL	  ALL	  ALL	  See Article 6
Lot Coverage	--	--	40%	50%
Floor Area Ratio (FAR) (Lot Area x FAR)				
.5	SF	SF	SF	SF
.6	--	--	TF	TF
.7	--	--	--	MF
Height Limit 45 Ft 40 Ft 35 Ft	  AG SF	  SF	  SF, TF	  MF SF, TF

### *Compatibility Standards for Single Family Housing Development*

In addition to the development standards described above, the Zoning Ordinance includes minimum house sizes for single-family homes constructed on an individual lot or within a subdivision, as follows:

- For non-senior citizen subdivisions recorded after November 20, 1987, the minimum house size is:
  - 1,000 square feet if the majority of the lots are 7,500 square feet or less; and
  - 1,200 square feet if the majority of the lots are greater than 7,500 square feet.<sup>7</sup>
- For senior citizen developments, the minimum house size is 800 feet.

The design criteria include maximum lot coverage of 40%, unless the lot is part of an overall development incorporating common open space. Each home also must provide a minimum of 160 square feet covered patio space, accessed by a door. The criteria also include basic design requirements to ensure that new development is compatible with adjacent residential development.

The concept of a “sphere of compatibility” is also introduced as part of the standards for residential development. The sphere of compatibility is that area most likely to be impacted or affected by the size, architecture, or landscaping of new housing. The sphere of compatibility only includes lots that are 20,000 square feet or smaller, facing the same street as the project, and within 160 feet of the project on the opposite side of the street or within 300 feet of the project on the same side of the project. For those new residential developments with a sphere of compatibility, the following additional regulations apply:

- **Minimum Floor Area** - Proposed housing cannot be less than 75% of the average house size within the sphere of compatibility and not smaller than the minimum house size identified above. If the proposed housing will be larger than the average housing size in the sphere of compatibility, appropriate transitioning in size will be required.
- **Average House Size** - Where multiple floor plans will be constructed, the average house size within a residential project cannot be less than 95% of the model size. The maximum size range between the smallest and largest floor plan is also regulated, though larger variations can be approved.
- **Parking** - For new residential development, three-car garages will need to be provided at approximately 50% of the ratio as existing homes within the sphere of

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<sup>7</sup> If, due to the irregular shape of the original parcel, a majority of the lots are greater than 7,500 square feet in size, but the lots which are of normal configuration are 7,500 square feet, the subdivision will be considered as having 7,500 square foot lots.

compatibility. For example, if 50% of the existing units have a three-car garage, approximately 25% of the new units will also have to have a three-car garage.

- **Landscaping** - New lots will need to be landscaped in a manner that is compatible with the existing residential units in the sphere of compatibility.
- **Building Design** - New homes with a sphere of compatibility or new homes without a sphere of compatibility but adjacent to existing homes will need to be designed to be compatible with existing homes within the sphere or adjacent in regards to bulk, scale, width, and street scene. The new homes will also need to integrate the colors and materials of existing homes.

### *Standards for Multi-Family Housing*

The Zoning Ordinance establishes development standards for multi-family housing. The key standards that control project size and intensity include height limit, floor area ratio (FAR) and maximum density. Minimum lot size for newly subdivided lots is 50,000 sq. ft. in the R-3 (Multi-Family) district, although development of existing non-conforming lots is permitted. In the R-3 district, the height limit is 45 feet, maximum FAR is 0.7, and the allowable density is up to 18 or 22 units per acre depending on the General Plan Land Use category. Projects conforming to the development standards for multi-family housing are allowed to develop at the minimum density specified in the General Plan designation on the property. Additional density up to the maximum may be gained by exceeding the development standards or otherwise qualifying as follows:

- Development is within one-half mile of a community shopping center and medical facilities (1 additional du/acre)
- Development is within one-half mile of public transportation or a shuttle service is provided (1 additional du/acre)
- Development is part of a larger mixed-use project (1 additional du/acre)
- Development exhibits a strong commitment to compatibility with adjacent land uses (1 additional du/acre)
- Existing natural features such as rock outcroppings and trees are saved on-site and integrated into the development (1 additional du/acre)
- An on-site professional management service is provided full-time (one-half additional du/acre)
- Active and passive solar energy concepts are used to lower energy costs to residents (one-half additional du/acre)
- Units are “smart-wired” and/or a computer lab is provided on-site (one-half additional du/acre)
- The open space requirement is exceeded by 25% or more (one-half additional du/acre)

- Day care services are provided on-site (one-half additional du/acre)

These bonus density standards create incentives for sustainable development patterns and do not pose a constraint to housing affordability or the ability of the City to accommodate its fair-share housing needs since most multi-family sites and projects can meet these standards without difficulty or significant expense. As noted in Appendix A (Tables A-3 and A-4) all recent projects built or approved in the R-3 district achieved densities between 13.7 and 17.6 units/acre.

### ***Standards for Senior Development Zone***

The San Jacinto Zoning Ordinance provides more relaxed standards for land zoned for senior development (S-D Zone). This zone allows for the development of rental housing that is affordable to senior citizens. Table 20 summarizes the development standards for this zoning category.

While the S-D Zone includes more relaxed standards to encourage the construction of senior housing, designating specific locations/zones for housing for seniors alone is a violation of fair housing law. As a result, the City will re-zone these areas to a suitable multiple-family residential zone and provide incentives and flexible development standards to encourage senior housing development at these locations.

### ***Standards for Residential Trailer Zone***

Mobile home parks are an important component of the San Jacinto affordable housing stock. The R-T zone includes specific regulations for mobilehome subdivision communities, as shown in Table 20 and Table 21.

**Table 20  
Development Standards for S-D Zone**

Minimum Site Area	20,000 square feet
Minimum Yard Requirements	25-foot front yard; 5-foot non-street side yard/10-side yard if 2-story or if street-side yard; 10-foot rear yard, except parking structures may be closer than 10 feet to rear property line.
Maximum Lot Coverage	60 percent
Maximum Density	Per the General Plan and density bonuses per State law
Maximum Height	35 feet
Minimum Dwelling Unit Size	460 square feet - 1-bedroom unit 680 square feet - 2-bedroom unit
Minimum Parking Requirements	0.75 covered spaces/unit, plus 1 guest space/10 units
Minimum Storage	80 cubic feet exterior to unit
Minimum Recreation Facilities (including a meeting room, restroom, and extra room)	1-100 units: 1,200 sf total or 25 sf/unit, whichever is greater 100+ units: 1,600 sf or 10 sf/unit, whichever is greater, to a maximum requirement of 3,000 sf For any size project, an outdoor patio and b-b-q area is required.
Minimum Number of Units Handicapped Accessible	10-20 units: 1 handicapped unit 21-40 units: 2 handicapped units 41 or more units: 5% of total units

*Source:* San Jacinto Zoning Ordinance, 2002.

**Table 21  
Mobile Home Requirements**

Minimum Mobile Home Size	480 sf
Minimum Mobile Home Subdivision Size	10 acres
Minimum Individual Lot Size	6,000 sf if no community recreational facilities provided 2,800 sf if community recreational facilities provided (min. requirement for community recreational facilities is 300 sf/lot with no less than 30,000 sf)
Maximum Building Height	15 feet on mobilehome lots 35 feet on recreation area lots
Minimum Mobilehome Setbacks	15-foot front yard - may be reduced to 10-foot on interior lots if community recreation areas are developed as a part subdivision. 5-foot side and rear yard

*Source:* San Jacinto Zoning Ordinance, 2002.

### ***Density Bonus***

Recent changes to California Government Code §65915 require the City to update its Density Bonus Ordinance. Under the current law, applicants are eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Applicants are also eligible for a new land donation density bonus. The City is now required to offer one to three regulatory incentives based on the percentage of affordable units in a development.

Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also limits parking requirements that localities may impose. Program 10 includes a commitment to update the City's density bonus regulations.

### *Condominium and Condominium Conversion Requirements*

The City has also adopted development standards for new condominiums and condominium conversions. The standards include development requirements, such as design review, lighting and landscaping, open space, parking, safety design, and storage space (minimum of 90 cubic feet per each new unit and 60 cubic feet for each converted unit). The open space requirements for new condominiums are:

- **Public Open Space:** 60% of the net developed area must be dedicated for open space uses, of which no more than 37.5% can be within an enclosed recreational building and no more than 50% can be within a private waterway.
- **Private Open Space:** Each unit must have direct access to a minimum 100 square foot private patio, deck, balcony, atrium, or solarium, with no dimension less than 8 feet.

To help mitigate the impact of eviction as a result of units being converted to condominiums and to increase the amount of owner-occupied housing affordable to lower economic segments of the community, the City's zoning ordinance requires the subdivider to offer tenants the exclusive right to purchase their unit in accordance with State law. In addition, if tenants choose not to purchase their units and they were not given the notice of intent to convert at the time they signed their rental or lease agreements, they are entitled to relocation assistance not to exceed \$800 per residential unit to be paid at the time the notice of termination is presented.

While this ordinance helps to preserve affordable housing opportunities, some provisions may require updating due to recent changes in state law. The Housing Plan includes a program action to review the Condominium Conversion Ordinance and make this and any other revisions that are necessary to comply with current law as part of the Development Code update.

### *Planned Unit Development Overlay Requirements*

The City has also adopted a Planned Unit Development (PUD) Overlay district and will adopt a Planned Development Permit process to allow for more flexibility in the design and development of residential development. The purpose of the PUD is to:

1. Encourage a more desirable living environment;
2. Encourage a more efficient and aesthetic use of land;
3. Encourage the reservation of a greater proportion of land for common open areas;
4. Encourage the retention of natural slopes, waterways, and other natural features;
5. Encourage more efficient use of public facilities required in connection with such residential development; and
6. Ensure compatibility with established residential areas.

The PUD Overlay district and/or Planned Development Permit process may be established on land that is zoned R-1, R-2, R-3, R-P, or new residential zones created by the new Development Code, and which is suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purpose of the district.

***Off-Street Parking Requirements***

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

**Table 22  
Off-Street Parking Requirements**

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

*Source:* San Jacinto Zoning Ordinance, 2002.

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

***Provisions for a Variety of Housing***

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels and for persons with special needs, including mobile homes, congregate care facilities, senior housing, emergency shelters, and transitional housing.

Table 23 summarizes the various housing types that are permitted within San Jacinto’s primary residential zone districts.

**Table 23  
Permitted Housing Uses**

Housing Types Permitted	A	RAAB	R-1	R-2	R-3	R-T	R-P	D-R	S-D
<b>Residential Uses</b>									
Single Family Dwelling	P	P	P	P	P	--	P	P*	--
Two Family Dwellings	--	--	--	P	P	--	P	P*	--
Multi-Family Dwelling (<5 units)	--	--	--	--	P	--	P	P*	--
Multi-Family Dwelling (5 or more units)	--	--	--	--	C	--	--	P*	--
Multi-Family Dwelling (senior rental)	--	--	--	--	--	--	--	--	P
Manufactured Housing	P	--	P	P	P	P	P	--	--
Condominium/ Townhome	--	--	P	P	P	--	P	--	--
Mobilehome Park/Subdivision	P	--	P	P	P	C	C	--	--
Second Dwelling	P	P	P	P	P	--	P	--	--
Mixed Residential/Commercial	--	--	--	--	--	--	--	P	--
<b>Care Facilities</b>									
Community Care Facilities (6 or less residents)	P	P	P	P	P	--	--	--	--
Community Care Facilities (>7 residents)	--	--	--	--	C	--	--	--	--
Convalescent Home (6 or less residents)	P	--	P	P	P	--	C	--	--
Convalescent Home (>=7 residents)	--	--	--	--	C	--	C	--	--
Residential Care Facility for the Elderly (6 or less residents)	P	--	P	P	P	--	C	--	--
Residential Care Facility for the Elderly (>=7 residents)	--	--	--	--	C	--	C	--	--
<b>Other Residential Uses</b>									
Group Home; Organizational House	--	--	--	--	C	--	--	--	--
Transitional Housing	--	--	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	--
Farmworker Housing (<13 employees)	--	--	--	--	--	--	--	--	--
Planned Unit Development	--	--	P	P	P	--	P	--	--

*Source:* City of San Jacinto Zoning Ordinance, 10/2008.

\* Density not to exceed 1 unit/3,500 sf of net lot area.

P= Permitted, C=Conditionally Permitted, --= Not Permitted

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

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

As noted in Table 18 and Appendix A, Tables A-3 and A-4, recently built and approved multi-family projects have achieved densities in the range of 13.7 to 17.6 units/acre. All of these units, including market-rate units, have been affordable to lower-income households. Discussions with affordable housing developers have indicated that the densities and development standards currently allowed by the City's existing zoning regulations are appropriate for this market area and facilitate construction of lower-income housing. However, in order to enhance the feasibility of affordable housing, Program 10 includes a commitment to increase the allowable density in the High Density Residential district from 10.1 – 14.0 units/acre to 14.1 – 18.0 units/acre (excluding density bonus). The new Very High Residential district will establish a density range of 18.1 to 22.0 units/acre (excluding density bonus) in conformance with the General Plan Land Use Element.

**Second Units:** As shown in Table 23, second units are permitted uses in the A, RAAB, R-1, R-2, R-3, and R-P Zones in accordance with the following conditions:

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

- The second unit shall conform substantially to the architectural style and design of the main structure, including materials and colors.
- The second unit shall conform to the utility requirements of the main structure.

Two second units were approved during 2007-08, indicating that these requirements do not pose an unreasonable constraint.

**Mobilehomes:** Mobilehome subdivisions and parks provide an important affordable housing source for residents of San Jacinto, with mobile homes comprising 19% of the housing stock in 2008<sup>8</sup>. The Zoning Ordinance allows mobilehome parks and subdivisions by right in the A, R-1, R-2 and R-3 zones, and with a conditional use permit in the R-T and R-P zones. The City currently has 13 mobilehome parks.

**Housing for Persons with Disabilities and Congregate Care/Community Care:** Zoning Code Article 2 defines “community care facility” as “*A facility, place or building which is maintained and operated to provide 24 hour non-medical residential care, non-medical day treatment, and non-medical adult day care for, but not limited to, the developmentally disabled, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children.*” “Congregate care” is defined as “*A 24 hour intermediate care facility that provides skilled nursing and congregate living for, but not limited to, the developmentally disabled, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children.*” “Residential Care Facility” is defined as “*A facility, place or building which is maintained and operated to provide 24 hour non-medical residential care for, but not limited to, developmentally disabled, physically handicapped, mentally impaired, incompetent persons and abused or neglected children.*”

Congregate care, community care and residential care facilities for more than seven residents are conditionally allowed in the R-3 zone and the C-1 and C-2 commercial zones. As noted in Appendix B, Table B-3, vacant R-3 parcels encompass over 40 acres, which could accommodate a significant number of these larger care facilities. Most R-3 properties are located either within a one-mile radius of the City center downtown area, or are in close proximity to shopping areas and bus routes on major corridors such as San Jacinto Avenue, Ramona Blvd, Santa Fe Avenue, and State Street. Parcel sizes of vacant R-3 properties range from approximately 7,000 sq. ft. to over 20 acres. The C-1 zone encompasses over 200 acres, with vacant parcels comprising 137 acres. The C-2 zone encompasses 1,058 acres of which vacant parcels comprise 746 acres.

State-licensed community care facilities with 6 or fewer residents are permitted by-right in those zones that allow single-family residential units. Additional provisions regarding care facilities are as follows:

Definition of “Family”

Zoning Code Sec 2.27 defines “family” as “*An individual or two (2) or more persons related by blood, marriage or legal adoption, or a group of not more than 6 persons who are not related living together as a single house-keeping unit in a dwelling unit.*” This

<sup>8</sup> California Department of Finance, Report E-5, 2008

definition will be amended in conformance with current law as part of the Zoning Code update (see Housing Element Program 10).

#### Separation Requirements

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

#### Parking Standards

One parking space is required for every three residents.

#### Supportive Services

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

**Emergency Shelters:** Recent amendments to state law (Senate Bill 2 of 2007) require that emergency shelters be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district. Emergency shelters are not currently identified as a permitted use in the San Jacinto Zoning Code. Based on a preliminary review, the Heavy Commercial Limited Industrial (CM) zone is considered most suitable for shelters. This zone is in a mixed-use area of residential, commercial, and industrial uses along both sides of State Street between Cottonwood Avenue and 7<sup>th</sup> Street. State Street is a Major Highway with bus service and commercial services. There are approximately 15 acres in the CM Zone, with lot sizes ranging from approximately 7,000 sq. ft. to 2 acres. This area has undeveloped and underutilized parcels that could accommodate emergency shelters. As discussed in the Housing Plan (Program 10), the City will revise its Zoning Ordinance to allow emergency shelters in a suitable zone.

**Transitional and Supportive Housing:** “Transitional and supportive housing” means a residential facility that provides temporary accommodations, typically for six months to two years, to low- and moderate-income persons and families or persons with special needs, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. SB 2 of 2007 requires that transitional and supportive housing be considered a residential use that is permitted under the same procedures and requirements as for other residential uses of the same type in the same zone. The Housing Plan includes Program 10 to include these provisions in the Zoning Ordinance update.

**Farmworker Housing:** State law<sup>9</sup> provides that employee housing for 6 or fewer workers shall be considered a single-family use and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. State law further provides that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

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<sup>9</sup> *Health and Safety Code* §17021.5 and §17021.6.

Farmworker housing is not currently a designated allowable use for any zoning category. The Housing Plan contains Program 10 to update the Zoning Ordinance in conformance with these provisions of state law.

**Single Room Occupancy:** Single room occupancy (SRO) facilities are small studio-type apartment units, typically intended for very-low- or extremely-low-income persons. This use is classified as an “efficiency unit” in the Multi-Family Guidelines and is designated an allowable use in the R-2 and R-3 zones, with a minimum unit size of 550 square feet.

### *Development and Planning Fees*

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

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

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

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

**Table 24**  
**Development Fee Schedule**

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

Source: City of San Jacinto Development Fee Schedule

**Table 25**  
**Planning Fee Schedule**

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

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

Source: City of San Jacinto

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

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

Source: City of San Jacinto

Notes:

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

### ***Building Codes and Enforcement***

San Jacinto has adopted the 2007 version of the California Building Code with minor amendments. The California Building Code is considered to be the minimum necessary to protect the public health, safety, and welfare, and is used by most jurisdictions in the state. The City is responsible for enforcement of the code. Ordinance 08-01, adopted January 2008, included amendments to require building permits for fences over 18 inches in height rather than for only those fences over 6 feet in height due to a local climatic condition, as the City has experienced serious property damage due to extremely high Santa Ana winds, including sustained winds over 100 miles per hour, thus necessitating review and approval of fence plans.

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

### ***Local Processing and Permitting***

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

### *One-Stop Processing*

State law requires that all communities work toward improving the efficiency of their building permit and review processes by providing “one-stop” processing, thereby eliminating the unnecessary duplication of effort. Moreover, Assembly Bill 884 (passed in 1978) helped reduce governmental delays by 1) limiting processing time in most cases to one year, and 2) by requiring agencies to specify the information needed to complete an acceptable application. The following summarizes the existing approximate time frame and review procedures for single-family and multi-family projects. These development permit procedures are also being reviewed and refined through the Zoning Code update process (see Housing Plan, Program 10) in order to encourage project streamlining and certainty.

#### Single-Family and Multi-Family Projects of Four Units or Less

Single-family residential units on legally established lots, duplexes, triplexes and fourplexes are all permitted by-right in their respective zoning classifications. As such, there is no protracted entitlement application process or public hearing required prior to the building permit application for such units. However, a Site Development Plan (SDP) is required to assure compliance with the development standards and design guidelines the zoning ordinance. The SDP is an administrative (staff) review process with no public hearing and is typically completed within 2 weeks. In most cases, grading plans and complete construction drawings are required to be submitted with the building permit application. Presently, the building permit application and plan check process takes approximately four to six weeks

#### Multi-Family Project of Five to Eight Units

Multi-family projects of five to eight units are subject to the Plot Plan Approval process. The plot plan is reviewed and approved administratively through the building permit process (i.e., no public hearing). A plot plan is required to be submitted with the building permit application. Like the building permit process described below, the plot plan process takes approximately four to six weeks and does not pose a significant constraint to development.

#### Multi-Family Projects of 9 to 50 Units

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

#### Multi-Family Projects of 51 to 500 units

Multi-family projects of 51 to 500 units are subject to the Planned Unit Development (PUD) process. The PUD process allows for flexibility in development standards to allow site clustering

and potentially a variety of densities in one project. A PUD requires hearings before the Planning Commission and City Council and requires a finding of consistency with the General Plan as well as review pursuant to the Environmental Quality Act (CEQA). The PUD process is highly controlled by the acceptability of the application and responsiveness of the applicant. At a minimum, this process takes six months. For projects of this size and complexity, this is not considered an unreasonable constraint to development.

In order to minimize processing time and enhance the certainty of development, a provision has been included in Program 10 of the Housing Plan to limit the PUD review process to confirming that projects comply with applicable development standards.

#### Multi-Family Projects Larger than 100 Acres or 500 Units

Multi-family projects of 100 acres or more or 500 units or more require a Specific Plan. Specific Plans allow for the comprehensive planning of land uses, circulation and infrastructure and also allow variation from specific zoning regulations and standards. Pursuant to State law, a Specific Plan must be consistent with the General Plan. Specific Plans require hearings before the Planning Commission and City Council. CEQA review is also required. At a minimum, this process takes six months. For projects of this size and complexity, this is not considered an unreasonable constraint to development. Once the Specific Plan has been approved, residential development projects are reviewed and approved at the staff level through the Development Plan process with no public hearing.

#### Subdivisions

For residential developments where individual lots have not been created, a subdivision map must first be approved. All tentative subdivision maps require a public hearing before the Planning Commission. It takes approximately 90 days to process a tentative subdivision map after a complete application is filed. After the tentative subdivision map has been approved, but prior to the City Council approval of the final subdivision map, a residential development plan must be processed and approved by the Planning Commission. The residential development plan involves a public hearing before the Planning Commission and includes a detailed site plan for each lot, building floor plans and elevations for each proposed model to be built, typical front yard landscaping plans, fence and wall plans, and parkway landscaping plans. It takes approximately 45 days to process a residential development plan. Upon the approval of the residential development plan, improvement plan and grading plan, and annexation into any required assessment district, the final subdivision map can be scheduled for City Council approval. It typically takes approximately 60 days to process a final subdivision map. Upon the approval of the final subdivision map by the City Council, building permits can be obtained as outlined for units on legally established lots above.

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

### *Reasonable Accommodations for Housing for Persons with Disabilities*

As part of the Housing Element update, the City conducted a comprehensive review of its development ordinances and planning policies for their potential to affect persons with disabilities. The results of this review are discussed below.

Community care facilities include facilities licensed by the State that provide 24-hour non-medical care to persons in need, emergency shelters, home finding agencies, or residential service facilities for homeless, disabled, infirmed, or mentally challenged adults and children. San Jacinto conditionally permits community care facilities serving more than six persons and licensed by the State within the R-3 and R-P zones. The Zoning Ordinance was recently revised to permit state licensed community care facilities serving six or fewer persons in the A, R-1, R-2 and R-3 zones in accordance with State law.

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities.

Reasonable accommodation refers to the City's procedures for reviewing and approving requests from disabled and special needs residents to alter their homes to allow for mobility and use. The City currently has no formal procedure for processing requests for reasonable accommodation for persons with disabilities and special housing needs. To address this issue and comply with state law, the Housing Plan contains Program 12 to adopt formal reasonable accommodation procedures.

### *Environmental Protection*

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

## **Infrastructure Constraints**

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

The City of San Jacinto provides water service to the urbanized portions of the community, while Lake Hemet Municipal Water District provides water to a small portion of the city at its

southeastern boundary. Eastern Municipal Water District (EMWD) provides water service to the vast majority of the residential vacant sites and sewer service throughout San Jacinto.

According to projections provided by EMWD, more than 29,000 new residences are expected to be built in the “East Valley” area which includes the cities of San Jacinto, Hemet and surrounding areas. Between 2009 and 2014 approximately 2,600 of those new residences are projected to be built. EMWD is dependent on Metropolitan Water District to meet the majority of existing and new demand through imported water supplies. Facilities to convey additional water supplies will be constructed through planned facility expansions. Sewage treatment facilities and conveyance capacity are also planned to meet the needs of additional growth. New water supply conveyance facilities and sewage treatment and conveyance facilities are to be provided by the projects imposing the demand for additional facilities to be owned and operated by EMWD.<sup>10</sup> Water and sewer trunk lines are or will be in place to serve higher-density vacant parcels identified in the Vacant Sites Inventory (Appendix B) as each identified site is located within ½ mile of parcels currently under construction and within ¼ mile of parcels for which the City has approved tentative maps.

### *Improvement Standards*

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

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

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

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

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<sup>10</sup> Electronic communication from Elizabeth Lovsted, Facilities Planner/Engineer, EMWD, 9/21/09.

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

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

**Water Facilities.** The City requires developers to install water storage and distribution facilities adequate to serve project users. In addition, developers must pay a water service connection fee to access the City's water storage, treatment, and distribution system. These requirements are necessary to ensure that residents have access to potable water meeting state and federal water quality standards and that adequate water storage and distribution is available during emergency conditions.

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

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

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

## Environmental Constraints

San Jacinto is impacted by various environmental hazards that include active seismic fault zones, liquefaction, steep slopes, and flooding. These natural hazards pose environmental constraints to residential development by threatening the public safety. To protect the health, safety, and welfare of residents in San Jacinto, the City has adopted regulations that limit development

within areas of high risk, and/or require design standards that can withstand natural hazards. For example, the City has adopted a Hillside Development Ordinance and a Flood Plain Management Ordinance, as described below. While these constraints restrict development in some areas, adequate sites commensurate with the City's fair share of regional housing needs are available in areas not impacted by environmental issues.

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

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

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

Although development capacity of some single family residential sites identified in the Vacant Sites Inventory (Appendix B) may be limited by the Hillside Development Ordinance, these sites are adequate for above moderate income units and adequate sites for this income group are identified. The Hillside Development Ordinance does not affect any sites identified for lower- or moderate-income households (Appendix B).

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

## IV. Housing Resources

### Land Resources

#### *Regional Growth Needs – 2006-2014*

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in July 2007. The RHNA covers the 8.5-year planning period of January 1, 2006 to June 30, 2014.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from state Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve regional target vacancy rates (2.3% owner-occupied and 5% rental) and to account for projected housing demolitions. The total housing needed in each jurisdiction was then distributed by income category (very-low, low, moderate and above-moderate). In jurisdictions with higher proportions of existing lower-income households (as compared to the countywide average), SCAG adjusted the allocations such that the lower-income share of growth need is reduced to avoid overconcentration. The final RHNA allocation for San Jacinto was discussed previously in the Housing Needs Assessment section of this Technical Report.

#### *Unaccommodated Need from the Previous Planning Period*

*Government Code* Sec. 65584.09 requires that any portion of a city's housing need that was not accommodated in the previous planning period must be carried over to the next planning period. In 2006 the City adopted a comprehensive update to the General Plan, which included a Housing Element for the 2000-2008 planning period. The 2006 Housing Element included Program 11 to prepare a zoning ordinance update to bring development regulations into conformance with the new General Plan. However, due to severe limitations on City staff resources the zoning ordinance was not completed before the end of the planning period, therefore an evaluation of unaccommodated need is required. Appendix D contains an assessment of the City's RHNA for the previous period and an analysis of unaccommodated need. In consultation with HCD, that analysis concluded that an unaccommodated need of 610 lower-income units must be carried over to the 2008-2014 planning period.

#### *Total Remaining Housing Need for the Current Planning Period*

All new units built or preserved after January 1, 2006 are credited in the current RHNA period. Table 27 shows the RHNA and new units built during 2006 - 2008, and the net remaining growth need. A detailed tabulation of new units completed since 2006 and projects approved but not yet completed is provided in Appendix B.

**Table 27  
Net Remaining RHNA**

	Income Category					
	Ex. Low	Very Low	Low	Mod	Above Mod	Total
RHNA (total)	1,354	1,353	1,931	2,206	5,182	12,026
Units Completed 2006-2008 (Table A-3)	0	32	131	2,581	0	2,744
Units Approved/Not Built (Table A-4)	0	0	668	5,864	183	6,715
<b>RHNA (net remaining)</b>	<b>1,354</b>	<b>1,321</b>	<b>1,132</b>	<b>0</b>	<b>0*</b>	<b>3,807</b>

Source: City of San Jacinto

\*Reflects surplus moderate-income units

***Vacant Residential Sites***

An important component of the San Jacinto Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of this site inventory in accommodating the City's share of regional housing growth need. A parcel-specific vacant residential site analysis was completed based on the City's geographic information system (GIS). Table 28 summarizes potential housing units by income category that could be accommodated on the City's vacant residential land. For a detailed list of parcels along with the assumptions underlying the analysis please refer to Appendix B of this Housing Element Technical Report.

**Table 28  
Residential Land Inventory Summary vs. RHNA**

	Income Category			
	Lower	Mod	Above Mod	Total
Vacant parcels – Rural Residential (Table B-3)	--	--	856	856
Vacant parcels – Low Density Residential (Table B-3)	--	13,760	--	13,760
Vacant parcels – Medium Density Residential (Table B-3)	--	10,491	--	10,491
Vacant parcels – Very High Density Residential (Table B-3)	771	--	--	2,408
HDR parcels to be rezoned (Table B-4)	2,170			
VHDR parcels to be rezoned (Table B-4)	1,575			
<b>Subtotal – vacant parcels</b>	<b>4,516</b>	<b>24,251</b>	<b>856</b>	<b>28,990</b>
Potential second units	6	--	--	6
<b>Total land inventory</b>	<b>4,522</b>	<b>24,251</b>	<b>856</b>	<b>28,996</b>
RHNA (net remaining 2009-2014)	3,807	0	0	3,093
Carryover from the prior period (see Appendix D)	610			
<b>Land inventory required</b>	<b>4,417</b>	<b>0</b>	<b>0</b>	
<b>Adequate Capacity?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of San Jacinto, 3/2012

As shown in Table 27 and Appendix B, there are adequate sites in all income categories to accommodate the City's share of regional housing need during this planning period. However, some parcels in the High Density Residential (HDR) and Very High Density Residential (VHDR) General Plan categories require zoning amendments in order to facilitate affordable housing development (see Program 10 in the Housing Plan). In addition, some sites in the HDR and VHDR land use categories are large and require subdivision prior to development. In order to facilitate development of large sites, Program 10 also includes actions such as expedited processing and incentives for projects including affordable multi-family housing.

## Financial Resources

### *State and Federal Resources*

**Section 8** - The Housing Choice (Section 8) voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the private market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses and apartments from landlords who accept vouchers. Eligible households pay 30% of their income toward rent with the balance paid by HUD. The Housing Authority of Riverside County (HARIVCO) coordinates and administers Section 8 rental assistance on behalf of the City of San Jacinto.

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

**HOME Investment Partnership Program** – The HOME Program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that the HOME funds must be: 1) used for activities that target certain income groups (lower-income families in particular) and 2) matched 25% by non-federal sources (such as City redevelopment funds).

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

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

### ***Local Resources***

***Redevelopment Housing Set-Aside Fund*** - California Community Redevelopment Law (CCRL) provides the mechanism whereby cities and counties can establish a redevelopment agency whose primary purpose is to provide the legal and financial mechanism necessary to address blighting conditions in redevelopment project areas. Of the various means permitted under CCRL for financing redevelopment implementation, the most useful of these provisions is tax increment financing. This technique allows the assessed property valuation within the redevelopment project area to be frozen at its current assessed level when the redevelopment plan is adopted. As property in the project area is improved, the tax increment revenue generated from valuation increases above the frozen value is retained by the redevelopment agency to retire bonded indebtedness and finance other redevelopment projects.

CCRL also requires redevelopment agencies to address housing issues for low- and moderate-income residents in the following ways:

- expend 20% of the tax increment revenue to increase and improve the supply of low- and moderate-income housing (the “Low/Mod Fund”);
- replace low- and moderate-income housing that is removed as a result of a redevelopment project (replacement housing obligation); and
- ensure that a portion of all housing constructed or substantially rehabilitated in a redevelopment project area be affordable to low- and moderate-income households (inclusionary obligation).

The original 1,140-acre San Jacinto and 465-acre Soboba Springs Redevelopment Project Areas were adopted by the City Council in 1983. The San Jacinto Redevelopment Project area was amended in April 1996 to include an additional 2,253 acres, encompassing a total of 3,393 acres in 27 sub-areas throughout the City. The merger of these two project areas is expected to be approved in 2011.

Pursuant to State law, the San Jacinto Redevelopment Agency has established a Redevelopment Housing Fund by setting aside 20% of the tax increment revenue from both the San Jacinto and Soboba Springs Redevelopment Projects. The Agency anticipates an annual deposit of approximately \$380,000 to \$440,000 in tax increment revenues into the Housing Fund over a five-year period, for a total deposit of approximately \$2,052,600 for housing programs. Since

set-aside funds are a function of property tax revenues, the amount of future deposits will depend on factors such as market conditions and the timing of new taxable development.

CCRL sets forth a variety of options for localities to expend their housing funds, including:

- Land disposition and write-downs;
- Site improvements;
- Loans;
- Issuance of bonds;
- Land and building acquisition by the Agency;
- Direct housing construction;
- Housing rehabilitation;
- Rent subsidies;
- Predevelopment funds; and
- Administrative costs for non-profit housing corporations.

The Redevelopment Agency’s 2009-2014 Implementation Plan was adopted by the City Council in 2010 and provides the following anticipated Low/Mod Fund expenditures:

Project / Description	Estimated Redevelopment Investment 2010-2014
<p><b>Single Family Housing Rehabilitation Program</b>                      This program will provide grants and other assistance to single-family owner-occupied homeowners for major and minor repairs, renovations and rehabilitation. Eligible improvements may include correcting building code violations, painting, roofing, heating and ventilation repairs, plumbing repairs/replacement, electrical upgrades/repairs, window and door replacement and structural repairs.                      This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$1,000,000
<p><b>Enhanced Senior Grant Program/Mobile Home Park Maintenance</b>                      This program provides grants to income qualified homeowners for emergency repairs to single family homes and mobile homes, such as unsanitary plumbing, hazardous electrical, sewer line or septic failures, or other catastrophic damage to homes.                      This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$1,500,000
<p><b>Down Payment Assistance Program</b>                      This program has the following two components:</p> <ul style="list-style-type: none"> <li>• Grants to qualified homebuyers for down payment, substantial rehabilitation (i.e., the cost of rehabilitation is at least 25% of the value of the home) and closing costs; and</li> </ul>	\$600,000

Project / Description	Estimated Redevelopment Investment 2010-2014
<ul style="list-style-type: none"> <li>• Grants to qualified homebuyers for down payment assistance and closing costs.</li> </ul> <p>Affordability restrictions are recorded to make units available to low to moderate income families for a period of 45 years.</p>	
<p><b>Rental Housing Rehabilitation Program</b> This program would provide loans and other assistance to rehabilitate and/or renovate rental housing units. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$550,000
<p><b>Developer Assistance Acquisition and Rehabilitation Program Rental Property</b> Where possible, the Agency may work in connection with non-profit housing developers to acquire or develop affordable rental properties, including those with expiring affordability restrictions. These properties would be developed or rehabilitated and affordability restrictions would be established or re-established to make the units available to low income families for a period of 55 years. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$775,000
<p><b>Developer Assistance Acquisition and Rehabilitation Program Purchase Property</b> Where possible, the Agency may work in connection with non-profit housing developers to acquire or develop affordable properties for purchase, including those with expiring affordability restrictions. These properties would be developed or rehabilitated and affordability restrictions would be established or re-established to make the units available to low income families for a period of 45 years. This project will alleviate blighting conditions including old and deteriorating structures.</p>	\$775,000
<p><b>Total Estimated Redevelopment Investment</b></p>	\$5,200,000

***Non-Profit Housing Providers***

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

- Coachella Valley Housing Coalition  
45-701 Monroe Street, Suite G  
Indio, CA 92201  
(760) 347-3157

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

## Energy Conservation Opportunities

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

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013<sup>11</sup>.

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

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

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

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<sup>11</sup> California Energy Commission (<http://www.energy.ca.gov/title24>).

55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.

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

The City's Redevelopment Agency provides financial assistance to affordable housing projects, which may include a portion of the cost of energy conservation measures. The Zoning Code also provides for a density bonus of one-half unit/acre for multi-family projects that incorporate active & passive solar energy concepts.

## Appendix A – Evaluation of the 2006 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The current Housing Element for the City of San Jacinto was updated in 2006 as part of the City’s General Plan Update. At that time all of the existing goals, policies and programs were updated. On February 8, 2007, HCD found the updated Housing Element to be in compliance with State housing element law. Because only three years have passed since adoption of the previous Housing Element, nearly all of the adopted housing goals, policies, and programs have been carried forward to the next housing element cycle. This evaluation therefore serves as a progress report to determine if any adjustments are needed.

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

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

Table A-3 summarizes new units built during the previous planning period 1998 – 2008. The methodology used in this analysis is described below.

### Affordability Assumptions for Units Built or Approved

The Housing Needs Assessment (Section II of this Technical Report) included an analysis of housing costs and affordability in San Jacinto. The following table summarizes affordability categories and the range of rents and sales prices for each category.

### Income Categories and Affordable Housing Costs – Riverside County

2009 County Median Income = \$64,500	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$20,000	\$500	--
Very Low (31-50%)	\$33,300	\$833	\$135,000
Low (51-80%)	\$53,300	\$1,333	\$220,000
Moderate (81-120%)	\$77,400	\$1,935	\$315,000
Above moderate (120%+)	\$77,400+	\$1,935+	\$315,000+

Assumptions: --Based on a family of 4  
 -30% of gross income for rent or PITI  
 -5% down payment, 5% interest, 1.25% taxes & insurance

Source: Cal. HCD; J.H. Douglas & Associates

Units with affordability covenants were assigned to the appropriate category (see Table A-3). In addition, second units and granny flats were assumed to be occupied by family members with no rent charged, or rented at rates within the very-low category of not more than \$833 per month based on market conditions. All market-rate apartments were assigned to the low-income category based on a rental market survey (Table II-19) and a maximum affordable rent of \$1,333/month.

Single-family units built or approved during the new planning period (2006-2009) were assigned to income categories based on lot size and density. Higher-density projects with lot sizes of approximately 4,000 to 4,500 square feet (10-12 units/acre) were conservatively divided between the low- and moderate-income categories (50%/50%) based on market conditions (see discussion in the housing market analysis in Section II) even though recent sales prices were within the very-low category. Standard-lot projects with densities in the 5 units/acre range are affordable in the low-income category under current market conditions. However, this analysis conservatively assumed that these homes will be priced in the moderate-income category. Only two standard-lot single-family projects were active at the time the survey was conducted:

- Hampton at Coventry Acres (D.R. Horton). One home remained to be sold in this tract – a 2,404-square-foot, 4-bedroom model with 3-car garage offered for \$205,000. This tract is considered luxury move-up housing for the San Jacinto market area. Based on the income and affordability criteria for 4-person households, these new homes could be purchased by low-income families at affordable prices.
- Autumn Ridge (KB Homes). This project, located nearby in Hemet, was priced from \$170,000 – 210,000 for 3 bedroom/2+ bath homes ranging from 2255 to 3100 sq. ft. (NewHomeSource.com 3/22/09). These prices are affordable to low-income households.

A small number of large-lot units (2 units/acre) were also built, and were assigned to the above-moderate category due to anticipated higher sales prices.

**Table A-1  
Housing Element Program Effectiveness Evaluation  
City of San Jacinto  
2006-2008**

<b>Program</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Program Objectives</b>	<b>Progress and Future Actions</b>
<i>Conserve and Improve Affordable Housing</i>				
1. Code Enforcement	Code Enforcement Staff	Redevelopment Set Aside, CDBG, and General Fund	Continue to implement code enforcement program. By the end of FY 06/07, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.	Ongoing. Funded by General Fund only. Comprehensive housing conditions survey has not been completed due to funding and staffing constraints. Extend completion date to end of FY 09/10.
2A. Housing Rehabilitation Programs - Single-Family Homeowner	Redevelopment Agency, Planning Department	Redevelopment set-aside, CDBG, Federal HOME, and General fund	By the end of FY 06/07, develop a Single-Family Homeowner Rehabilitation Program. The program will strive to assist two single-family homeowners annually through the end of the planning period.	Program implemented in 2006-07. 21 homes (including program 2B) rehabilitated in 2006-2009. Continue program.
2B. Housing Rehabilitation Programs - Substandard Housing Rehabilitation	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	By the end of FY 06/07, develop a Substandard Housing Rehabilitation Program. Coordinate the development of the program based on the results of the housing conditions survey. (Program 1). The program will strive to assist two property owners annually through the end of the planning period.	Program implemented in FY 06/07. Continue program and provide grants for 70-100 units/year.
2C. Housing Rehabilitation Programs – Mobile Home Rehabilitation	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	By the end of FY 06/07, develop a Mobile Home Rehabilitation Program. The program will strive to assist two mobile home homeowners annually through the end of the planning period.	Implemented Mobile Home Rehabilitation Grant Program 2006. Provided grants for 60 to 80 units per year.
3. Conservation of Existing and Future Affordable Units	Community Development Department, U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and	HUD Section 8 vouchers, other funding sources as available	Monitor the status of the 198 at-risk units at San Jacinto Garden Apartments, Manzanita Garden Apartments, and San Jacinto Manor. Should a property owner file notice to convert the units to market rate, the City will, within 60 days of receiving notice: (1) Contact potential non-profit organizations as potential purchasers/managers of at-risk housing units; (2) Explore funding sources available to preserve the affordability of the at-risk	No City assistance was provided to these projects therefore no notice would be received.

Program	Responsible Agency	Funding Source	Program Objectives	Progress and Future Actions
	Community Development (HCD), and the Housing Authority of Riverside County (HARIVCO)		units, construct replacement units, or provide rental assistance to displaced residents; (3) Contact residents to ensure that they have been properly notified and are informed of their rights and options; and (4) Assist tenants to obtain Section 8 vouchers from the County.	
4. Section 8 Rental Assistance	Housing Authority of Riverside County	Section 8 vouchers	Continue to support the HARIVCO’s applications for additional Section 8 allocations and efforts to provide 100-200 vouchers for lower income San Jacinto residents.	Ongoing - continue to support.
5. Preservation of Historic Housing	Community Development Department	Department Budget	Develop and implement a Historic Preservation program by the end of FY 06/07 to assist applications for National Historic Property Status and establish a local landmark status for other locally significant structures. Assist two property owners with applications for National Historic Property Status local landmark status annually through the end of the planning period.	Program not developed, so no property owners were assisted.
6. Senior Homeowner Minor Repair	Redevelopment Agency	CDBG	Provide grants to five senior homeowners annually through the end of the planning period for minor repairs.	Program rolled into Senior Home Repair Grant Program (2C) in 2006.
7. Land Use Element	Planning Department	General fund	Maintain land use designations on sites identified in Appendix B of the Housing Element Technical Report in accordance with Government Code Section 65863 to accommodate San Jacinto’s regional housing needs.	Continue program to addresses the maintenance of adequate sites to meet the City’s RHNA.
<b><i>Assist in Housing Development</i></b>				
8. Single-Family Homeowner Assistance Program	Redevelopment Agency	Redevelopment set-aside	Provide two second mortgage loans annually through the end of the planning period to assist first time home buyers.	RDA decided not to provide based on past history.
9. Single-Family Infill Housing Program	Planning Department	Redevelopment set-aside, CDBG,	Assist in the development of one single-family home annually through the end of the planning	Assisted new home on 5 <sup>th</sup> Street in 2005. Working with Habitat for Humanity to acquire sites for new

Program	Responsible Agency	Funding Source	Program Objectives	Progress and Future Actions
		HOME, tax credits, bond financing	period	homes.
10. Pursue State and Federal Funding	Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others	Redevelopment set-aside, CDBG, HOME, tax credits, and bonds	Work with one developer or interested entity annually through the end of the planning period. When a developer or entity expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.	Working with Palm Desert Development (80 units), LINC Housing (55 units), and San Jacinto Senior Apts. (45 units).
<i>Remove Governmental Constraints</i>				
11. Zoning Ordinance Update	Planning Department	General fund	Revise the Zoning Ordinance in accordance with this program by the end of FY 06/07.	Ongoing, new Development Code is being prepared by consultants and staff.  Program will be carried forward and completed in the new planning period.
<i>Promote Equal Housing Opportunities</i>				
12. Fair Housing Services	Redevelopment Agency	General fund	Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto	Continue to work with County.
13. Reasonable Accommodation for Housing for Persons with Disabilities	Planning Department	Department budget	Establish a formal policy or procedure for processing requests for reasonable accommodation by end of FY 06/07.	Program not developed due to staffing constraints. Program will be carried forward in the new element.

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

Goal	Policy	Appropriateness
<i>Goal 1 – Conserve, improve, and rehabilitate housing.</i>		
	1.1 Develop and foster activities to increase the health, safety, and property values of the City’s existing housing stock.	Appropriate - retain
	1.2 Promote the 13 Neighborhood Concept program in planning for the conservation, improvement, and rehabilitation of these existing neighborhoods.	Appropriate - retain
	1.3 Preserve existing single-family neighborhoods.	Appropriate - retain
	1.4 Encourage continued and new investments in established communities.	Appropriate - retain
	1.5 Monitor the status of at-risk multifamily rental housing units, work with potential nonprofit purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.	Appropriate - retain
<i>Goal 2 – Provide adequate sites for new residential construction to meet the needs of all segments of the community without compromising the character of the City.</i>		
	2.1 Provide adequate sites for new housing construction to meet the Regional Housing Need Assessment (RHNA) for San Jacinto of 5,339 units.	Appropriate – Update with RHNA requirement for the 2006-2014 housing period.
	2.2 Provide adequate sites for a range of housing types and prices.	Appropriate - retain
<i>Goal 3 – Assist in the development of a housing supply which is affordable to all segments of the community.</i>		
	3.1 Allow for the development of housing affordable to all income groups by utilizing a variety of public and private efforts.	Appropriate - retain
	3.2 Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.	Appropriate - retain
	3.3 Promote the development of attractive and safe housing to meet community needs.	Appropriate - retain
<i>Goal 4 – Remove governmental constraints to the provision of housing to the greatest extent feasible and legally permissible.</i>		
	4.1 Promote efficient and creative alternatives to help reduce governmental constraints.	Appropriate - retain
	4.2 Provide incentives and regulatory concessions for affordable and seniors housing..	Appropriate - retain
	4.3 Improve the City’s development process to facilitate housing construction.	Appropriate - retain
	4.4 Provide for reasonable accommodation for housing for persons with disabilities.	Appropriate - retain

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

**Table A-3  
Residential Development by Income Category  
City of San Jacinto  
1998 – 2008**

Project/Site	GP/ Zoning	Allowable Density	Project Density	1998 - 2005				Total	2006 - 2008				Total
				Very Low	Low	Mod	Upper		Very Low	Low	Mod	Upper	
<i>Units Completed</i>													
<b>SFD subdivisions</b>													
TR 24052	LDR/SP2-88	5/ac	6.79			36		36					
TR 24713	MDR/R-2-PUD	14/ac	12.12		50			50					
TR 27797	LDR/R-2-4500	5/ac	6.28			43		43					
TR 28858	LDR/R-1-7200	5/ac	3.93			65		65					
TR 29314	LDR/R-1-7200	5/ac	3.80			91		91					
TR 29341	LDR/R-1-7200	5/ac	3.10			251		251					
TR 29384	LDR/R-1-7200	5/ac	3.70			73		73					
TR 29859	LDR/R-1-PUD	5/ac	5.65			82		82					
TR 29917	LDR/R-1-7200	5/ac	3.28			134		134					
TR 29992	LDR/R-1-7200	5/ac	4.41			30		30					
TR 30262	LDR/R-1-7200	5/ac	4.00			6		6					
TR 30335	LDR/R-1-PUD	5/ac	2.29			69		69					
TR 30462	LDR/R-1-7200	5/ac	3.50			211		211					
TR 30559	LDR/R-1-7200	5/ac	4.29			126		126					
TR 30603	LDR/R1-7200	5/ac	3.53								203		203
TR 30638	LDR/SP2-88	5/ac	4.41								92		92
TR 30639	LDR/SP2-88	5/ac	4.58								91		91
TR 30640	LDR/SP2-88	5/ac	4.76								73		73
TR 30641	LDR/SP2-88	5/ac	4.38								103		103
TR 30644	LDR/R-1-7200	5/ac	3.77								148		148
TR 30658	MDR/SP2-88	10/ac	5.40								85		85
TR 30660	LDR/SP2-88	5/ac	4.80								84		84
TR 30661	LDR/SP2-88	5/ac	4.84								47		47
TR 30688	LDR/R-1-7200	5/ac	3.63								37		37
TR 30770	MDR/R-1-7200	10/ac	4.47								19		19
TR 30813	LDR/R-1-7200	5/ac	3.71								250		250
TR 30828	LDR/R-1-7200	5/ac	3.20								293		293
TR 30878	LDR/R-1-7200	5/ac	2.94								170		170
TR 30884	LDR/R-1-7200	5/ac	3.76								14		14

Project/Site	GP/ Zoning	Allowable Density	Project Density	1998 - 2005				Total	2006 - 2008				Total
				Very Low	Low	Mod	Upper		Very Low	Low	Mod	Upper	
TR 30942	LDR/R-1-7200	5/ac	3.93							77		77	
TR 31035	LDR/R-1-7200	5/ac	3.91							77		77	
TR 31036	LDR/R-1-7200	5/ac	3.55							142		142	
TR 31246	LDR/R-1-7200	5/ac	3.30							128		128	
TR 31296	LDR/R-1-7200	5/ac	2.94							55		55	
TR 31794	LDR/R-1-7200	5/ac	3.51							66		66	
TR 32155	LDR/R-1-7200	5/ac	3.38							253		253	
TR 32276	MDR/R-2-4500	14/ac	12.15						22 <sup>a</sup>			22	
TR 32499	LDR/R-1-7200	5/ac	3.63							59		59	
TR 33053 Graciella Court	DC/D-C	12/ac	8.49						9 <sup>b</sup>			9	
TR 33106	LDR/R-1-7200	5/ac	3.84							15		15	
<b>Subtotal – SFD</b>				<b>0</b>	<b>50</b>	<b>1,217</b>	<b>0</b>	<b>1,267</b>	<b>0</b>	<b>31</b>	<b>2,581</b>	<b>0</b>	<b>2,612</b>
<b>Multi-Family Projects</b>													
CUP 2-03 Willowcreek Meadows	HDR/R-3	14/ac	13.70							52 <sup>c</sup>		52	
CUP 2-06 San Jacinto Villas	VHDR/R-3	22/ac	17.6						32 <sup>d</sup>	48 <sup>d</sup>		80	
<b>Subtotal - MF</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>132</b>
<b>TOTAL COMPLETED</b>				<b>0</b>	<b>50</b>	<b>1,217</b>	<b>0</b>	<b>1,267</b>	<b>32</b>	<b>131</b>	<b>2,581</b>	<b>0</b>	<b>2,744</b>

Notes

a) Small-lot SFD (4500 sf) – sales prices \$80,000-90,000 (see p. TR-22)

b) Built as for-sale single-family homes and were offered at prices affordable to low-income households, but many were subsequently rented out by the developer at low-income rents because they could not be sold.

c) See additional discussion on p. TR-23

d) Redevelopment Agency assisted with covenants for 32 VL and 18 Low units, however the remaining 30 units were also assigned to the Low category based on market conditions. (see p. TR-23)

**Table A-4  
Approved Projects by Income Category  
City of San Jacinto**

Project/Site	GP/ Zoning	Allowable Density	Project Density	Income Category*				Total
				Very Low	Low	Mod	Upper	
<b>Single-family detached subdivisions</b>								
TR 22665	LDR/R1-PUD	5/ac	6.32			147		147
TR 28224	MDR/R-2-PUD	10/ac	7.07		111	112		223
TR 30033	LDR/SP1-01	5/ac	2.96			161		161
TR 30035	LDR/SP1-01	5/ac	2.23			69		69
TR 30481	LDR/R-1-PUD	5/ac	3.16			126		126
TR 30484	RR/SP1-85	2/ac	1.06				117	117
TR 30597	LDR/R-1-7200	5/ac	2.96			116		116
TR 30598	LDR/SP1-03	5/ac	2.78			580		580
TR 30659	LDR/SP2-88	5/ac	5.25			64		64
TR 30814	LDR/R-1-7200	5/ac	2.79			155		155
TR 30944	LDR/R-1-7200	5/ac	3.31			103		103
TR 31037	LDR/R-1-7200	5/ac	3.61			263		263
TR 31097	LDR/R-1-7200	5/ac	3.38			214		214
TR 31154	LDR/R-1-7200	5/ac	2.83			88		88
TR 31282	LDR/R-1-7200	5/ac	2.84			274		274
TR 31293	LDR/R-1-7200	5/ac	3.74			101		101
TR 31294	LDR/R-1-7200	5/ac	3.70			37		37
TR 31384	LDR/R-1-7200	5/ac	3.42			91		91
TR 31701	LDR/R-1-7200	5/ac	3.11			28		28
TR 31855	RR/RAAB	2/ac	1.70				8	8
TR 31886	LDR/R-1-7200	5/ac	3.27			321		321
TR 31900	LDR/R-1-7200	5/ac	2.74			112		112
TR 31929	LDR/R-1-7200	5/ac	4.07			79		79
TR 31979	MDR/R-1-7200	10/ac	3.66			11		11
TR 32053	LDR/R-1-7200	5/ac	2.45			178		178
PM 32059	MDR/R-2-4500	10/ac	4.83			3		3
TR 32080	LDR/R-1-7200	5/ac	3.37			33		33
TR 32153	MDR/R-3-PUD	10/ac	9.32		27	27		54
TR 32247	LDR/R-1-7200	5/ac	3.65			150		150
TR 32250	LDR/R-1-7200	5/ac	3.95			53		53
TR 32352	LDR/R-1-7200	5/ac	3.62			153		153
TR 32376	LDR/R-1-PUD	5/ac	3.47			337		337
TR 32518	LDR/R-1-7200	5/ac	2.45			30		30
TR 32549	LDR/R-1-7200	5/ac	4.20			19		19
TR 32555	LDR/R-1-7200	5/ac	3.76			12		12
PM 32573	RR/RAAB	2/ac	1.19				4	4
TR 32574	LDR/R-1-7200	5/ac	3.37			135		135
TR 32582	LDR/R-2-4500	5/ac	3.92			192		192
TR 32656	LDR/R-1-7200	5/ac	3.35			16		16
TR 32809**	HDR/R-3	14/ac	14.27		136	136		272
TR 32843	MDR/R-1-7200	10/ac	2.94			143		143
TR 32955	MDR/SP1-02	10/ac	6.59		307	306		613
TR 33072	LDR/R-1-PUD	5/ac	3.17			140		140
TR 33138	LDR/R-1-7200	5/ac	3.85			28		28
TR 33249	RR/RAAB	2/ac	2.10				25	25
TR 33420	LDR/R-1-7200	5/ac	3.08			161		161
TR 33509	LDR/R-1-7200	5/ac	3.91			37		37
TR 33546	LDR/R1-7200	5/ac	1.50			5		5
TR 33644**	HDR/R-3-PUD	14/ac	9.73		31	31		62
TR 33693	LDR/R-1-7200	5/ac	4.27			10		10
TR 33716	LDR/R-1-7200	5/ac	4.23			50		50

Project/Site	GP/ Zoning	Allowable Density	Project Density	Income Category*				Total
				Very Low	Low	Mod	Upper	
TR 33862	LDR/R-1-7200	5/ac	3.31			148		148
TR 34212	LDR/R-1-7200	5/ac	2.66			12		12
TR 34364	RR/RAAB	2/ac	1.68				11	11
TR 34455	LDR/R-1-7200	5/ac	3.00			15		15
TR 34586	MDR/R-2-PUD	10/ac	6.81		17	17		34
TR 34658	RR/RAAB	2/ac	1.78				18	18
PM 34674	MDR/R-1-7200	10/ac	1.68			3		3
TR 34665	LDR/R-1-PUD	5/ac	4.08			20		20
PM 35403	LDR/R-1-7200	5/ac	4.44			2		2
TR 35447	LDR/R-1-7200	5/ac	4.27			10		10
<b>Subtotal – SFD</b>				<b>0</b>	<b>629</b>	<b>5,864</b>	<b>183</b>	<b>6,676</b>
<b>Multi-family apartments</b>								
DevPln 1-08	MDR/R-2-PUD	10/ac	9.54		19			19
CUP 7-03	HDR/R-3	14/ac	14.50		20			20
<b>TOTAL - APPROVED PROJECTS</b>				<b>0</b>	<b>668</b>	<b>5,864</b>	<b>183</b>	<b>6,715</b>

\*See p. A-1 for discussion of affordability assumptions

\*\*Condos

**Table A-4  
Progress in Achieving Quantified Objectives  
City of San Jacinto**

Program Category	Quantified Objective	Progress	
		2001-05	2006-08
<b>New Construction*</b>			
Very Low	100	--	32
Low	50	50	131
Moderate	667	1,217	2,581
Above Moderate	1,789	--	--
<b>Total</b>	<b>2,606</b>	<b>1,267</b>	<b>2,744</b>
<b>Rehabilitation</b>			
Very Low	25		240
Low	25		
Moderate	--		
Above Moderate	--		
<b>Total</b>	<b>50</b>		<b>240</b>
<b>Conservation</b>			
Very Low			198
Low	198		
Moderate	--		
Above Moderate	--		
<b>Total</b>	<b>198</b>		<b>198</b>

\*Quantified objective and progress for new construction reflect units built 1998-2005, per the previous RHNA cycle

## Appendix B

# Residential Land Inventory

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

### Affordability Assumptions for Vacant Sites

Housing Element law (AB 2348 of 2004) provides “default densities” that are assumed to be adequate to facilitate the production of lower-income housing. For San Jacinto and most metropolitan cities, the default density is 30 units/acre. However, state law also provides that alternate density assumptions may be used based on local conditions. Analysis of housing affordability is provided in Section II – Housing Needs Assessment and in Appendix A. Due to very low land costs in many portions of the Inland Empire (Riverside and San Bernardino counties), housing is significantly more affordable here than in metropolitan areas such as Los Angeles and Orange counties. San Jacinto is located in a lower-cost portion of Riverside County where prices and rents are below the county average. Based on local conditions, potential new units in the land inventory are allocated to income categories as follows:

- **Lower income:** All sites designated for attached housing (High Density and Very High Density Residential) with allowable densities of up to 22 units/acre are assigned to this category. All recent projects of these types rented or sold in the lower-income category. To further enhance opportunities for affordable housing in the HDR district, Program 11 in the Housing Plan provides that any development in this district that reserves at least 50% of the units for lower-income households will be permitted by-right at a density of 20 units/acre. In addition, sites within the VHDR district that require rezoning (Table B-4) will allow development at 22 units/acre when at least 50% of the units are reserved for lower-income households. Projects will not be required to provide other “bonus” amenities in order to achieve these densities. Potential second units, estimated at one per year based on recent trends, are also included in the lower-income category.
- **Moderate income:** Parcels designated for Low Density single-family development and Medium Density single-family or PUD-type development are assigned to the moderate-income category. It should be noted that while all of the new single-family detached homes recently sold and currently for sale in San Jacinto fell within the lower-income affordability range (even luxury move-up homes), it is conservatively assumed that new traditional homes with standard lot sizes and planned developments will fall within the moderate-income category.
- **Above moderate income:** Rural Residential single-family parcels.

### Realistic Capacity

The assumptions described below were used to estimate the realistic capacity of vacant sites. It should be noted that General Plan land use designations were used (rather than zoning) to estimate the capacity of vacant land because the General Plan was recently updated but the corresponding revisions to the Zoning Code and map have not yet been completed. Where any inconsistencies exist, the General Plan Land Use Element controls and a zone change would be processed as part of a development application (e.g., subdivision map) at no additional cost to the applicant. If an application were consistent with zoning but inconsistent with the new General Plan, a General Plan amendment would be required prior to development.

- **Estate Residential (ER) sites.** The ER designation allows single-family development at densities up to 1 unit per 2 acres. Realistic density is assumed to be 0.4 units/acre based on the General Plan.
- **Rural Residential (RR) sites.** The RR designation allows single-family development at densities up to 2.0 units/acre. Realistic density is assumed to be 1.6 units/acre based on the 6 recently approved or completed projects (Table A-3).
- **Low-Density Residential (LDR) sites.** The LDR designation allows single-family development at densities of 2.1 to 5.0 units/acre. Realistic density is assumed to be 3.7 units/acre based on the 80 recently approved or completed projects (Table A-3).
- **Medium-Density Residential (MDR) sites.** A density of 5.1 to 10.0 units/acre is allowed in the MDR designation. Analysis of projects built or approved during the previous planning period (see Table A-3) found an average density of 6.6 units/acre, therefore the vacant land inventory is based on this average unless special circumstances or constraints require modification.
- **High-Density Residential (HDR) sites.** A density of 10.1 to 14.0 units/acre is currently allowed in the HDR designation. As noted in Program 11 of the Housing Plan, in order to encourage affordable housing commensurate with the City’s RHNA allocation in this planning period, the allowable density for projects in the HDR land use category that provide 100% lower-income units will be 20 units/acre. This density is assumed for the vacant HDR sites in Table B-3.
- **Very-High-Density Residential (VHDR) sites.** A density of 18.1 - 22.0 units/acre is allowed in the VHDR designation. The site inventory analysis is based on a conservative assumption that development density will average 20 units/acre, the mid-point of the allowable base density range (excluding density bonus) for sites that do not require rezoning (Table B-3). The capacity of sites to be rezoned (Table B-4) is estimated at 22 units/acre based on the bonus density provisions of Program 11.
- **Downtown Commercial (DC) sites.** The Downtown Commercial land use designation allows residential mixed-use development at a density up to 5.0 units/acre. One residential project was developed recently in this zone at a density of 8.5 units/acre, which is considered representative and is assumed for other DC parcels.

### **Land Inventory Summary**

The following tables show the City’s vacant land inventory for the current planning period. Table B-1 provides a summary of the net remaining share of regional housing need, while Table B-2 shows the land inventory compared to the net remaining need. Table B-3 contains a parcel-specific inventory of residential sites by income category, while Table B-4 lists the parcels that are to be rezoned in order to comply with the provisions of Program 11 in the Housing Plan. Figure B-1 shows the location of buildable vacant parcels designated for residential development.

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

**Table B-1  
Net Remaining RHNA 2009-2014**

	Income Category					Total
	Ex. Low	Very Low	Low	Mod	Above Mod	
RHNA (total)	1,354	1,353	1,931	2,206	5,183	12,026
Units Completed 2006-2008 (Table A-3)	0	32	131	2,496	0	2,744
Units Approved/Not Built (Table A-4)	0	0	668	5,864	183	6,715
<b>RHNA (net remaining)</b>	<b>1,354</b>	<b>1,321</b>	<b>1,132</b>	<b>0</b>	<b>0*</b>	<b>3,093*</b>

Source: City of San Jacinto, 1/2012

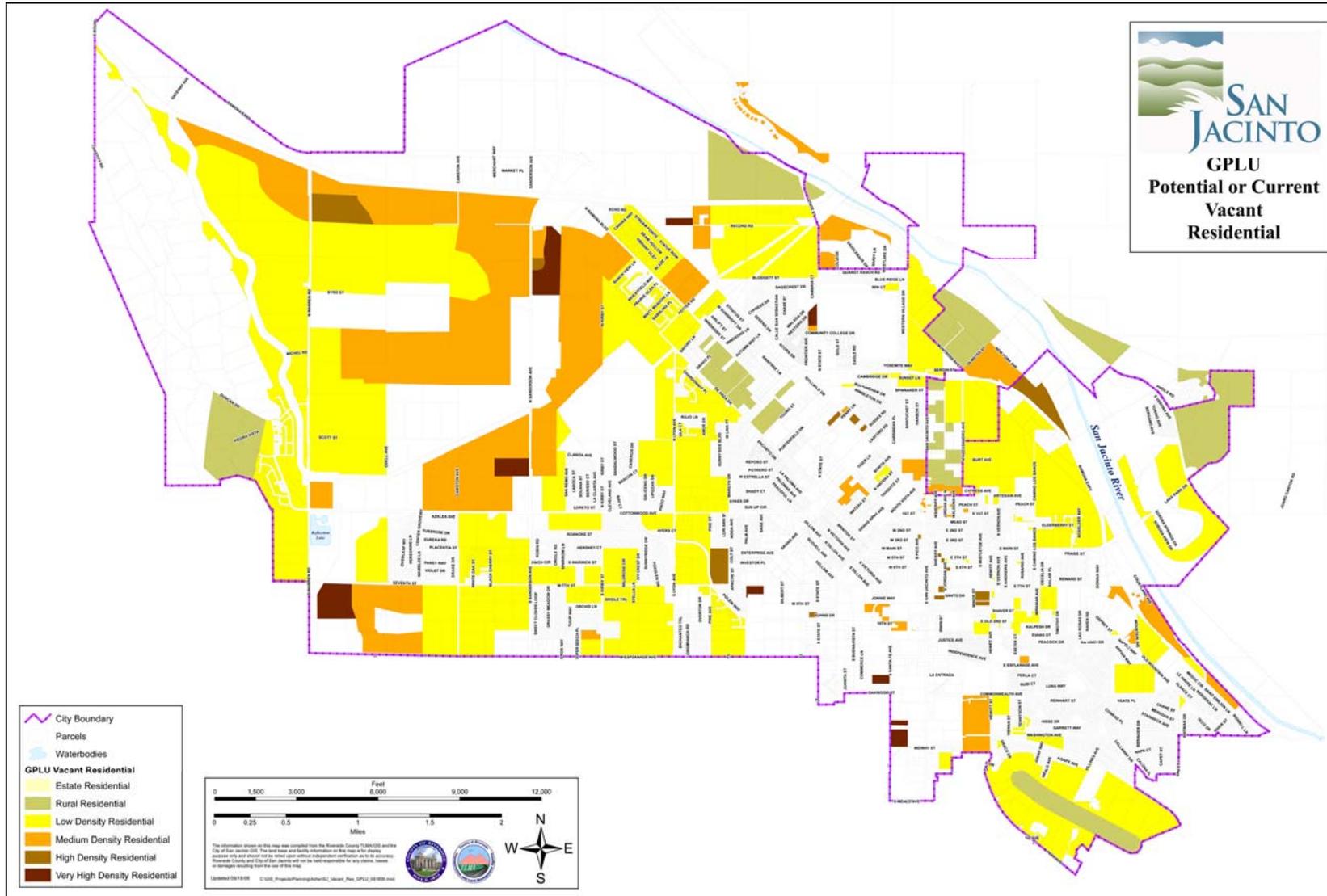
\*Reflects surplus of moderate-income units

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

	Income Category			
	Lower	Mod	Above Mod	Total
Vacant parcels – Rural Residential (Table B-3)	--	--	856	856
Vacant parcels – Low Density Residential (Table B-3)	--	13,760	--	13,760
Vacant parcels – Medium Density Residential (Table B-3)	--	10,491	--	10,491
Vacant parcels – Very High Density Residential (Table B-3)	771	--	--	2,408
HDR parcels to be rezoned (Table B-4)	2,170			
VHDR parcels to be rezoned (Table B-4)	1,575			
<b>Subtotal – vacant parcels</b>	<b>4,516</b>	<b>24,251</b>	<b>856</b>	<b>28,990</b>
Potential second units	6	--	--	6
<b>Total land inventory</b>	<b>4,522</b>	<b>24,251</b>	<b>856</b>	<b>28,996</b>
RHNA (net remaining 2009-2014)	3,807	0	0	3,093
Carryover from the prior period (see Appendix D)	610			
<b>Land inventory required</b>	<b>4,417</b>	<b>0</b>	<b>0</b>	
<b>Adequate Capacity?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of San Jacinto, 3/2012

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



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

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

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432040011	RR	R-1 15,000	17.536	2.0	1.6			28	28
432050010	RR	R-1 15,000	2.158	2.0	1.6			3	3
432050007	RR	R-1 15,000	9.666	2.0	1.6			15	15
432040009	RR	R-1 15,000	23.061	2.0	1.6			36	36
432050009	RR	R-1 15,000	20.539	2.0	1.6			32	32
432050008	RR	R-1 15,000	25.608	2.0	1.6			40	40
432040010	RR	R-1 15,000	6.525	2.0	1.6			10	10
432040008	RR	R-1 15,000	14.184	2.0	1.6			22	22
436110022	RR	A	2.231	2.0	1.6			3	3
436160002	RR	A	1.468	2.0	1.6			2	2
434020023	RR	RAAB	1.803	2.0	1.6			2	2
434030003	RR	A	3.132	2.0	1.6			5	5
434030002	RR	A	1.877	2.0	1.6			3	3
Subtotal-RR								856	856
432120009	LDR	R-1	83.125	5.0	3.7		307		307
432260011	LDR	A	18.560	5.0	3.7		68		68
432180004	LDR	R-1	51.802	5.0	3.7		191		191
432270010	LDR	R-1	3.830	5.0	3.7		14		14
436170010	LDR	R-1	6.846	5.0	3.7		25		25
425100019	LDR	R-1 15,000	6.030	5.0	3.7		22		22
425210013	LDR	R-1 15,000	0.231	5.0	3.7		1		1
425210004	LDR	R-1 15,000	11.805	5.0	3.7		43		43
425220012	LDR	R-1	22.870	5.0	3.7		84		84
430210006	LDR	R-1	6.738	5.0	3.7		24		24
430210012	LDR	R-1	4.189	5.0	3.7		15		15
430190026	LDR	R-1	11.093	5.0	3.7		41		41
430190011	LDR	R-1	5.161	5.0	3.7		19		19
430210013	LDR	R-1	1.680	5.0	3.7		6		6
430210009	LDR	R-1	10.065	5.0	3.7		37		37
432010008	LDR	R-1 20,000	19.967	5.0	3.7		73		73
433040057	LDR	R-1 PUD	17.303	5.0	3.7		64		64
436040008	LDR	SP 1-91	4.847	5.0	3.7		17		17
436080001	LDR	SP 1-91	6.868	5.0	3.7		25		25
433040058	LDR	R-1 PUD	7.552	5.0	3.7		27		27
433040012	LDR	R-2	1.436	5.0	3.7		5		5
433040014	LDR	R-2	1.858	5.0	3.7		6		6
436700016	LDR	C-2	0.184	5.0	3.7		1		1
436700026	LDR	C-2	0.175	5.0	3.7		1		1
436700027	LDR	C-2	0.167	5.0	3.7		1		1
436700020	LDR	C-2	0.178	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436700018	LDR	C-2	0.177	5.0	3.7		1		1
436700028	LDR	C-2	0.178	5.0	3.7		1		1
436700029	LDR	C-2	0.204	5.0	3.7		1		1
436700024	LDR	C-2	0.167	5.0	3.7		1		1
436700013	LDR	C-2	0.194	5.0	3.7		1		1
436700014	LDR	C-2	0.188	5.0	3.7		1		1
436070010	LDR	C-2	0.147	5.0	3.7		1		1
436700022	LDR	C-2	0.204	5.0	3.7		1		1
436700025	LDR	C-2	0.176	5.0	3.7		1		1
436700019	LDR	C-2	0.166	5.0	3.7		1		1
436700021	LDR	C-2	0.199	5.0	3.7		1		1
436700015	LDR	C-2	0.195	5.0	3.7		1		1
436700017	LDR	C-2	0.191	5.0	3.7		1		1
436700023	LDR	C-2	0.178	5.0	3.7		1		1
432020020	LDR	R-1	39.052	5.0	3.7		144		144
436700005	LDR	C-2	0.183	5.0	3.7		1		1
436700002	LDR	C-2	0.163	5.0	3.7		1		1
436700012	LDR	C-2	0.520	5.0	3.7		1		1
436700001	LDR	C-2	0.148	5.0	3.7		1		1
436700009	LDR	C-2	0.227	5.0	3.7		1		1
436700006	LDR	C-2	0.189	5.0	3.7		1		1
436700010	LDR	C-2	0.234	5.0	3.7		1		1
436700004	LDR	C-2	0.176	5.0	3.7		1		1
436700003	LDR	C-2	0.169	5.0	3.7		1		1
436700007	LDR	C-2	0.227	5.0	3.7		1		1
436700011	LDR	C-2	0.338	5.0	3.7		1		1
436700008	LDR	C-2	0.224	5.0	3.7		1		1
433050005	LDR	R-1 PUD	49.424	5.0	3.7		182		182
433060001	LDR	R-1 PUD	7.301	5.0	3.7		27		27
436700034	LDR	A	0.176	5.0	3.7		1		1
436700039	LDR	A	0.178	5.0	3.7		1		1
436700045	LDR	A	0.202	5.0	3.7		1		1
436700044	LDR	A	0.182	5.0	3.7		1		1
436700037	LDR	A	0.204	5.0	3.7		1		1
436700033	LDR	A	0.165	5.0	3.7		1		1
436700043	LDR	A	0.171	5.0	3.7		1		1
436700030	LDR	A	0.194	5.0	3.7		1		1
436700042	LDR	A	0.181	5.0	3.7		1		1
436700038	LDR	A	0.204	5.0	3.7		1		1
436700036	LDR	A	0.178	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436700035	LDR	A	0.166	5.0	3.7		1		1
436700032	LDR	A	0.156	5.0	3.7		1		1
436700031	LDR	A	0.168	5.0	3.7		1		1
436700041	LDR	A	0.177	5.0	3.7		1		1
436700040	LDR	A	0.167	5.0	3.7		1		1
436070011	LDR	A	0.144	5.0	3.7		1		1
433060002	LDR	R-1 PUD	8.247	5.0	3.7		30		30
436080011	LDR	R-1	2.342	5.0	3.7		8		8
432020016	LDR	R-1 15,000	28.661	5.0	3.7		106		106
432020021	LDR	R-1	19.709	5.0	3.7		72		72
436080012	LDR	R-1	3.802	5.0	3.7		14		14
436080009	LDR	A	12.776	5.0	3.7		47		47
436080010	LDR	A	4.751	5.0	3.7		17		17
432270006	LDR	R-2	3.785	5.0	3.7		14		14
432270003	LDR	R-2	33.789	5.0	3.7		125		125
436080007	LDR	A	3.921	5.0	3.7		14		14
436080005	LDR	SP 1-91	0.909	5.0	3.7		3		3
436080006	LDR	SP 1-91	4.317	5.0	3.7		15		15
436232006	LDR	A	0.257	5.0	3.7		1		1
436232010	LDR	A	0.198	5.0	3.7		1		1
436232022	LDR	A	0.213	5.0	3.7		1		1
436232008	LDR	A	0.195	5.0	3.7		1		1
436232023	LDR	A	0.186	5.0	3.7		1		1
436232026	LDR	A	0.182	5.0	3.7		1		1
436232024	LDR	A	0.172	5.0	3.7		1		1
436232002	LDR	A	0.182	5.0	3.7		1		1
436232028	LDR	A	0.179	5.0	3.7		1		1
436232004	LDR	A	0.199	5.0	3.7		1		1
436232001	LDR	A	0.179	5.0	3.7		1		1
436232003	LDR	A	0.182	5.0	3.7		1		1
436232027	LDR	A	0.182	5.0	3.7		1		1
436232005	LDR	A	0.229	5.0	3.7		1		1
436232009	LDR	A	0.166	5.0	3.7		1		1
436232007	LDR	A	0.265	5.0	3.7		1		1
436232025	LDR	A	0.177	5.0	3.7		1		1
436220004	LDR	SP 1-91	35.403	5.0	3.7		130		130
436220002	LDR	SP 1-91	2.914	5.0	3.7		10		10
436230013	LDR	A	1.693	5.0	3.7		6		6
436230003	LDR	A	0.198	5.0	3.7		1		1
436230001	LDR	A	0.222	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436230012	LDR	A	0.293	5.0	3.7		1		1
436230002	LDR	A	0.184	5.0	3.7		1		1
436241005	LDR	A	0.245	5.0	3.7		1		1
436241001	LDR	A	0.310	5.0	3.7		1		1
436241002	LDR	A	0.255	5.0	3.7		1		1
436241004	LDR	A	0.248	5.0	3.7		1		1
436241003	LDR	A	0.248	5.0	3.7		1		1
434160030	LDR	R-1 PUD	1.068	5.0	3.7		3		3
434170038	LDR	R-1 PUD	1.982	5.0	3.7		7		7
434160024	LDR	C-1	1.534	5.0	3.7		5		5
434441002	LDR	R-1	0.138	5.0	3.7		1		1
434441003	LDR	R-1	0.134	5.0	3.7		1		1
434441004	LDR	R-1	0.138	5.0	3.7		1		1
434441005	LDR	R-1	0.138	5.0	3.7		1		1
434441006	LDR	R-1	0.137	5.0	3.7		1		1
434441007	LDR	R-1	0.135	5.0	3.7		1		1
434441008	LDR	R-1	0.136	5.0	3.7		1		1
434441009	LDR	R-1	0.140	5.0	3.7		1		1
434441010	LDR	R-1	0.139	5.0	3.7		1		1
434441011	LDR	R-1	0.213	5.0	3.7		1		1
434160023	LDR	C-1	0.386	5.0	3.7		1		1
434160029	LDR	C-1	0.863	5.0	3.7		3		3
434441012	LDR	R-1	0.183	5.0	3.7		1		1
434160028	LDR	C-1	0.514	5.0	3.7		1		1
434160008	LDR	C-1	3.618	5.0	3.7		13		13
434160012	LDR	C-1	3.714	5.0	3.7		13		13
432040015	LDR	C-2	6.752	5.0	3.7		24		24
436240003	LDR	A	0.172	5.0	3.7		1		1
436240002	LDR	A	0.177	5.0	3.7		1		1
436240008	LDR	A	0.187	5.0	3.7		1		1
436240010	LDR	A	0.194	5.0	3.7		1		1
436240006	LDR	A	0.174	5.0	3.7		1		1
436240004	LDR	A	0.166	5.0	3.7		1		1
436240001	LDR	A	0.184	5.0	3.7		1		1
436240007	LDR	A	0.166	5.0	3.7		1		1
436240011	LDR	A	0.216	5.0	3.7		1		1
436240012	LDR	A	0.362	5.0	3.7		1		1
436240005	LDR	A	0.182	5.0	3.7		1		1
436240009	LDR	A	0.186	5.0	3.7		1		1
436160009	LDR	RAAB	7.011	5.0	3.7		25		25

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

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

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

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436520010	LDR	R-1	0.176	5.0	3.7		1		1
436520015	LDR	R-1	0.210	5.0	3.7		1		1
436520019	LDR	R-1	0.174	5.0	3.7		1		1
436520034	LDR	R-1	0.174	5.0	3.7		1		1
436520035	LDR	R-1	0.174	5.0	3.7		1		1
436520024	LDR	R-1	0.175	5.0	3.7		1		1
436520022	LDR	R-1	0.177	5.0	3.7		1		1
436520004	LDR	R-1	0.188	5.0	3.7		1		1
436520007	LDR	R-1	0.179	5.0	3.7		1		1
436520026	LDR	R-1	0.174	5.0	3.7		1		1
436520011	LDR	R-1	0.174	5.0	3.7		1		1
436520033	LDR	R-1	0.175	5.0	3.7		1		1
436520027	LDR	R-1	0.178	5.0	3.7		1		1
436520012	LDR	R-1	0.177	5.0	3.7		1		1
436520018	LDR	R-1	0.177	5.0	3.7		1		1
436520030	LDR	R-1	0.212	5.0	3.7		1		1
436520028	LDR	R-1	0.188	5.0	3.7		1		1
436520001	LDR	R-1	0.205	5.0	3.7		1		1
436520032	LDR	R-1	0.185	5.0	3.7		1		1
436520003	LDR	R-1	0.190	5.0	3.7		1		1
436520031	LDR	R-1	0.252	5.0	3.7		1		1
436520014	LDR	R-1	0.254	5.0	3.7		1		1
432270019	LDR	R-2	4.152	5.0	3.7		15		15
432280006	LDR	R-1 15,000	9.757	5.0	3.7		36		36
432280004	LDR	R-1	4.411	5.0	3.7		16		16
432280005	LDR	R-1	0.165	5.0	3.7		1		1
432280011	LDR	R-1 15,000	9.500	5.0	3.7		35		35
436612038	LDR	R-1	0.200	5.0	3.7		1		1
436612036	LDR	R-1	0.188	5.0	3.7		1		1
436612033	LDR	R-1	0.189	5.0	3.7		1		1
436612039	LDR	R-1	0.200	5.0	3.7		1		1
436612025	LDR	R-1	0.251	5.0	3.7		1		1
436612032	LDR	R-1	0.189	5.0	3.7		1		1
436612024	LDR	R-1	0.267	5.0	3.7		1		1
436612029	LDR	R-1	0.193	5.0	3.7		1		1
436612035	LDR	R-1	0.193	5.0	3.7		1		1
436612031	LDR	R-1	0.220	5.0	3.7		1		1
436612037	LDR	R-1	0.200	5.0	3.7		1		1
436612028	LDR	R-1	0.198	5.0	3.7		1		1
436612026	LDR	R-1	0.198	5.0	3.7		1		1

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

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

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

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
438600031	LDR	R-1	0.200	5.0	3.7		1		1
438600036	LDR	R-1	0.103	5.0	3.7		1		1
438600005	LDR	R-1	0.160	5.0	3.7		1		1
438600012	LDR	R-1	0.170	5.0	3.7		1		1
438600014	LDR	R-1	0.208	5.0	3.7		1		1
438600015	LDR	R-1	0.247	5.0	3.7		1		1
438600007	LDR	R-1	0.196	5.0	3.7		1		1
438600020	LDR	R-1	0.227	5.0	3.7		1		1
438600002	LDR	R-1	0.216	5.0	3.7		1		1
438600025	LDR	R-1	0.174	5.0	3.7		1		1
438600003	LDR	R-1	0.240	5.0	3.7		1		1
438600028	LDR	R-1	0.178	5.0	3.7		1		1
438600023	LDR	R-1	0.244	5.0	3.7		1		1
438600013	LDR	R-1	0.181	5.0	3.7		1		1
438600021	LDR	R-1	0.509	5.0	3.7		1		1
439210033	LDR	R-1	0.460	5.0	3.7		1		1
439210034	LDR	R-1	0.357	5.0	3.7		1		1
439210035	LDR	R-1	0.354	5.0	3.7		1		1
439160013	LDR	R-1	0.413	5.0	3.7		1		1
439160020	LDR	R-1	6.174	5.0	3.7		22		22
438290018	LDR	Park Hill	15.372	5.0	3.7		56		56
438290009	LDR	Park Hill	9.413	5.0	3.7		34		34
438280005	LDR	Park Hill	6.269	5.0	3.7		23		23
438270018	LDR	Park Hill	5.052	5.0	3.7		18		18
438290010	LDR	Park Hill	3.206	5.0	3.7		11		11
438270002	LDR	Park Hill	0.549	5.0	3.7		2		2
438270019	LDR	Park Hill	14.168	5.0	3.7		52		52
438270004	LDR	Park Hill	10.864	5.0	3.7		40		40
438290011	LDR	Park Hill	19.249	5.0	3.7		71		71
438280007	LDR	Park Hill	2.872	5.0	3.7		10		10
438290008	LDR	Park Hill	13.702	5.0	3.7		50		50
438300001	LDR	Park Hill	12.993	5.0	3.7		48		48
438290020	LDR	Park Hill	6.238	5.0	3.7		23		23
438290024	LDR	Park Hill	2.780	5.0	3.7		10		10
438270010	LDR	Park Hill	13.565	5.0	3.7		50		50
438300002	LDR	Park Hill	13.873	5.0	3.7		51		51
438170002	LDR	Park Hill	30.201	5.0	3.7		111		111
425220011	LDR	R-1	59.876	5.0	3.7		221		221
432280008	LDR	A	9.694	5.0	3.7		35		35
432280007	LDR	R-1 15,000	9.917	5.0	3.7		36		36

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432280012	LDR	R-1 15,000	10.011	5.0	3.7		37		37
432280024	LDR	R-1 15,000	4.211	5.0	3.7		15		15
432280025	LDR	R-1 15,000	4.608	5.0	3.7		17		17
432280026	LDR	C-2	4.622	5.0	3.7		17		17
432280027	LDR	C-2	4.660	5.0	3.7		17		17
432270001	LDR	R-1	19.639	5.0	3.7		72		72
432301011	LDR	R-1	0.202	5.0	3.7		1		1
432302001	LDR	R-1	0.178	5.0	3.7		1		1
432292012	LDR	R-1	0.177	5.0	3.7		1		1
432293012	LDR	R-1	0.184	5.0	3.7		1		1
432300002	LDR	R-1	0.169	5.0	3.7		1		1
432300006	LDR	R-1	0.177	5.0	3.7		1		1
432295004	LDR	R-1	0.186	5.0	3.7		1		1
432300003	LDR	R-1	0.169	5.0	3.7		1		1
432300008	LDR	R-1	0.187	5.0	3.7		1		1
432293008	LDR	R-1	0.190	5.0	3.7		1		1
432295002	LDR	R-1	0.186	5.0	3.7		1		1
432300007	LDR	R-1	0.169	5.0	3.7		1		1
432301007	LDR	R-1	0.188	5.0	3.7		1		1
432293014	LDR	R-1	0.183	5.0	3.7		1		1
432302018	LDR	R-1	0.176	5.0	3.7		1		1
432302019	LDR	R-1	0.169	5.0	3.7		1		1
432300014	LDR	R-1	0.211	5.0	3.7		1		1
432295005	LDR	R-1	0.186	5.0	3.7		1		1
432291010	LDR	R-1	0.177	5.0	3.7		1		1
432292013	LDR	R-1	0.177	5.0	3.7		1		1
432295001	LDR	R-1	0.198	5.0	3.7		1		1
432293009	LDR	R-1	0.184	5.0	3.7		1		1
432301004	LDR	R-1	0.196	5.0	3.7		1		1
432302009	LDR	R-1	0.286	5.0	3.7		1		1
432292006	LDR	R-1	0.177	5.0	3.7		1		1
432300009	LDR	R-1	0.187	5.0	3.7		1		1
432302010	LDR	R-1	0.206	5.0	3.7		1		1
432292015	LDR	R-1	0.177	5.0	3.7		1		1
432295008	LDR	R-1	0.186	5.0	3.7		1		1
432302023	LDR	R-1	0.173	5.0	3.7		1		1
432300001	LDR	R-1	0.217	5.0	3.7		1		1
432293011	LDR	R-1	0.184	5.0	3.7		1		1
432295003	LDR	R-1	0.176	5.0	3.7		1		1
432293010	LDR	R-1	0.184	5.0	3.7		1		1

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

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432302020	LDR	R-1	0.170	5.0	3.7		1		1
432291009	LDR	R-1	0.187	5.0	3.7		1		1
432302022	LDR	R-1	0.170	5.0	3.7		1		1
432293003	LDR	R-1	0.185	5.0	3.7		1		1
432295009	LDR	R-1	0.194	5.0	3.7		1		1
432302008	LDR	R-1	0.193	5.0	3.7		1		1
432300012	LDR	R-1	0.169	5.0	3.7		1		1
432300010	LDR	R-1	0.169	5.0	3.7		1		1
432292008	LDR	R-1	0.187	5.0	3.7		1		1
432110002	LDR	R-1	102.291	5.0	3.7		378		378
432020022	LDR	R-1	21.047	5.0	3.7		77		77
432020023	LDR	C-2	20.188	5.0	3.7		74		74
432280001	LDR	R-1	4.102	5.0	3.7		15		15
432280002	LDR	R-1	4.644	5.0	3.7		17		17
425200025	LDR	R-2	22.310	5.0	3.7		82		82
425200010	LDR	R-1	35.409	5.0	3.7		131		131
432030006	LDR	R-1	115.861	5.0	3.7		428		428
432030010	LDR	R-1	54.639	5.0	3.7		202		202
436170013	LDR	R-1	25.516	5.0	3.7		94		94
432030004	LDR	R-2	31.508	5.0	3.7		116		116
432110001	LDR	C-2	53.569	5.0	3.7		198		198
432260009	LDR	R-1	37.960	5.0	3.7		140		140
430190012	LDR	R-1	10.930	5.0	3.7		40		40
433030002	LDR	Trails SP	42.296	5.0	3.7		156		156
436070008	LDR	Trails SP	7.466	5.0	3.7		27		27
433030001	LDR	R-1	22.622	5.0	3.7		83		83
436070008	LDR	Trails SP	40.239	5.0	3.7		148		148
436070018	LDR	Trails SP	0.307	5.0	3.7		1		1
430210005	LDR	R-1	6.789	5.0	3.7		25		25
430210007	LDR	R-1	1.587	5.0	3.7		5		5
436170005	LDR	A	3.471	5.0	3.7		12		12
436170006	LDR	R-1	3.179	5.0	3.7		11		11
436170007	LDR	R-1	1.381	5.0	3.7		5		5
436170004	LDR	A	1.491	5.0	3.7		5		5
432010010	LDR	R-1	0.438	5.0	3.7		1		1
432010012	LDR	R-1	12.331	5.0	3.7		45		45
432010014	LDR	R-1	18.978	5.0	3.7		70		70
432010013	LDR	R-1	27.638	5.0	3.7		102		102
432010011	LDR	R-1	80.172	5.0	3.7		296		296
432030002	LDR	R-1	81.239	5.0	3.7		300		300

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432030001	LDR	R-1	81.243	5.0	3.7		300		300
436080002	LDR	SP 1-91	84.203	5.0	3.7		311		311
436111002	LDR	R-1	2.121	5.0	3.7		7		7
436111001	LDR	R-1	0.051	5.0	3.7		1		1
432260010	LDR	A	19.467	5.0	3.7		72		72
433030002	LDR	Trails SP	6.308	5.0	3.7		23		23
433030002	LDR	Trails SP	1.366	5.0	3.7		5		5
434080026	LDR	C-2	1.114	5.0	3.7		4		4
434260009	LDR	R-2	0.211	5.0	3.7		1		1
434260010	LDR	R-2	0.220	5.0	3.7		1		1
434271009	LDR	R-1	0.294	5.0	3.7		1		1
434271010	LDR	R-1	0.293	5.0	3.7		1		1
434272007	LDR	R-1	0.583	5.0	3.7		2		2
434292021	LDR	A	0.760	5.0	3.7		2		2
434292018	LDR	A	0.749	5.0	3.7		2		2
437120007	LDR	R-1	0.350	5.0	3.7		1		1
437130012	LDR	R-1	0.234	5.0	3.7		1		1
437141007	LDR	R-1	0.330	5.0	3.7		1		1
437074010	LDR	R-2	0.182	5.0	3.7		1		1
437174002	LDR	R-2	0.158	5.0	3.7		1		1
437174009	LDR	R-2	0.237	5.0	3.7		1		1
433140030	LDR	SP 1-85	29.515	5.0	3.7		109		109
433140001	LDR	SP 1-85	4.686	5.0	3.7		17		17
433120008	LDR	Open Space	8.758	5.0	3.7		32		32
433140048	LDR	SP 1-85	2.018	5.0	3.7		7		7
433140020	LDR	SP 1-85	63.860	5.0	3.7		236		236
433140047	LDR	SP 1-85	1.394	5.0	3.7		5		5
433140046	LDR	SP 1-85	1.287	5.0	3.7		4		4
433140045	LDR	SP 1-85	1.171	5.0	3.7		4		4
433140044	LDR	SP 1-85	1.157	5.0	3.7		4		4
433140042	LDR	SP 1-85	1.258	5.0	3.7		4		4
437162037	LDR	R-1	0.185	5.0	3.7		1		1
437261004	LDR	R-1	0.142	5.0	3.7		1		1
437261005	LDR	R-1	0.141	5.0	3.7		1		1
437261006	LDR	R-1	0.144	5.0	3.7		1		1
437261007	LDR	R-1	0.141	5.0	3.7		1		1
433110029	LDR	R-1	0.864	5.0	3.7		3		3
433481011	LDR	R-1	0.418	5.0	3.7		1		1
437282038	LDR	R-1	0.190	5.0	3.7		1		1
437282002	LDR	R-1	0.204	5.0	3.7		1		1

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

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

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

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

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

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

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

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432084013	LDR	R-1	0.150	5.0	3.7		1		1
432070001	LDR	R-1	0.216	5.0	3.7		1		1
432070005	LDR	R-1	0.145	5.0	3.7		1		1
432070004	LDR	R-1	0.145	5.0	3.7		1		1
432080006	LDR	R-1	0.166	5.0	3.7		1		1
432070006	LDR	R-1	0.209	5.0	3.7		1		1
432070010	LDR	R-1	0.156	5.0	3.7		1		1
432070013	LDR	R-1	0.191	5.0	3.7		1		1
432080001	LDR	R-1	0.176	5.0	3.7		1		1
432070003	LDR	R-1	0.159	5.0	3.7		1		1
432070002	LDR	R-1	0.170	5.0	3.7		1		1
432060024	LDR	R-1	0.086	5.0	3.7		1		1
432084012	LDR	R-1	0.148	5.0	3.7		1		1
432084011	LDR	R-1	0.151	5.0	3.7		1		1
432083006	LDR	R-1	0.148	5.0	3.7		1		1
432083012	LDR	R-1	0.142	5.0	3.7		1		1
432083002	LDR	R-1	0.139	5.0	3.7		1		1
432083009	LDR	R-1	0.138	5.0	3.7		1		1
432083004	LDR	R-1	0.139	5.0	3.7		1		1
432083011	LDR	R-1	0.140	5.0	3.7		1		1
432083005	LDR	R-1	0.140	5.0	3.7		1		1
432083010	LDR	R-1	0.138	5.0	3.7		1		1
432083003	LDR	R-1	0.136	5.0	3.7		1		1
432083001	LDR	R-1	0.147	5.0	3.7		1		1
432083007	LDR	R-1	0.149	5.0	3.7		1		1
432083008	LDR	R-1	0.140	5.0	3.7		1		1
436741008	LDR	SP 1-91	0.175	5.0	3.7		1		1
436721003	LDR	SP 1-91	0.190	5.0	3.7		1		1
436732009	LDR	SP 1-91	0.169	5.0	3.7		1		1
436720012	LDR	SP 1-91	0.183	5.0	3.7		1		1
436733008	LDR	SP 1-91	0.166	5.0	3.7		1		1
436761017	LDR	SP 1-91	0.192	5.0	3.7		1		1
436730007	LDR	SP 1-91	0.180	5.0	3.7		1		1
436751033	LDR	SP 1-91	0.250	5.0	3.7		1		1
436731001	LDR	SP 1-91	0.173	5.0	3.7		1		1
436730013	LDR	SP 1-91	0.167	5.0	3.7		1		1
436741018	LDR	SP 1-91	0.166	5.0	3.7		1		1
436741005	LDR	SP 1-91	0.175	5.0	3.7		1		1
436751040	LDR	SP 1-91	0.188	5.0	3.7		1		1
436762026	LDR	SP 1-91	0.167	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436761002	LDR	SP 1-91	0.170	5.0	3.7		1		1
436760005	LDR	SP 1-91	0.182	5.0	3.7		1		1
436750029	LDR	SP 1-91	0.083	5.0	3.7		1		1
436742007	LDR	SP 1-91	0.173	5.0	3.7		1		1
436751032	LDR	SP 1-91	0.199	5.0	3.7		1		1
436730028	LDR	SP 1-91	0.191	5.0	3.7		1		1
436750001	LDR	SP 1-91	0.167	5.0	3.7		1		1
436732010	LDR	SP 1-91	0.176	5.0	3.7		1		1
436761003	LDR	SP 1-91	0.168	5.0	3.7		1		1
436751011	LDR	SP 1-91	0.168	5.0	3.7		1		1
436751036	LDR	SP 1-91	0.218	5.0	3.7		1		1
436740012	LDR	SP 1-91	0.252	5.0	3.7		1		1
436721024	LDR	SP 1-91	0.172	5.0	3.7		1		1
436741009	LDR	SP 1-91	0.172	5.0	3.7		1		1
436762024	LDR	SP 1-91	0.166	5.0	3.7		1		1
436762027	LDR	SP 1-91	0.166	5.0	3.7		1		1
436721001	LDR	SP 1-91	0.247	5.0	3.7		1		1
436730021	LDR	SP 1-91	0.178	5.0	3.7		1		1
436721021	LDR	SP 1-91	0.174	5.0	3.7		1		1
436761024	LDR	SP 1-91	0.286	5.0	3.7		1		1
436730026	LDR	SP 1-91	0.188	5.0	3.7		1		1
436721029	LDR	SP 1-91	0.186	5.0	3.7		1		1
436740013	LDR	SP 1-91	0.175	5.0	3.7		1		1
436750022	LDR	SP 1-91	0.199	5.0	3.7		1		1
436750021	LDR	SP 1-91	0.302	5.0	3.7		1		1
436762028	LDR	SP 1-91	0.165	5.0	3.7		1		1
436733001	LDR	SP 1-91	0.221	5.0	3.7		1		1
436760008	LDR	SP 1-91	0.230	5.0	3.7		1		1
436733013	LDR	SP 1-91	0.177	5.0	3.7		1		1
436762019	LDR	SP 1-91	0.171	5.0	3.7		1		1
436742013	LDR	SP 1-91	0.169	5.0	3.7		1		1
436741010	LDR	SP 1-91	0.195	5.0	3.7		1		1
436742014	LDR	SP 1-91	0.227	5.0	3.7		1		1
436761007	LDR	SP 1-91	0.187	5.0	3.7		1		1
436742016	LDR	SP 1-91	0.181	5.0	3.7		1		1
436751035	LDR	SP 1-91	0.293	5.0	3.7		1		1
436750011	LDR	SP 1-91	0.188	5.0	3.7		1		1
436742004	LDR	SP 1-91	0.323	5.0	3.7		1		1
436732017	LDR	SP 1-91	0.175	5.0	3.7		1		1
436732005	LDR	SP 1-91	0.179	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436742006	LDR	SP 1-91	0.175	5.0	3.7		1		1
436750025	LDR	SP 1-91	0.197	5.0	3.7		1		1
436751014	LDR	SP 1-91	0.171	5.0	3.7		1		1
436740004	LDR	SP 1-91	0.178	5.0	3.7		1		1
436762008	LDR	SP 1-91	0.218	5.0	3.7		1		1
436731004	LDR	SP 1-91	0.182	5.0	3.7		1		1
436741015	LDR	SP 1-91	0.179	5.0	3.7		1		1
436762003	LDR	SP 1-91	0.170	5.0	3.7		1		1
436732011	LDR	SP 1-91	0.185	5.0	3.7		1		1
436730004	LDR	SP 1-91	0.189	5.0	3.7		1		1
436730022	LDR	SP 1-91	0.174	5.0	3.7		1		1
436761014	LDR	SP 1-91	0.171	5.0	3.7		1		1
436762005	LDR	SP 1-91	0.167	5.0	3.7		1		1
436721028	LDR	SP 1-91	0.193	5.0	3.7		1		1
436762018	LDR	SP 1-91	0.184	5.0	3.7		1		1
436751030	LDR	SP 1-91	0.200	5.0	3.7		1		1
436761025	LDR	SP 1-91	0.185	5.0	3.7		1		1
436740001	LDR	SP 1-91	0.187	5.0	3.7		1		1
436742018	LDR	SP 1-91	0.204	5.0	3.7		1		1
436730027	LDR	SP 1-91	0.181	5.0	3.7		1		1
436750003	LDR	SP 1-91	0.173	5.0	3.7		1		1
436733011	LDR	SP 1-91	0.167	5.0	3.7		1		1
436750019	LDR	SP 1-91	0.170	5.0	3.7		1		1
436761022	LDR	SP 1-91	0.180	5.0	3.7		1		1
436730016	LDR	SP 1-91	0.176	5.0	3.7		1		1
436742009	LDR	SP 1-91	0.182	5.0	3.7		1		1
436751013	LDR	SP 1-91	0.168	5.0	3.7		1		1
436762016	LDR	SP 1-91	0.188	5.0	3.7		1		1
436740011	LDR	SP 1-91	0.223	5.0	3.7		1		1
436732014	LDR	SP 1-91	0.260	5.0	3.7		1		1
436750006	LDR	SP 1-91	0.219	5.0	3.7		1		1
436762017	LDR	SP 1-91	0.181	5.0	3.7		1		1
436762011	LDR	SP 1-91	0.207	5.0	3.7		1		1
436040023	LDR	SP 1-91	4.105	5.0	3.7		15		15
436742011	LDR	SP 1-91	0.206	5.0	3.7		1		1
436742015	LDR	SP 1-91	0.269	5.0	3.7		1		1
436720018	LDR	SP 1-91	0.189	5.0	3.7		1		1
436751004	LDR	SP 1-91	0.279	5.0	3.7		1		1
436732012	LDR	SP 1-91	0.210	5.0	3.7		1		1
436751005	LDR	SP 1-91	0.253	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436750016	LDR	SP 1-91	0.198	5.0	3.7		1		1
436762029	LDR	SP 1-91	0.172	5.0	3.7		1		1
436741012	LDR	SP 1-91	0.174	5.0	3.7		1		1
436760010	LDR	SP 1-91	0.165	5.0	3.7		1		1
436741016	LDR	SP 1-91	0.165	5.0	3.7		1		1
436751007	LDR	SP 1-91	0.170	5.0	3.7		1		1
436751024	LDR	SP 1-91	0.167	5.0	3.7		1		1
436731008	LDR	SP 1-91	0.168	5.0	3.7		1		1
436741006	LDR	SP 1-91	0.176	5.0	3.7		1		1
436733006	LDR	SP 1-91	0.167	5.0	3.7		1		1
436751016	LDR	SP 1-91	0.204	5.0	3.7		1		1
436732006	LDR	SP 1-91	0.168	5.0	3.7		1		1
436760006	LDR	SP 1-91	0.179	5.0	3.7		1		1
436742008	LDR	SP 1-91	0.173	5.0	3.7		1		1
436750014	LDR	SP 1-91	0.209	5.0	3.7		1		1
436751029	LDR	SP 1-91	0.190	5.0	3.7		1		1
436732016	LDR	SP 1-91	0.174	5.0	3.7		1		1
436721031	LDR	SP 1-91	0.224	5.0	3.7		1		1
436740002	LDR	SP 1-91	0.241	5.0	3.7		1		1
436721026	LDR	SP 1-91	0.220	5.0	3.7		1		1
436762002	LDR	SP 1-91	0.166	5.0	3.7		1		1
436721033	LDR	SP 1-91	0.258	5.0	3.7		1		1
436751028	LDR	SP 1-91	0.174	5.0	3.7		1		1
436740014	LDR	SP 1-91	0.188	5.0	3.7		1		1
436741011	LDR	SP 1-91	0.207	5.0	3.7		1		1
436740016	LDR	SP 1-91	0.153	5.0	3.7		1		1
436732008	LDR	SP 1-91	0.171	5.0	3.7		1		1
436760002	LDR	SP 1-91	0.187	5.0	3.7		1		1
436721018	LDR	SP 1-91	0.175	5.0	3.7		1		1
436721017	LDR	SP 1-91	0.204	5.0	3.7		1		1
436751019	LDR	SP 1-91	0.163	5.0	3.7		1		1
436741014	LDR	SP 1-91	0.175	5.0	3.7		1		1
436732004	LDR	SP 1-91	0.182	5.0	3.7		1		1
436731002	LDR	SP 1-91	0.170	5.0	3.7		1		1
436750009	LDR	SP 1-91	0.172	5.0	3.7		1		1
436721023	LDR	SP 1-91	0.191	5.0	3.7		1		1
436760001	LDR	SP 1-91	0.201	5.0	3.7		1		1
436750008	LDR	SP 1-91	0.205	5.0	3.7		1		1
436730020	LDR	SP 1-91	0.288	5.0	3.7		1		1
436742010	LDR	SP 1-91	0.178	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436751025	LDR	SP 1-91	0.171	5.0	3.7		1		1
436751043	LDR	SP 1-91	0.179	5.0	3.7		1		1
436732013	LDR	SP 1-91	0.173	5.0	3.7		1		1
436730030	LDR	SP 1-91	0.089	5.0	3.7		1		1
436730025	LDR	SP 1-91	0.180	5.0	3.7		1		1
436733009	LDR	SP 1-91	0.166	5.0	3.7		1		1
436733007	LDR	SP 1-91	0.167	5.0	3.7		1		1
436740010	LDR	SP 1-91	0.197	5.0	3.7		1		1
436761009	LDR	SP 1-91	0.166	5.0	3.7		1		1
436720015	LDR	SP 1-91	0.196	5.0	3.7		1		1
436751038	LDR	SP 1-91	0.183	5.0	3.7		1		1
436761016	LDR	SP 1-91	0.185	5.0	3.7		1		1
436720014	LDR	SP 1-91	0.244	5.0	3.7		1		1
436751006	LDR	SP 1-91	0.293	5.0	3.7		1		1
436750020	LDR	SP 1-91	0.173	5.0	3.7		1		1
436761023	LDR	SP 1-91	0.229	5.0	3.7		1		1
436762013	LDR	SP 1-91	0.181	5.0	3.7		1		1
436750005	LDR	SP 1-91	0.195	5.0	3.7		1		1
436720011	LDR	SP 1-91	0.168	5.0	3.7		1		1
436730010	LDR	SP 1-91	0.167	5.0	3.7		1		1
436741004	LDR	SP 1-91	0.177	5.0	3.7		1		1
436761001	LDR	SP 1-91	0.166	5.0	3.7		1		1
436721019	LDR	SP 1-91	0.199	5.0	3.7		1		1
436730011	LDR	SP 1-91	0.167	5.0	3.7		1		1
436751018	LDR	SP 1-91	0.162	5.0	3.7		1		1
436740009	LDR	SP 1-91	0.167	5.0	3.7		1		1
436742005	LDR	SP 1-91	0.171	5.0	3.7		1		1
436730001	LDR	SP 1-91	0.186	5.0	3.7		1		1
436761021	LDR	SP 1-91	0.195	5.0	3.7		1		1
436761011	LDR	SP 1-91	0.166	5.0	3.7		1		1
436721002	LDR	SP 1-91	0.194	5.0	3.7		1		1
436750027	LDR	SP 1-91	0.214	5.0	3.7		1		1
436750023	LDR	SP 1-91	0.180	5.0	3.7		1		1
436721025	LDR	SP 1-91	0.217	5.0	3.7		1		1
436761027	LDR	SP 1-91	0.167	5.0	3.7		1		1
436762009	LDR	SP 1-91	0.309	5.0	3.7		1		1
436761004	LDR	SP 1-91	0.167	5.0	3.7		1		1
436751044	LDR	SP 1-91	0.176	5.0	3.7		1		1
436741001	LDR	SP 1-91	0.167	5.0	3.7		1		1
436751026	LDR	SP 1-91	0.177	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436730015	LDR	SP 1-91	0.169	5.0	3.7		1		1
436760011	LDR	SP 1-91	0.202	5.0	3.7		1		1
436751001	LDR	SP 1-91	0.199	5.0	3.7		1		1
436762020	LDR	SP 1-91	0.337	5.0	3.7		1		1
436751002	LDR	SP 1-91	0.179	5.0	3.7		1		1
436751020	LDR	SP 1-91	0.160	5.0	3.7		1		1
436761015	LDR	SP 1-91	0.176	5.0	3.7		1		1
436761026	LDR	SP 1-91	0.168	5.0	3.7		1		1
436741002	LDR	SP 1-91	0.170	5.0	3.7		1		1
436762001	LDR	SP 1-91	0.185	5.0	3.7		1		1
436750018	LDR	SP 1-91	0.176	5.0	3.7		1		1
436750024	LDR	SP 1-91	0.186	5.0	3.7		1		1
436751039	LDR	SP 1-91	0.189	5.0	3.7		1		1
436751009	LDR	SP 1-91	0.176	5.0	3.7		1		1
436762015	LDR	SP 1-91	0.185	5.0	3.7		1		1
436733012	LDR	SP 1-91	0.169	5.0	3.7		1		1
436731003	LDR	SP 1-91	0.173	5.0	3.7		1		1
436730009	LDR	SP 1-91	0.167	5.0	3.7		1		1
436751041	LDR	SP 1-91	0.186	5.0	3.7		1		1
436751012	LDR	SP 1-91	0.167	5.0	3.7		1		1
436751015	LDR	SP 1-91	0.175	5.0	3.7		1		1
436741003	LDR	SP 1-91	0.177	5.0	3.7		1		1
436750002	LDR	SP 1-91	0.170	5.0	3.7		1		1
436761005	LDR	SP 1-91	0.167	5.0	3.7		1		1
436750015	LDR	SP 1-91	0.206	5.0	3.7		1		1
436761028	LDR	SP 1-91	0.170	5.0	3.7		1		1
436762030	LDR	SP 1-91	0.160	5.0	3.7		1		1
436762023	LDR	SP 1-91	0.196	5.0	3.7		1		1
436762014	LDR	SP 1-91	0.186	5.0	3.7		1		1
436740007	LDR	SP 1-91	0.235	5.0	3.7		1		1
436751034	LDR	SP 1-91	0.279	5.0	3.7		1		1
436721030	LDR	SP 1-91	0.255	5.0	3.7		1		1
436761019	LDR	SP 1-91	0.186	5.0	3.7		1		1
436750013	LDR	SP 1-91	0.206	5.0	3.7		1		1
436720017	LDR	SP 1-91	0.328	5.0	3.7		1		1
436732015	LDR	SP 1-91	0.302	5.0	3.7		1		1
436751021	LDR	SP 1-91	0.160	5.0	3.7		1		1
436762025	LDR	SP 1-91	0.168	5.0	3.7		1		1
436762010	LDR	SP 1-91	0.182	5.0	3.7		1		1
436742017	LDR	SP 1-91	0.189	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436733004	LDR	SP 1-91	0.180	5.0	3.7		1		1
436730014	LDR	SP 1-91	0.167	5.0	3.7		1		1
436730023	LDR	SP 1-91	0.174	5.0	3.7		1		1
436762031	LDR	SP 1-91	0.301	5.0	3.7		1		1
436751010	LDR	SP 1-91	0.168	5.0	3.7		1		1
436732018	LDR	SP 1-91	0.178	5.0	3.7		1		1
436730003	LDR	SP 1-91	0.170	5.0	3.7		1		1
436732002	LDR	SP 1-91	0.181	5.0	3.7		1		1
436750012	LDR	SP 1-91	0.200	5.0	3.7		1		1
436751045	LDR	SP 1-91	0.174	5.0	3.7		1		1
436730008	LDR	SP 1-91	0.172	5.0	3.7		1		1
436730017	LDR	SP 1-91	0.175	5.0	3.7		1		1
436762012	LDR	SP 1-91	0.179	5.0	3.7		1		1
436742020	LDR	SP 1-91	0.141	5.0	3.7		1		1
436733005	LDR	SP 1-91	0.182	5.0	3.7		1		1
436741007	LDR	SP 1-91	0.176	5.0	3.7		1		1
436750026	LDR	SP 1-91	0.206	5.0	3.7		1		1
436751031	LDR	SP 1-91	0.215	5.0	3.7		1		1
436760004	LDR	SP 1-91	0.177	5.0	3.7		1		1
436750028	LDR	SP 1-91	0.211	5.0	3.7		1		1
436742003	LDR	SP 1-91	0.178	5.0	3.7		1		1
436740015	LDR	SP 1-91	0.196	5.0	3.7		1		1
436740008	LDR	SP 1-91	0.180	5.0	3.7		1		1
436732001	LDR	SP 1-91	0.176	5.0	3.7		1		1
436760012	LDR	SP 1-91	0.047	5.0	3.7		1		1
436762021	LDR	SP 1-91	0.265	5.0	3.7		1		1
436762022	LDR	SP 1-91	0.231	5.0	3.7		1		1
436750007	LDR	SP 1-91	0.319	5.0	3.7		1		1
436762032	LDR	SP 1-91	0.271	5.0	3.7		1		1
436733015	LDR	SP 1-91	0.182	5.0	3.7		1		1
436760009	LDR	SP 1-91	0.166	5.0	3.7		1		1
436751037	LDR	SP 1-91	0.175	5.0	3.7		1		1
436750017	LDR	SP 1-91	0.186	5.0	3.7		1		1
436750004	LDR	SP 1-91	0.171	5.0	3.7		1		1
436751022	LDR	SP 1-91	0.162	5.0	3.7		1		1
436720019	LDR	SP 1-91	0.180	5.0	3.7		1		1
436731005	LDR	SP 1-91	0.196	5.0	3.7		1		1
436751027	LDR	SP 1-91	0.183	5.0	3.7		1		1
436760007	LDR	SP 1-91	0.263	5.0	3.7		1		1
436720016	LDR	SP 1-91	0.214	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436730019	LDR	SP 1-91	0.233	5.0	3.7		1		1
436761018	LDR	SP 1-91	0.192	5.0	3.7		1		1
436731006	LDR	SP 1-91	0.166	5.0	3.7		1		1
436740003	LDR	SP 1-91	0.243	5.0	3.7		1		1
436731007	LDR	SP 1-91	0.169	5.0	3.7		1		1
436762007	LDR	SP 1-91	0.230	5.0	3.7		1		1
436740005	LDR	SP 1-91	0.178	5.0	3.7		1		1
436762004	LDR	SP 1-91	0.167	5.0	3.7		1		1
436730005	LDR	SP 1-91	0.291	5.0	3.7		1		1
436761008	LDR	SP 1-91	0.177	5.0	3.7		1		1
436761010	LDR	SP 1-91	0.172	5.0	3.7		1		1
436742012	LDR	SP 1-91	0.180	5.0	3.7		1		1
436733010	LDR	SP 1-91	0.171	5.0	3.7		1		1
436761020	LDR	SP 1-91	0.178	5.0	3.7		1		1
436760003	LDR	SP 1-91	0.178	5.0	3.7		1		1
436751008	LDR	SP 1-91	0.191	5.0	3.7		1		1
436761013	LDR	SP 1-91	0.195	5.0	3.7		1		1
436733002	LDR	SP 1-91	0.290	5.0	3.7		1		1
436733014	LDR	SP 1-91	0.183	5.0	3.7		1		1
436741013	LDR	SP 1-91	0.166	5.0	3.7		1		1
436730002	LDR	SP 1-91	0.176	5.0	3.7		1		1
436742001	LDR	SP 1-91	0.207	5.0	3.7		1		1
436721022	LDR	SP 1-91	0.167	5.0	3.7		1		1
436750010	LDR	SP 1-91	0.175	5.0	3.7		1		1
436730029	LDR	SP 1-91	0.176	5.0	3.7		1		1
436751042	LDR	SP 1-91	0.183	5.0	3.7		1		1
436732003	LDR	SP 1-91	0.192	5.0	3.7		1		1
436741017	LDR	SP 1-91	0.167	5.0	3.7		1		1
436720013	LDR	SP 1-91	0.210	5.0	3.7		1		1
436761012	LDR	SP 1-91	0.173	5.0	3.7		1		1
436730018	LDR	SP 1-91	0.280	5.0	3.7		1		1
436733003	LDR	SP 1-91	0.201	5.0	3.7		1		1
436751003	LDR	SP 1-91	0.185	5.0	3.7		1		1
436721032	LDR	SP 1-91	0.204	5.0	3.7		1		1
436751017	LDR	SP 1-91	0.157	5.0	3.7		1		1
436721027	LDR	SP 1-91	0.208	5.0	3.7		1		1
436732007	LDR	SP 1-91	0.170	5.0	3.7		1		1
436730012	LDR	SP 1-91	0.167	5.0	3.7		1		1
436730024	LDR	SP 1-91	0.178	5.0	3.7		1		1
436721020	LDR	SP 1-91	0.181	5.0	3.7		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
436751023	LDR	SP 1-91	0.164	5.0	3.7		1		1
436742002	LDR	SP 1-91	0.166	5.0	3.7		1		1
436762006	LDR	SP 1-91	0.183	5.0	3.7		1		1
436720020	LDR	SP 1-91	0.186	5.0	3.7		1		1
436761006	LDR	SP 1-91	0.170	5.0	3.7		1		1
436740006	LDR	SP 1-91	0.201	5.0	3.7		1		1
436730006	LDR	SP 1-91	0.237	5.0	3.7		1		1
436600006	LDR	R-1	19.719	5.0	3.7		72		72
436600016	LDR	R-1	2.351	5.0	3.7		8		8
436600003	LDR	R-1	8.979	5.0	3.7		33		33
436450016	LDR	R-1	5.529	5.0	3.7		20		20
436600031	LDR	R-1	18.402	5.0	3.7		68		68
436450015	LDR	R-1	4.564	5.0	3.7		16		16
436450011	LDR	R-1	4.478	5.0	3.7		16		16
436450013	LDR	R-1	4.551	5.0	3.7		16		16
436450014	LDR	R-1	4.460	5.0	3.7		16		16
436360002	LDR	R-1	9.560	5.0	3.7		35		35
436360006	LDR	R-1	4.769	5.0	3.7		17		17
436360008	LDR	R-1	9.157	5.0	3.7		33		33
436360007	LDR	R-1	4.755	5.0	3.7		17		17
436490001	LDR	R-1	4.384	5.0	3.7		16		16
436490002	LDR	R-1	4.754	5.0	3.7		17		17
436490039	LDR	R-1	4.640	5.0	3.7		17		17
436600023	LDR	R-1	4.760	5.0	3.7		17		17
436600024	LDR	R-1	0.915	5.0	3.7		3		3
436600022	LDR	R-1	0.698	5.0	3.7		2		2
436600021	LDR	R-1	0.582	5.0	3.7		2		2
436600025	LDR	R-1	2.778	5.0	3.7		10		10
436600026	LDR	R-1	4.547	5.0	3.7		16		16
436600033	LDR	R-1	9.004	5.0	3.7		33		33
436663029	LDR	R-1	0.174	5.0	3.7		1		1
436663031	LDR	R-1	0.149	5.0	3.7		1		1
436663028	LDR	R-1	0.141	5.0	3.7		1		1
436663027	LDR	R-1	0.154	5.0	3.7		1		1
436663026	LDR	R-1	0.139	5.0	3.7		1		1
436663001	LDR	R-1	0.281	5.0	3.7		1		1
436660001	LDR	R-1	0.132	5.0	3.7		1		1
436671018	LDR	R-1	0.219	5.0	3.7		1		1
436660002	LDR	R-1	0.145	5.0	3.7		1		1
436652001	LDR	R-1	0.106	5.0	3.7		1		1

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

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

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

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

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

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

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

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

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

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

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

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

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

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
439321016	MDR	R-1	0.178	10.0	6.6		1		1
439190023	MDR	R-1	4.337	10.0	6.6		28		28
439190020	MDR	R-1	4.132	10.0	6.6		27		27
439322004	MDR	R-1	0.207	10.0	6.6		1		1
439322006	MDR	R-1	0.166	10.0	6.6		1		1
439322007	MDR	R-1	0.163	10.0	6.6		1		1
439322008	MDR	R-1	0.165	10.0	6.6		1		1
439312001	MDR	R-1	0.164	10.0	6.6		1		1
439190004	MDR	R-1	7.460	10.0	6.6		49		49
439190025	MDR	R-1	7.208	10.0	6.6		47		47
439312002	MDR	R-1	0.168	10.0	6.6		1		1
439312003	MDR	R-1	0.158	10.0	6.6		1		1
439312004	MDR	R-1	0.168	10.0	6.6		1		1
439312005	MDR	R-1	0.163	10.0	6.6		1		1
439312006	MDR	R-1	0.164	10.0	6.6		1		1
439312007	MDR	R-1	0.167	10.0	6.6		1		1
439312008	MDR	R-1	0.167	10.0	6.6		1		1
439312009	MDR	R-1	0.165	10.0	6.6		1		1
439312010	MDR	R-1	0.159	10.0	6.6		1		1
439312011	MDR	R-1	0.163	10.0	6.6		1		1
439312012	MDR	R-1	0.165	10.0	6.6		1		1
439312013	MDR	R-1	0.196	10.0	6.6		1		1
439200003	MDR	R-1	12.009	10.0	6.6		79		79
439311001	MDR	R-1	0.215	10.0	6.6		1		1
439311002	MDR	R-1	0.202	10.0	6.6		1		1
439311003	MDR	R-1	0.218	10.0	6.6		1		1
439311006	MDR	R-1	0.238	10.0	6.6		1		1
439311007	MDR	R-1	0.248	10.0	6.6		1		1
432120002	MDR	R-3	19.548	10.0	6.6		129		129
432030004	MDR	R-2 PUD	46.584	10.0	6.6		307		307
432030009	MDR	R-2	102.056	10.0	6.6		673		673
425220011	MDR	R-1	27.926	10.0	6.6		184		184
432030011	MDR	R-2 PUD	156.078	10.0	6.6		1030		1030
432030010	MDR	R-1	95.321	10.0	6.6		629		629
436030002	MDR	SP 1-91	1.667	10.0	6.6		11		11
436010004	MDR	SP 1-91	1.749	10.0	6.6		11		11
436020001	MDR	SP 1-91	36.429	10.0	6.6		240		240
436170001	MDR	A	10.485	10.0	6.6		69		69
436170003	MDR	A	1.955	10.0	6.6		12		12
436170002	MDR	A	23.135	10.0	6.6		152		152

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
432110001	MDR	R-2 PUD	26.367	10.0	6.6		174		174
432260017	MDR	Esplanade SP	19.515	10.0	6.6		128		128
432260016	MDR	Esplanade SP	9.731	10.0	6.6		64		64
436040001	MDR	SP 1-91	17.777	10.0	6.6		117		117
436070006	MDR	M-1	11.536	10.0	6.6		76		76
436070008	MDR	M-1	1.059	10.0	6.6		6		6
430190012	MDR	R-1	1.265	10.0	6.6		8		8
436040005	MDR	SP 1-91	19.392	10.0	6.6		127		127
437310029	MDR	C-1	2.004	10.0	6.6		13		13
436170005	MDR	A	7.683	10.0	6.6		50		50
436170006	MDR	R-1	6.911	10.0	6.6		45		45
436170007	MDR	R-1	8.492	10.0	6.6		56		56
436170004	MDR	A	9.753	10.0	6.6		64		64
425200025	MDR	R-2	62.115	10.0	6.6		409		409
425200010	MDR	R-1	19.113	10.0	6.6		126		126
436030001	MDR	SP 1-91	106.692	10.0	6.6		704		704
436040006	MDR	SP 1-91	19.497	10.0	6.6		128		128
430130075	MDR	SP 1-91	2.063	10.0	6.6		13		13
432260014	MDR	Esplanade SP	17.452	10.0	6.6		115		115
432260015	MDR	Esplanade SP	4.887	10.0	6.6		32		32
432260019	MDR	Esplanade SP	15.607	10.0	6.6		103		103
434354007	MDR	R-2	1.024	10.0	6.6		6		6
434151003	MDR	R-2	0.148	10.0	6.6		1		1
434151019	MDR	R-2	0.145	10.0	6.6		1		1
434151020	MDR	R-2	0.292	10.0	6.6		1		1
434151001	MDR	R-2	0.022	10.0	6.6		1		1
434151021	MDR	R-2	0.174	10.0	6.6		1		1
434283014	MDR	R-2	0.145	10.0	6.6		1		1
434281006	MDR	R-2	0.168	10.0	6.6		1		1
434283013	MDR	R-2	0.143	10.0	6.6		1		1
434282006	MDR	R-2	0.082	10.0	6.6		1		1
434282008	MDR	R-2	0.171	10.0	6.6		1		1
434152001	MDR	R-2	0.087	10.0	6.6		1		1
437035022	MDR	R-2	0.178	10.0	6.6		1		1
437035023	MDR	R-2	0.191	10.0	6.6		1		1
437035024	MDR	R-2	0.224	10.0	6.6		1		1
434291042	MDR	R-2	0.150	10.0	6.6		1		1
434291043	MDR	R-2	0.169	10.0	6.6		1		1
434291019	MDR	R-2	0.227	10.0	6.6		1		1
433455001	MDR	R-T	0.100	10.0	6.6		1		1

APN	GP	Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
433455002	MDR	R-T	0.094	10.0	6.6		1		1
436010005	MDR	SP 1-91	0.660	10.0	6.6		4		4
436010002	MDR	SP 1-91	10.521	10.0	6.6		69		69
436040026	MDR	C-2	5.937	10.0	6.6		39		39
436040013	MDR	C-2	7.047	10.0	6.6		46		46
436040015	MDR	A	1.151	10.0	6.6		7		7
436040016	MDR	A	1.216	10.0	6.6		8		8
436040017	MDR	A	2.126	10.0	6.6		14		14
436040018	MDR	A	0.869	10.0	6.6		5		5
436040019	MDR	A	0.726	10.0	6.6		4		4
434210020	MDR	R-1	2.289	10.0	6.6		15		15
434210019	MDR	R-2	0.163	10.0	6.6		1		1
434282014	MDR	R-2	0.161	10.0	6.6		1		1
434282007	MDR	R-2	0.253	10.0	6.6		1		1
434260018	MDR	R-2	1.424	10.0	6.6		9		9
437200021	MDR	R-2	2.249	10.0	6.6		14		14
430130079	MDR	C-2	65.375	10.0	6.6		431		431
430100015	MDR	R-1	23.890	10.0	6.6		157		157
430130043	MDR	C-2	1.756	10.0	6.6		11		11
430100016	MDR	R-1	52.983	10.0	6.6		349		349
430100009	MDR	W-2	24.175	10.0	6.6		159		159
430100010	MDR	R-2 PUD	23.847	10.0	6.6		157		157
435250008	MDR	Open Space	0.838	10.0	6.6		5		5
435250007	MDR	Open Space	1.464	10.0	6.6		9		9
433454003	MDR	R-T	0.092	10.0	6.6		1		1
433454001	MDR	R-T	0.092	10.0	6.6		1		1
433454002	MDR	R-T	0.092	10.0	6.6		1		1
Subtotal-MDR							10,491	0	10,491
433300033	VHDR	S-D	4.821	22.0	20.0	96			96
439070022	VHDR	R-3	4.583	22.0	20.0	91			91
439130001	VHDR	R-3	8.969	22.0	20.0	179			179
439120048	VHDR	R-3	2.308	22.0	20.0	46			46
None	VHDR	Esplanade SP	1.812	22.0	20.0				
432260019	VHDR	Esplanade SP	3.086	22.0	20.0	359 <sup>a</sup>			359 <sup>a</sup>
432260020	VHDR	Esplanade SP	7.498	22.0	20.0				
432260023	VHDR	Esplanade SP	24.624	22.0	20.0				
Subtotal-VHDR						771	0	0	771

a) Per residential cap in specific plan

**Table B-4  
Residential Sites to be Rezoned  
City of San Jacinto**

APN	GP	Existing Zone	Acres	Density		Potential Units			
				Allowable	Realistic	Low	Mod	Above	Total
433070038	HDR	R-1	8.706	14.0	20	174			174
433070011	HDR	R-1	3.089	14.0	20	61			61
433070043	HDR	R-1	7.293	14.0	20	145			145
433110010	HDR	R-1	2.095	14.0	20	41			41
433110036	HDR	R-1	4.292	14.0	20	85			85
434070033	HDR	R-3	2.219	14.0	20	44			44
434353023	HDR	R-3	1.868	14.0	20	37			37
436570003	HDR	R-3	9.596	14.0	20	191			191
436570002	HDR	R-3	9.457	14.0	20	189			189
437260007	HDR	R-T	4.262	14.0	20	85			85
437240018	HDR	R-3	1.184	14.0	20	23			23
437260008	HDR	R-T	1.866	14.0	20	37			37
435330034	HDR	M-1	0.873	14.0	20	17			17
433110030	HDR	R-1	1.962	14.0	20	39			39
436010002	HDR	SP 1-91	1.609	14.0	20	32			32
436010003	HDR	SP 1-91	2.745	14.0	20	54			54
430100006	HDR	R-2 PUD	45.839	14.0	20	916			916
Subtotal-HDR						2,170	0	0	2,170
432130003	VHDR	R-2	19.216	22.0	22	422			384
435320001	VHDR	R-T	4.427	22.0	22	97			88
430190017	VHDR	M-1	5.963	22.0	22	131			119
436010004	VHDR	SP 1-91	10.423	22.0	22	229			208
436010002	VHDR	SP 1-91	11.441	22.0	22	251			228
436010003	VHDR	SP 1-91	20.243	22.0	22	445			404
Subtotal-VHDR						1,575	0	0	1,575

Note: These sites are subject to the provisions of Program 11 in the Housing Plan.

## Appendix C

### Public Participation Summary

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

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

October 1, 2009	City Council/Planning Commission Study Session
September 16, 2010	City Council/Planning Commission Study Session
April 12, 2012	Planning Commission Study Session
April 17, 2012	City Council Study Session
_____	Planning Commission hearing
_____	City Council hearing

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

**Table C-1  
Public Notice List**

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

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

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

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

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

National Community Renaissance/  
Hope Through Housing Foundation  
9065 Haven Avenue, Suite #100  
Rancho Cucamonga, CA 91730

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

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

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

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

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

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

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

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

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

**Table C-2**  
**Summary of Housing Element Comments**

<b>Comment</b>	<b>Response</b>
If cities cannot limit the number of unrelated individuals living together through the Code definition of “family”, is there any limit to the number of persons that can occupy a housing unit? How is that enforced?	Building and housing codes generally limit residential occupancy based on health and safety considerations. Occupancy limits are typically handled through code enforcement activities.
What is an “emergency shelter”?	In the context of the Housing Element, emergency shelter refers to a year-round facility as opposed to a temporary shelter such as may be used during a natural disaster. Emergency shelters are intended to provide short-term housing for homeless persons, and may not turn persons away due to inability to pay. Shelter occupancy is typically limited to 6 months.
Is the City required by state law to adopt the Code amendments described in the Housing Plan, such as for emergency shelters?	Yes, all of the Code amendments described in the Housing Element are necessary in order to ensure compliance with state law.

## Appendix D

### Analysis of Unaccommodated Need from the Previous Period

The adopted 2006 Housing Element identified a net remaining lower-income RHNA of 1,379 units (Table 27, p. A-46). The Very High Density Residential General Plan land use category allows development at 18-22 units/acre and is suitable for lower-income housing. At an average density of 20 units/acre, 69 acres of land is required to accommodate the remaining need. Housing Element Programs 7 and 11 established implementation actions to bring the Zoning Ordinance into conformance with the General Plan. However, due to the extraordinary hardship on City staff resources created by the recession, the Zoning Ordinance update has not been completed. Since adoption of the General Plan in 2006, City policy has been to require new development applications to conform to the General Plan land use designation and densities. Any development application that is inconsistent with the new General Plan, even if consistent with the existing zoning, would not be approved without a General Plan amendment.

The table below shows the distribution of vacant and developed land by zoning district for the VHDR General Plan land use category. As shown in this table, a total of 126 acres of vacant land is currently available in the VHDR designation, which is 57 acres more than required to satisfy the 2006 Housing Element commitment.

**Table D-1  
VHDR Land Use Categories by Zoning District**

Zoning	DEV	VAC	Existing Zoning Status & Development Standards
<b>M-1</b>	0	5.96	Residential use not currently allowed
<b>R-2</b>	0	19.22	2-family, 12 du/ac (+density bonus) 35-ft height limit
<b>R-3</b>	4.58	13.84	22 du/ac (+density bonus) 45-ft height limit
<b>R-T (Residential-Trailer)</b>	0	6.03	15.5 du/ac (+ density bonus) 15-ft height limit (Will be redesignated <i>High Density</i> in new Development Code)
<b>S-D (Senior Development)</b>	4.49	4.82	22 du/ac (+ density bonus) 35-ft height limit (Will be redesignated <i>Very High Density</i> in new Development Code)
<b>SP 1-02 (Esplanade) Adopted 2005</b>	0	32.02	56 acres designated mixed-use (1/2 can be residential - 359 du max.) 14 du/ac avg. density (projects may exceed avg.) 45-ft height limit Development Agreement until 2015 (SP amendment reqd. to establish site plan prior to development)
<b>SP 1-91 (Sunrise Ranch)</b>	0	44.18	18 du/ac (+density bonus) allowed in HDR (25 ac) (Expired 1994 – will require review/approval)
<b>Totals</b>	<b>9.07</b>	<b>126.07</b>	

Zoning Analysis. The Government Code requires the City to zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need from the prior planning period when sites were not made available. While the City redesignated sufficient sites, the zoning was not complete for all redesignated sites. However, many of the redesignated VHDR sites are zoned R-3 or an equivalent zone (i.e., S-D and SP 1-02). These zones are sufficiently flexible to implement the VHDR at maximum allowable densities without requiring a rezone, variance or other exception process. Further, explicit Code provisions adopted prior to the end of the planning period defers allowable densities to the

General Plan, which removed any potential density limits in the zoning. For these reasons, sites zoned R-3, S-D and SP 1-02 are utilized toward the unaccommodated need in the prior planning period as follows:

**Table D-2**  
**Remaining Unaccommodated Need**

Shortfall in the prior planning period	1,379 units
Capacity with zoning made available in the prior planning period	769 units
R-3 (304 units)	
S-D (106 units)	
SP 1-02* (359 units)	
Remaining Unaccommodated Need	610 units

\*Accounts for 359 unit maximum per the Specific Plan

To address the unaccommodated need from the prior planning period, a zoning amendment was adopted by the City Council on \_\_\_\_\_. The amendment reclassified \_\_\_\_\_. This amendment resulted in an increase of \_\_\_ potential multi-family units at a density of 20 units/acre, which fully accommodates the unmet need from the previous period.