

***TEHAMA
COUNTY
HOUSING
ELEMENT
2019-2024***

***Final Draft – for Adoption
August 2019***



Table of Contents

INTRODUCTION 1

- Organization..... 1
- Community Context 1
- Purpose of the Element 2
- Requirements of a Housing Element 2
- Data Sources 3
- Community Involvement 3
- Consistency with the General Plan 4
- Senate bill 244- Disadvantaged Communities 5

HOUSING PROGRAMS 7

- Goals and Policies 7
- Implementation Programs..... 10
- Quantified Objectives 22

HOUSING NEEDS ASSESSMENT 25

- Population..... 25
- Employment 27
- Household Characteristics 29
- Housing Stock Characteristics 35
- Special Housing Needs 42

RESOURCES AND CONSTRAINTS..... 55

- Existing and Projected Housing Needs 55
- Land Inventory 56

ANALYSIS OF GOVERNMENTAL CONSTRAINTS 61

- Residential Development Standards..... 61
- Analysis of Non- Governmental Constraints 74
- Development Resources 76
- Energy Conservation 81

REVIEW OF PREVIOUS HOUSING ELEMENT 83

- Progress and Effectiveness of the Previous Housing Program 83
- Program by Program Review of the Previous Housing Program 84
- Summary of Appropriateness 84

List of Tables

TABLE H-1 SUMMARY OF QUANTIFIED OBJECTIVES FOR UNINCORPORATED TEHAMA COUNTY	22
TABLE 1-1 POPULATION GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY	25
TABLE 1-2 POPULATION PROJECTIONS.....	26
TABLE 1-3 POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY	26
TABLE 1-4 AVERAGE ANNUAL EMPLOYMENT, TEHAMA COUNTY	27
TABLE 1-5 EMPLOYMENT BY INDUSTRY, UNINCORPORATED TEHAMA COUNTY.....	28
TABLE 1-6 TEHAMA COUNTY MAJOR EMPLOYERS.....	28
TABLE 1-7 HOUSEHOLD GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY	29
TABLE 1-8 HOUSEHOLD CHARACTERISTICS, UNINCORPORATED TEHAMA COUNTY	29
TABLE 1-9 HOUSEHOLDS BY TENURE, UNINCORPORATED TEHAMA COUNTY	31
TABLE 1-10 HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY, 2019.....	31
TABLE 1-11 OVERCROWDED HOUSEHOLDS 2016	32
TABLE 1-12 HOUSEHOLD INCOME, UNINCORPORATED TEHAMA COUNTY	32
TABLE 1-13 MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, TEHAMA COUNTY, 2018.....	33
TABLE 1-14 HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME FOR HOUSING COST (OVERPAYMENT BY INCOME CATEGORY).....	34
TABLE 1-15 HOUSING PROBLEMS FOR ALL HOUSEHOLDS.....	35
TABLE 1-16 HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY.....	35
TABLE 1-17 HOUSING UNITS BY YEAR BUILT, TEHAMA COUNTY.....	36
TABLE 1-18 UNITS LACKING TELEPHONE, PLUMBING, AND KITCHENS, TEHAMA COUNTY	37
TABLE 1-19 2019 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SELECTED COUNTY COMMUNITIES	38
TABLE 1-20 HOUSING AFFORDABILITY	39
TABLE 1-21 INCOME AND HOUSING AFFORDABILITY, TEHAMA COUNTY	39
TABLE 1-22 FIRST RIGHT OF REFUSAL PROGRAM ENTITIES (QUALIFIED).....	39
TABLE 1-23 SENIOR POPULATION, UNINCORPORATED TEHAMA COUNTY.....	43
TABLE 1-24 ESTIMATED HOUSEHOLDERS BY TENURE BY AGE UNINCORPORATED TEHAMA COUNTY	43
TABLE 1-25 RESIDENTIAL CARE FACILITIES FOR THE ELDERLY, UNINCORPORATED TEHAMA COUNTY	44
TABLE 1-26 PERSONS WITH DISABILITIES, UNINCORPORATED TEHAMA COUNTY	45
TABLE 1-27 PERSONS WITH DISABILITIES BY DISABILITY TYPE, UNINCORPORATED TEHAMA COUNTY	45
TABLE 1-28 FACILITIES FOR ADULT DISABLED, UNINCORPORATED TEHAMA COUNTY	47
TABLE 1-29 DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE.....	48
TABLE 1-30 HOUSEHOLD SIZE BY TENURE UNINCORPORATED TEHAMA COUNTY – 2016.....	49

TABLE 1-31 FEMALE-HEADED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY – 2016..... 49

TABLE 1-32 NUMBER OF FARMWORKERS, TEHAMA COUNTY 51

TABLE 1-33 HOUSEHOLDS BELOW POVERTY LEVELS, UNINCORPORATED TEHAMA COUNTY 53

TABLE 2-1 TEHAMA COUNTY RHNA ALLOCATION 56

TABLE 2-2 SUMMARY OF VACANT SITES AND POTENTIAL HOUSING UNITS, UNINCORPORATED TEHAMA COUNTY 56

TABLE 2-3 MANUFACTURED/MOBILE HOME AFFORDABILITY 56

TABLE 2-4 COMPARISON OF REGIONAL GORTH NEED AND AVAILABLE CAPCITY 60

TABLE 2-5 RESIDENTIAL ZONING DISTRICTS..... 62

TABLE 2-6 PERMITTED USES 62

TABLE 2-7 DEVELOPMENT STANDARDS 63

TABLE 2-8 TEHAMA COUNTY DENSITY BONUS 64

TABLE 2-9 PLANNING AND DEVELOPMENT FEES 66

TABLE 2-10 TIMELINES FOR APPLICATION AND PERMIT PROCEDURES 67

TABLE 2-11 CARE FACILITIES 71

TABLE 2-12 MONTHLY MORTGAGE COSTS..... 76

TABLE 2-13 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING 77

TABLE 3-1 REGIONAL HOUSING NEEDS ALLOCATION (2014–2019), UNINCORPORATED TEHAMA COUNTY 83

TABLE 3-2 UNITS CONSTRUCTED 2015 THROUGH 2018..... 83

TABLE 3-3 REVIEW OF PREVIOUS PROGRAMS..... 85

APPENDIX A – PUBLIC MEETING NOTICING

APPENDIX B – VACANT LAND INVENTORY

APPENDIX C – FUNDING SOURCES

INTRODUCTION

ORGANIZATION

This Housing Element is organized into four sections. These sections provide an introduction and identify the housing needs in the community, the constraints to development, resources for future development, and goals, policies, and programs to address the needs and constraints in Tehama County. The sections are as follows:

Introduction: Provides for the organization, community context, purpose, and requirements of the Housing Element, and data sources, community involvement, and the Housing Element’s consistency with the other elements of the General Plan.

Housing Program: Sets forth the County’s goals, policies, and programs designed to address the housing needs in Tehama County.

Background Report: Provides information supporting the determination of housing needs and constraints. The Background Report is divided into three sections:

Section One – Housing Needs Assessment: contains a demographic and housing profile of the county and includes a discussion of current and future housing needs

Section Two – Housing Resources and Constraints: contains an analysis of the constraints that may impact the development of housing and provides an inventory of land in the incorporated area suitable for development as well as the financial and administrative resources available to facilitate housing production

Section Three – Review of Previous Housing Element: evaluates the County’s past performance based on its progress toward the objectives identified in the 2009–2014 Housing Element

COMMUNITY CONTEXT

Tehama County is located in Northern California, at the upper end of the Sacramento Valley. It is bordered on the north by Shasta County, to the east by Plumas County, to the south by Butte and Glenn counties, and to the west by Trinity and Mendocino counties. Tehama County has a total land area of approximately 2,951 square miles, or 1,888,640 acres. The topography of Tehama County includes predominantly foothills and mountains in its eastern and western portions, with the Sacramento Valley occupying most of the area between these portions.

According to the 2010 US Census, the population of the unincorporated areas of Tehama County was 41,306. As of January 1, 2018, the California Department of Finance estimates that the population of the unincorporated areas of Tehama County is 42,236. As of January 1, 2013, the California Department of Finance estimates the population of all of Tehama County—including the three incorporated cities, Red Bluff (13,858), Corning (7,515) and Tehama (430)—to be 64,039. Red Bluff is the county seat and the most populous city in the county. Several unincorporated communities are located throughout the county. Most of the county population lives in the Sacramento Valley. The western and southeastern portions of Tehama County are relatively uninhabited. These areas

contain lands managed by federal agencies, mainly National Forest lands and wildlife and wilderness areas. A portion of Lassen Volcanic National Park is located in the far northeastern corner of Tehama County.

PURPOSE OF THE ELEMENT

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long-term General Plan for its physical development.

The Housing Element is one of the seven required elements in the County's General Plan. The Housing Element is the only element of the General Plan that must be submitted to the California Department of Housing and Community Development (HCD) in order to determine compliance with state laws. The adoption of a Housing Element is the first step towards providing a strategy for suitable housing for the residents of the County. One of the objectives of the Housing Element is to increase public awareness regarding housing issues and to address specific needs, programs, and incentives that will most effectively meet the housing needs.

The County's draft 2019–2024 Housing Element must be submitted to HCD for review. At the end of the review period, HCD will issue a letter to the County identifying any concerns with the analysis or with the proposed goals, policies, and programs. In order to achieve certification, the County must work with HCD to address any outstanding concerns related to the Housing Element. After adoption by the Board of Supervisors, the final 2019–2024 Housing Element must be submitted to HCD for a final 90-day review.

State certification of the Housing Element provides the County with a number of benefits and opportunities for addressing housing needs in the unincorporated area of Tehama County. For instance, a certified Housing Element provides priority access to limited state housing funds and it offers greater protection from potential legal challenges to the Housing Element. In addition, the County is protected from potential financial penalties that may result from future state legislation.

REQUIREMENTS OF A HOUSING ELEMENT

State housing law (Government Code Section 65583) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This element updates the 2009–2014 Housing Element. This update also establishes the required components of a Housing Element as follows:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs are to include the jurisdiction's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints on the maintenance,

improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Tehama County from meeting its share of the regional housing need.

- Analysis of potential and actual nongovernmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of special housing needs (such as disabled and developmentally disabled, elderly, large families, farmworkers, families with a female head of household, and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

DATA SOURCES

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews, and the review of existing documents. This included data provided by the US Census, American Community Surveys, the Housing and Community Development's 6th Housing Element Data Package for Tehama County, along with other state and local government agency resources, and information from local organizations.

Data used in this element was also generated by the Tehama County Planning Department regarding progress on attaining the goals and objectives outlined in the previous Housing Element. Current real estate information comes from Internet databanks and local newspapers. Several nonprofit organizations that serve the special needs of some county residents provided information on housing needs for specific groups.

COMMUNITY INVOLVEMENT

The County held a Housing Element public workshop on May 16, 2019. The meeting was noticed in the Red Bluff Daily News (both in print in a half-page ad for two weekends, and on their website for eight days). Flyers were posted in County public offices, the local libraries, the Planning Department front counter area, and on the Planning Department's webpage, and a special public hearing notice was placed in the Red Bluff Daily News's Legal Notice section. See **Appendix A** for the half-page ad and the legal notice, as well as the PowerPoint presentation given at the public workshop. In addition, a public notice inviting service providers in the region was sent out. Those service providers included the following:

- Mercy Housing California
- Northern Valley Catholic Social Services
- Community Housing Improvement Program (CHIP)
- PATH
- Coring Christian Assistance Program

- Alternatives to Violence
- Tehama County Public Health Advisory Board
- Community Action Agency
- Hands of Hope
- Passages – Drug & Alcohol Division and Area Agency on Aging
- Red Bluff Fire Department
- St. Elizabeth’s Hospital Social Services
- Tehama County Head Start
- Tehama County Veterans Services
- Community Action Agency
- Tehama County Social Services Department. Discussion items from the meeting:
 - Types of housing projects covered
 - Affordable housing
 - Any additional rezones needed
 - Types of special housing needs
 - Care facilities
 - Last Housing Element update and the range of issues covered including transitional, supportive, employee, and farmworker housing

Additional meetings were held before the Planning Commission and the Board of Supervisors as part of the adoption process of the Housing Element. The County held a meeting on To Be Determined before the Planning Commission. While the floor was opened to the public during the meeting, no public comments were received. The Planning Commission voted to recommend the Housing Element for adoption to the Board of Supervisors. The Board of Supervisors adopted the Housing Element during the *To Be Determined* regular meeting. No members of the public made comments regarding the Housing Element during the meeting.

CONSISTENCY WITH THE GENERAL PLAN

The Tehama County 2019–2024 Housing Element is a required component of the Tehama County General Plan, which was completed and adopted in 2009. State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the county.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2019 to 2024 and complies with the state-mandated five-year update cycle.

SENATE BILL 244- DISADVANTAGED COMMUNITIES

The County completed an analysis of disadvantaged unincorporated communities to comply with Senate Bill (SB) 244 requirements, which did not identify and legacy communities/disadvantaged communities within the unincorporated county. Tehama County LAFCO accepted the report and analyses on March 11, 2015. The County reviewed the disadvantaged unincorporated communities' information again on January 28, 2019 in compliance with state statues and found the same results as previously accepted by Tehama LAFCO. Therefore, there is no further action required by the County for this Housing Element Planning Period. LAFCO contains members from each City Council, the County Board of Supervisors and a citizen at large. Pursuant to state law (SB 244), Counties must identify and describe disadvantaged unincorporated communities that are legacy communities located outside the sphere of influence of a city, while Cities are responsible for fringe and island communities. Therefore, since there have not been any legacy communities identified within Tehama County, there is no further action required by the County at this time pursuant to SB 244.

This page intentionally blank

HOUSING PROGRAMS

HOUSING PROGRAMS

This section identifies the goals, policies, and programs that the County proposes to implement in the 2019–2024 planning period in order to address the housing needs and obstacles to development. The Background Report of the Housing Element, which follows this section, identifies the housing needs and constraints to and resources for the development of housing in the unincorporated area of Tehama County and evaluates the County’s progress in accomplishing the objectives of the previous Housing Element.

GOALS AND POLICIES

The following goals and policies have been developed to address the housing needs and constraints in Tehama County. The policies will guide the programs and the objectives necessary to fulfill the County’s housing goals.

GOAL HE-1: HOUSING NEED – ENSURE THAT THERE ARE AN ADEQUATE NUMBER OF HOUSING UNITS AT A RANGE OF DENSITIES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF COUNTY RESIDENTS.

POLICIES:

- HE-1.A** Encourage a variety of housing opportunities affordable to all county residents.
- HE-1.B** Where feasible, encourage developers to offer housing at a range of densities.
- HE-1.C** Promote the development of housing in community areas with existing infrastructure and services.
- HE-1.D** Encourage the development of higher-density development in areas in close proximity to services and transportation as well as in areas with adequate infrastructure.
- HE-1.E** Support infill, mixed-use development, and redevelopment in unincorporated towns in the county as well as in areas adjacent to the cities of Red Bluff and Corning.
- HE-1.F** Encourage the production of second units and manufactured housing as an additional source of affordable housing.

GOAL HE-2: AFFORDABLE HOUSING – ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO ALL ECONOMIC SEGMENTS OF THE COUNTY.

POLICIES:

- HE-2.A** Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing and housing affordable for extremely low-, very low-, and low-income households.

- HE-2.B Make information on housing, housing programs, and housing assistance available to the public.
- HE-2.C Work to expand homeownership opportunities for lower-income households.
- HE-2.D Work with developers to identify sites and potential funding sources for the development of affordable housing.

GOAL HE-3: ADEQUATE SITES – ENSURE THE PROVISION OF ADEQUATE SITES AND FACILITIES TO SUPPORT FUTURE HOUSING NEEDS.

POLICIES:

- HE-3.A Maintain an inventory of vacant land that is suitable for residential development.
- HE-3.B Ensure that sufficient vacant, residentially zoned land is available to accommodate future growth in the county.
- HE-3.C Avoid concentrations of high-density development, such as apartments, in any one area of the county by encouraging a range of residential zoning designations spread throughout the unincorporated communities in the county.

GOAL HE-4: SPECIAL NEEDS HOUSING – FACILITATE THE DEVELOPMENT OF HOUSING TO SERVE PERSONS WITH SPECIAL NEEDS.

POLICIES:

- HE-4.A Seek and support programs that address the housing needs of special needs groups such as seniors, persons with physical disabilities, persons with developmental disabilities, farmworkers, those in need of temporary shelter, single-parent families, and large families.
- HE-4.B Work with local agencies to identify and pursue funding for housing for special needs groups.
- HE-4.C Facilitate housing opportunities for special needs groups, including those persons with physical and/or developmental disabilities.

GOAL HE-5: HOUSING CONSERVATION – WORK TO IMPROVE, MAINTAIN, AND CONSERVE THE COUNTY’S EXISTING HOUSING STOCK.

POLICIES:

- HE-5.A Encourage regular maintenance of housing as a means of conserving existing housing stock.

- HE-5.B** Work to rehabilitate the existing housing stock and strive to replace housing units in need of repair.
- HE-5.C** Conserve the county's existing stock of affordable housing.
- HE-5.D** Pursue state, federal, and other funding sources to assist lower-income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions.

GOAL HE-6: ADDRESSING CONSTRAINTS – ADDRESS AND, WHEREVER POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, OR DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF COUNTY RESIDENTS.

POLICIES:

- HE-6.A** Facilitate the development of infrastructure (sewer, water, and access roads) in appropriate locations to better serve housing and job creation opportunities.
- HE-6.B** Maintain an efficient and streamlined permit processing system.
- HE-6.C** Provide incentives or fee deferrals for developments that provide housing affordable to lower-income households.
- HE-6.D** Maintain an updated Zoning Code in which residential development standards are clearly defined.
- HE-6.E** Whenever possible, provide priority processing to developments that meet critical county needs, such as affordable housing.
- HE-6.F** Grant density bonuses for developers of affordable housing who comply with state requirements.
- HE-6.G** Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.
- HE-6.H** Identify and remove constraints to housing for special needs groups, including those persons with physical and/or developmental disabilities.

GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY – PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS WITHOUT DISCRIMINATION REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, HOUSEHOLD COMPOSITION, SOURCES OF INCOME, OR OTHER ARBITRARY FACTORS.

POLICIES:

- HE-7.A** Discourage discrimination in housing.
- HE-7.B** Promote housing opportunities for all persons, regardless of race, color, ancestry, age, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

GOAL HE-8: ENERGY CONSERVATION – ENCOURAGE THE USE OF ENERGY AND RESOURCE CONSERVATION IN THE DEVELOPMENT OF HOUSING IN THE COUNTY.

POLICIES:

- HE-8.A** Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.
- HE-8.B** Promote energy-efficient design in residential development.

IMPLEMENTATION PROGRAMS

The following programs are designed to implement the County’s housing goals and policies. Each program includes the responsibilities, objectives, funding sources, and time frames for implementation.

PROGRAMS – GOAL HE-1: HOUSING NEED

- HE-1.A** Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.

Responsibility: Planning Department
Objective: Approve at least five developments that include a range of housing types.
Time Frame: Meet with developers annually, assist with application as projects come forward
Funding Source(s): General Fund

- HE-1.B** Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the Regional Housing Need Allocation (RHNA).The Planning Department will report annually on the

County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.

Responsibility: Planning Department

Objective: Identify annual housing priorities and prepare annual report.

Time Frame: Annually, by April 1

Funding Source(s): General Fund

HE-1.C Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the new Master Plan review process (as described in the draft General Plan Land Use Element) to facilitate affordable unit development. Work with land owners and developers to create sites ranging from one to 10 acres in size on larger parcels that are feasible and appropriate for the development of affordable housing.

Responsible Agency: Community Development Department

Funding: Department budget

Time Frame: Engage in ongoing dialogue with developers; and offer priority subdivision processing as applications are submitted.

Funding Source: General Fund

PROGRAMS – GOAL HE-2: AFFORDABLE HOUSING

HE-2.A Affordable Housing Development Funding: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units. The County will apply for state and federal funding for direct support of low-income housing construction and rehabilitation. A number of state and federal programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the county and then directly or indirectly pursue those programs. The County will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The County will attempt to secure funding for affordable housing programs during the planning period. Programs the County will consider are:

- State Predevelopment Loan Program
- Affordable Housing Innovation Program
- Multifamily Housing Program
- US Department of Agriculture (USDA) Rural Development, Section 515 Program

- USDA Rural Development, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- CalHOME
- US Department of Housing and Urban Development (HUD) Section 202 Program

Responsibility: Planning Department/Community Action Agency

Objective: Secure state and federal monies for direct support of low-income housing construction and rehabilitation.

Time Frame: Annually. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County will contact HCD to determine the application deadlines for the various funding sources. The County will apply for funding as it becomes available and as staffing and budget permit.

Funding Sources: Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing.

HE-2.B

At-Risk Affordable Housing: Work with owners and agencies to preserve affordable housing stock. In order to prepare for the possibility of conversion in the future, the County will monitor the status of all affordable housing projects and as their funding sources near expiration, will work with the owners to consider options to preserve such units as affordable. The County will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsibility: Planning Department

Objective: Identify affordable housing units which are at risk of converting to market-rate units and assist the complex in preserving the affordability of the complex.

Time Frame: Annually

Funding Sources: General Fund

HE-2.C

Single-Room Occupancy Units: Permit single-room occupancy (SRO) dwelling units within the R-3 and R-4 zoning districts by right and in the C-3 zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.

Responsibility: Planning Department

Objective: Amend the Zoning Code to permit single-room occupancy units.

Time Frame: Amend Zoning Code by Spring of 2020

Funding Source: General Fund

PROGRAMS – GOAL HE-3: ADEQUATE SITES

HE-3.A Housing and Vacant Land Inventory: Continue to maintain and update the established database of vacant land suitable for residential development to assess the geographical distribution of housing to ensure that housing opportunities are appropriately distributed and to ensure the County has sufficient capacity of residentially zoned land. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. If necessary, consider rezoning parcels if there is an under- or overconcentration of housing in particular areas of the county. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County’s RHNA targets.

In addition, pursuant to Government Code 65583.2(c), the County will rezone sites 024-030-19-1, 078-172-16-1, 102-080-41-1 to allow residential use by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Responsibility: Planning Department

Objective: Develop a vacant land inventory.

Time Frame: Ongoing, 2019-2024. Complete by-right rezoning within 3 years from adoption of the Housing Element.

Funding Sources: General Fund

HE-3.B Mobile/Manufactured Home Unit Opportunities: In an effort to assist with Mobile/Manufactured housing opportunities the County will consider the following:

- Offer reduced Density/EDU Factors for Mobile/Manufactured Home Units,
- Give priority to developments or projects that produce mobile/manufactured home units affordable for extremely low-, very low-, and low - income groups, to the fullest extent permitted by the applicable funding source guidelines. This consideration will be applied during applications that trigger fees and/or funding commitments, which will also be based on information the County will provide.
- Provide in-person assistance at the Planning Department to help interested persons locate suitable sites for the construction of mobile/manufactured home units affordable to extremely low-, very low-, and low - income groups. Place information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website.

Responsibility: Planning Department

- Objective:* Encourage and aim to assist with the development of 3-5 mobile /manufactured units (affordable to extremely low-, very low-, and low – income households) through the efforts listed.
- Time Frame:* 2019-2024, as projects are processed through the Planning Department. Provide information on the County's website by the end of 2019.
- Funding Source:* Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing, fee assessment will be based on county funds depending on the affected fee program.

HE-3.C

Manufactured Home Unit Opportunities: The County currently developed a cost estimate analysis that validates the affordability of manufactured/mobile homes within the county. Development Impact fee are reduced and will be continued to be reviewed regarding the construction of manufacture/mobile home in the county. County staff currently performs outreach regarding the availability of sites for the construction of manufactured/mobile home including conveying the information at the counter through in-person assistance. Staff will continue these informative practices in an effort to assist 3- households and will continue to promote the opportunity for each property owner to legally construct a manufactured/mobile home on their property as long as it is zone for a residential use. County Staff will continue providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups.

- Responsible Agency:* Planning Department
- Objective:* Ensure public/developer awareness of affordable mobile/manufactured home unit opportunities, thereby encouraging such construction.
- Time Frame:* Information will be disseminated as needed during the 2019-2024 Planning Period
- Funding Source(s):* General Fund

HE-3.D

Large Site Split: To ensure sufficient capacity to meet the County's lower income RHNA and promote the development of affordable housing, the County will approve a parcel map that converts APN 024-030-22-1 into 4 parcels. The site currently has split zoning (R-4 of 26.85 acres and R-1 of 10.52 acres) The subdivision will result in 3 parcels remaining R-4 (approximately 9 acres each) and 1 parcel remaining R-1 (approximately 10.52 acres). The new parcels may be developed independently from one another. The resulting R-4 parcels will not exceed 10 acres in size. Additionally, the County will pay all costs associated with the lot split.

Should the lot split not occur within 1 year of adoption of the Housing Element, the County will identify and rezone sites to accommodate at least 43 lower- income units

pursuant to the requirement of Government Code Section 65583.2, subdivisions (h) and (i).

Responsible Agency: Planning Department

Objective: Ensure RHNA capacity.

Time Frame: Complete lot split by August 2020, if needed, rezone property to meet RHNA shortfall by January 2021.

Funding Source(s): General Fund

Programs – Goal HE-4: Special Needs Housing

HE-4.A Farmworker Housing, Incentives and Funding Assistance: The County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing. The County will also provide assistance in the form of reduced development standards where feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing.

Responsibility: Planning Department

Objective: Provide project and funding assistance for two farmworker housing projects in the unincorporated area that will establish 50 farmworker housing units (extremely low income).

Time Frame: 2019-2024, Track funding as NOFAs are released. As interested nonprofit housing developers come forward work with them to identify and pursue available funding.

Funding Source: Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing, fee assessment will be based on county funds depending on the affected fee program.

HE-4.B Emergency Shelter: The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless service providers and the Local Continuum of Care Plan to identify homeless needs and services at the County offices and other public locations.

Responsibility: Planning Department/Community Action Agency and Department of Social Services

Objective: Assist in the development of an emergency shelter.

Time Frame: 2019-2024. Provide information at the County offices by the end of 2019.

Funding Source: Emergency Shelter Grant (ESG) funds, Supportive Housing Act Program (SHAP) grants, HUD Continuum of Care grants, General Fund

HE-4.C Large Household Housing: The County will develop an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives. The County will make information about the incentive program available at the County Planning Department, as well as on the County Planning Department website.

Responsibility: Planning Department, Board of Supervisors

Objective: Provision of incentives for the development of larger rental housing units.

Time Frame: Incentive program completion by end of planning period.

Funding Source: General Fund, various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing

HE-4.D Senior Housing: The County will annually review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints, if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County, such as fee reductions, modifications to development standards, and financial incentives, as available.

Responsibility: Planning Department, Building Division

Objective: Facilitate the development of 1 housing development for seniors.

Time Frame: 2019-2024. Annually meet with stakeholder including governmental agencies, nonprofit groups, and other agencies to gather input prior to the annual review of county codes, ordinances, and standards.

Funding Sources: General Fund, appropriate state and federal funds

HE-4.E Project-Based Rental Assisted Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

Responsibility: Planning Department, Building Division

Objective: Facilitate the development of rental assisted housing.

Time Frame: 2019-2024. As developers come forward and request assistance.

Funding Sources: General Fund, appropriate state and federal funds

HE-4.F Reasonable Accommodation: The County will develop and adopt a procedure for reasonable accommodation in accordance with fair housing and disability laws. This will take the form of an amendment to the County's formal policy documents through a resolutions, and/or the county code as necessary to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. The County will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures. This information will be available through postings and pamphlets at the County and on the County's website.

In addition, the County will update its definition of family to state "one or more persons living together in a dwelling unit."

Responsibility: Planning Department

Objective: Establish a reasonable accommodation procedure.

Time Frame: Ongoing, within one year from adoption of the Housing Element.

Funding Source: General Fund

HE-4.G Special Needs Households flexibility in Development Standards: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives or amendments to the zoning standards, new housing construction programs, and supportive services programs when adequately justified as needed by the developer. The County will promote market-rate and affordable

housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.

- Responsibility:* Planning Department, Board of Supervisors
- Objective:* Meet special needs, seek funding for special needs groups and if demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects.
- Time Frame:* 2019–2024, annually reach out to housing providers, apply for funding as NOFAs are released.
- Funding Source:* Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.

HE-4.H Assistance for Persons with Developmental Disabilities: Work with the Far North Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the County's website.

- Responsibility:* Planning Department
- Objective:* Implement an outreach program to assist persons with developmental disabilities.
- Time Frame:* Develop an outreach program by the end of 2021 to assist persons with development disabilities.
- Funding Sources:* General Fund

HE-4.I Supportive Housing: To comply with AB 2162, the County will amend the Zoning Ordinance to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

- Responsibility:* Planning Department
- Objective:* Comply with State Law
- Time Frame:* Within one year from adoption of the Housing Element.
- Funding Sources:* General Fund

PROGRAMS – GOAL HE-5: HOUSING CONSERVATION

HE-5.A Building Inspection/Code Enforcement: The County will continue to handle complaints on a reactive basis. Efforts will focus on a variety of issues, including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs.

Responsibility: Building and Safety Department

Objectives: Identify substandard housing or housing with code violations and provide information on rehabilitation program to eligible households.

Time Frame: 2019-2024 Ongoing, as violation occur.

Funding Source: General Fund and/or CDBG funds

PROGRAMS – GOAL HE-6: ADDRESSING CONSTRAINTS

HE-6.A Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development.

In addition, to comply with SB 1087, the County will forward a copy of the Housing Element to all service providers and continue to grant priority for service to proposed developments that include units affordable to lower-income households.

Responsibility: Board of Supervisors, Planning Department

Objectives: Continue to work with service districts to improve and expand County infrastructure to support existing and future development.

Time Frame: 2019-2024, annually, as NOFAs are released. Forward the Housing Element once it is adopted.

Funding Source: CDBG, USDA funds, and General Funds

HE-6.B Annexation, Cities (Red Bluff, Corning, and Tehama), Community Service Districts: The County will continue to work with the Cities (Red Bluff, Corning, and Tehama), community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development.

Responsibility: Planning Department, LAFCo, Cities and Community Service Districts (CSD)

Objectives: Coordinate with Cities and CSDs to facilitate annexations and services in areas that are planned for development.

Time Frame: 2019-2024, as annexations occur.

Funding Source: General Fund, application fees and CSD funds

HE-6.C Permit Processing: Review the County’s permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.

Responsibility: Planning Department/Building and Safety Department

Objectives: Review permitting procedures to ensure streamlined permit process.

Time Frame: 2019-2024, annually

Funding Source: General Fund

HE-6.D Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower- income households as well as special needs groups, such as persons with physical disabilities and/or developmental disabilities, in areas consistent with existing development policies.

Responsibility: Planning Department

Objectives: Provide expedited processing and/or technical assistance for affordable housing projects.

Time Frame: 2019-2024. As projects are processed through the Planning Department.

Funding Source: General Fund

HE-6.E Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.

Responsibility: Planning Department

Objectives: Provide fee deferrals for a minimum of two affordable projects.

Time Frame: 2019–2024. As projects are processed through the Planning Department.

Funding Source: Affordable Housing Program Fee

HE-6.F Update Permit Processing and Tracking System: The County is working to improve the permit processing by requesting SB 2 grant funds to acquire more efficient and advanced permit tracking system that will integrate the Building Department and the Planning Department to establish more proficient and accessible tracking for the departments as well as the public.

Responsibility: Planning Department

Objectives: Increase permitting and reporting efficiency.
Time Frame: 2019–2024., as funding cycle allows.
Funding Source: SB 2 Funds

PROGRAMS – GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY

HE-7.A Equal Housing Opportunity and Fair Housing Referrals: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information. Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).

Responsibility: Planning Department/Community Action Agency
Objectives: Provide information on housing discrimination at County offices and website, and other public places and where necessary Refer discrimination cases to DFEH or HUD or other appropriate agencies.
Time Frame: 2019-2024. Refer discrimination complaints as they are received.
Funding Source: General Fund

PROGRAMS – GOAL HE-8: ENERGY CONSERVATION

HE-8.A Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.”

Responsibility: Building and Safety Department
Objectives: Enforcement of provisions of Title 24 for new residential development.
Time Frame: Ongoing, 2019-2024
Funding Source: General Fund

HE-8.B Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need. The County will provide information at the Planning Department and on the County’s website.

Responsibility: Planning Department/Community Action Agency

- Objectives:* Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established.
- Time Frame:* Ongoing, 2019-2024. Post information at the Planning Department and on the County’s website by the end of 2019.
- Funding Source:* CDBG and/or HOME funds (if County establishes weatherization program)

QUANTIFIED OBJECTIVES

Quantified housing objectives are provided in Table H-1 for the construction of new housing units, the rehabilitation of existing units, and the preservation of affordable and special needs housing units as a result of implementation of the above programs. These objectives, which are for the 2019–2024 planning period, are based on past development trends and the results of the County’s programs discussed above.

TABLE H-1
SUMMARY OF QUANTIFIED OBJECTIVES FOR UNINCORPORATED TEHAMA COUNTY

Income Group	New Construction	Rehabilitation	Preservation	Total
Extremely Low* Income	93			93
Very Low	92	5		97
Low	157	10	61	228
Moderate	155			155
Above Moderate	367			367
Total	864	15	61	940

Note: * Extremely low-income group was determined using 50 percent of the very low-income group.

During the planning period, the actions identified by the County will assist in the construction of 93 extremely low-income, 92 very low-income, 157 low-income, and 155 moderate-income units. Furthermore, the construction of 367 above moderate-income units is anticipated. The development of units that are expected to be affordable to lower-income households will likely include a mix of multifamily units, mobile homes, mixed-use development, and second units. The development of units affordable to moderate- and above moderate-income residents is expected to be achieved through the construction of low-density multifamily units (e.g., duplexes) and single-family homes.

In addition to new construction units, 15 lower-income housing units should be rehabilitated between 2019 and 2024, while 61 low-income units will be preserved through the Housing Choice Voucher Program. Furthermore, certain actions—the results of which are not shown in this table, such as the potential establishment of a first-time homebuyer program—will help create homeownership opportunities for lower-income families.

1. HOUSING NEEDS ASSESSMENT

BACKGROUND REPORT

HOUSING NEEDS ASSESSMENT

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the unincorporated area of Tehama County. This information is used to determine existing and future housing needs in the county. It serves as the foundation for the development of the County's goals, policies, and programs that are designed to meet its identified housing needs.

POPULATION

According to the California Department of Finance (DOF), the estimated population of unincorporated Tehama County was 42,236 in 2018. The population increased by approximately 15.6 percent between 2000 and 2010. **Table 1-1** shows the population trends in unincorporated Tehama County from 1970 to 2013.

The unincorporated portion of the county, while growing in population, has experienced a steadily declining growth rate over the past quarter century. Part of this is explained by a significant decline in net migration to the county. Net migration is based mainly on the abundance or lack of jobs in an area. The decline in net migration occurred during a time of economic recession in California, which may partially explain the decline.

TABLE 1-1
POPULATION GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

Year	Population	Numerical Change	Percentage Change
1970 ¹	17,951	—	
1980 ¹	24,288	6,337	35.3%
1990 ¹	30,991	6,703	27.6%
2000 ¹	35,719	4,728	15.3%
2008 ²	40,936	5,217	14.6%
2010 ¹	41,306	370	0.9%
2013 ²	41,538	232	0.6%
2018 ³	42,236	698	1.8%

Sources: 1. US Census Bureau

2. DOF, E-4 Population Estimates for Cities, Counties, and the State, 2011–2013, with 2010 Census Benchmark

3. DOF, E-4 Population Estimates for Cities, Counties, and the State, January 1, 2018, with 2010 Census Benchmark

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. Table 1-2 shows the projected population for Tehama County, both overall and for the unincorporated areas. These projections are based on interim county population estimates prepared by the DOF.

TABLE 1-2
POPULATION PROJECTIONS

Year	County Population	Unincorporated Population
2013	63,772	41,538
2018	77,457	51,462
2028	91,677	63,385

Source: DOF 2013; Tehama County 2008–2028 General Plan EIR, Table 4.11-3

Population by Age

The age distribution of the county's population is shown in Table 1-3. Compared with the state as a whole, the population of Tehama County is older. The median age in the county was 41.1 in 2017, while the median age in the state was 36.1. Approximately 19.4 percent of the county's population is 19 years old or younger, compared with 26.1 percent of the state's population. However, the proportion of county residents age 65 and over is greater than that of the state (16.6 percent versus 13.2 percent).

TABLE 1-3
POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY

Age Group	2010		2013-2017		Percentage Change, 2010–2017
	Number	Percentage of Population	Number	Percentage of Population	
Under 5 Years	2,371	5.7%	2,077	4.0%	-12.4%
5–9 Years	2,553	6.2%	2,233	4.3%	-12.5%
10–14 Years	2,816	6.8%	2,883	5.6%	2.4%
15–19 Years	2,849	6.9%	2,785	5.4%	-2.3%
20–24 Years	1,940	4.7%	2,024	3.9%	4.3%
25–34 Years	3,994	9.7%	4,180	8.1%	4.7%
35–44 Years	4,823	11.7%	4,263	8.3%	-11.6%
45–54 Years	6,474	15.7%	6,018	11.7%	-7.1%
55–59 Years	3,087	7.5%	3,179	6.2%	3.0%
60–64 Years	3,056	7.4%	3,033	5.9%	-0.01%
65–74 Years	4,359	10.6%	5,020	9.8%	15.2%
75–84 Years	3,284	7.9%	2,436	4.7%	-25.8%
Over 85 Years	695	1.7%	1,063	2.1%	52.9%

Source: US Census Bureau 2010, ACS 2013-2017 data

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This age group represents just 16.4 percent of the population in the county, compared to 28.2 percent of the population in the state. As illustrated by **Table 1-3**, the greatest decrease in population occurred in the number of people age 75 to 84. This age demographic will continue to fluctuate as the baby boomer generation continues to age. Substantial increases occurred in the population of people over 85. In part, this is due to longer life expectancies and the aging baby boomer generation. Another factor is the attraction of the county to persons of retirement age, mainly with its rural character, lower housing costs, and availability of services for seniors.

EMPLOYMENT

Table 1-4 shows the unemployment rate in Tehama County over the past five complete years. Historically, the county unemployment rate has been higher than that of the state overall. This is a pattern typical of rural counties in which agriculture has a predominant role in the economy. For example, in 2017, the county's unemployment rate was 2.4 percent higher than the state's unemployment rate of 4.8 percent.

TABLE 1-4
AVERAGE ANNUAL EMPLOYMENT, TEHAMA COUNTY

Year	Employed	Unemployed	Unemployment Rate
2013	22,100	2,900	11.6%
2014	22,730	2,420	9.6%
2015	23,090	1,980	7.9%
2016	23,360	1,790	7.1%
2017	23,970	1,630	6.4%

Source: California Employment Development Department June 26, 2018

Table 1-5 shows employment in Tehama County by industry. According to the 2012–2016 American Community Survey (ACS), the largest number of persons employed in Tehama County worked in the Educational, Health and Social Services sector, with 3,347 persons or 20.8 percent of the workforce. The second and fourth largest employers, respectively, were the Retail Trade sector (2,159 persons – 13.8 percent) and the manufacturing sector (1,660 persons – 10.6 percent). Agriculture and forestry, which historically have been the mainstays of the county economy, still employ a significant number of workers (1,133 persons – 7.2 percent); it is the 7th largest sector.

Table 1-5 illustrates a shift in the Tehama County economy from basic industries, such as agriculture and lumber, to a more service-based economy. The manufacturing sector had the largest numerical increase in employment since the 2000 Census, with an increase of 630 persons, followed by art and recreation services with 383 persons. Manufacturing experienced the largest percentage increase in employment, with a 61.2 percent increase. Other significant increases occurred in art and recreation service's Construction (37.5 percent) and transportation and warehousing (27.6 percent). The largest numerical decrease in employment since 2000 occurred in the agriculture, forestry, hunting and fishing sector, with a decrease in 344 employed persons, followed by other services, with a loss of 222 employees. The greatest percentage decreases in employment since 2000 occurred in the other services sector (-27.1 percent) and agriculture, forestry, hunting and fishing (-23.3 percent). Despite recent losses, employees in art and recreation services, education, retail, and manufacturing account for 54.1 percent of all employed persons in Tehama County.

TABLE 1-5
EMPLOYMENT BY INDUSTRY, UNINCORPORATED TEHAMA COUNTY

Industry Type	2000		2012-2016		Percentage Change, 2012–2016
	Number*	Percentage	Number*	Percentage	
Agriculture, forestry, fishing, hunting and mining	1,477	9.8%	1,133	7.2%	-23.3%
Construction	1,372	9.1%	1,270	8.1%	-7.4%
Manufacturing	1,030	6.8%	1,660	10.6%	61.2%
Wholesale trade	360	2.4%	349	2.2%	-3.1%
Retail trade	1,983	13.1%	2,159	13.8%	8.9%
Transportation and warehousing, and utilities	725	4.8%	925	5.9%	27.6%
Information	191	1.3%	185	1.2%	-4.7%
Finance, insurance, real estate, and rental and leasing	773	5.1%	667	4.3%	-13.7%
Professional, scientific, management, administrative	996	6.6%	1,239	7.9%	24.4%
Educational, health and social services	3,347	22.2%	3,263	20.8%	-2.5%
Arts, entertainment and recreation services	1,022	6.8%	1,405	9.0%	37.5%
Other services	818	5.4%	596	3.8%	-27.1%
Public administration	1,000	6.6%	824	5.3%	-17.6%
Total	15,094	100.0%	15,675	100.0%	3.85%

Source: ACS 2007–2011;DP-03 and ACS 2012-2016;DP-03

* Employed persons 16 years of age and older.

Table 1-6 shows the major employers, those that have more than 100 employees, in Tehama County, as recorded by the California Employment Development Department. The major employers represent a range of industries. The private sector is heavily represented in the listing, with only two of the largest employers in the county in the public sector. Some of the largest employers are located in Corning, and include Sierra Pacific Industries, Bell-Carter Olive Company, and Rolling Hills Casino.

TABLE 1-6
TEHAMA COUNTY MAJOR EMPLOYERS

Employer Name	Location	Industry
Bell-Carter Olive Co.	Corning	Olives (wholesale)
Cal Fire	Red Bluff	Fire Departments
Forestry & Fire Protection	Red Bluff	Government–Forestry Services
Home Depot	Red Bluff	Home Centers

Employer Name	Location	Industry
I-5 RV Park at Rolling Hills Casino	Corning	Casinos
Pactiv	Red Bluff	Packaging Materials (Mfrs)
Petro Stopping Center	Corning	Truck Stops & Plazas
Precision Towing	Red Bluff	Wrecker Service
Red Bluff Nursing Centers	Red Bluff	Convalescent Homes
Red Bluff Union High School	Red Bluff	Schools
Sierra Pacific Industries	Corning	Millwork (manufacturers)
Sierra Pacific Industries	Red Bluff	Lumber–Manufacturers
Sierra Pacific Windows	Red Bluff	Windows
St. Elizabeth Community Hospital	Red Bluff	Hospitals
State Department of Forestry	Red Bluff	Fire Departments
Tehama County Coroner	Red Bluff	Government Offices– County
Tehama County Department of Education	Red Bluff	Government Offices– County
Tehama County Health Svc	Red Bluff	County Government– Public Health Programs
Tehama County Health Svc Agency	Red Bluff	Government Offices– County
Tehama County Mental Health	Red Bluff	Government Offices– County
Tehama County Social Svc Dept.	Red Bluff	County Government– Social/Human Resources
Wal-Mart Distribution Center	Red Bluff	Distribution Centers (wholesale)
Wal-Mart	Red Bluff	Department Stores

Source: California Employment Development Department 2019

HOUSEHOLD CHARACTERISTICS

Household Growth

As of January 1, 2018, there were 18,628 households in the unincorporated portion of Tehama County. **Table 1-7** shows the household growth trends in the county from 1980 to 2018. As depicted, the growth in the number of households in the unincorporated portion of the county has been steady in recent years.

TABLE 1-7
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

Year	Households	Numerical Change	Percentage Change
1980	8,893	—	—
1990	11,493	2,600	29.3%
2000	13,303	1,810	15.8%
2009	16,078	2,775	20.9%

Year	Households	Numerical Change	Percentage Change
2010	18,049	1,971	12.3%
2013	18,218	169	0.9%
2018	18,628	410	2.3%

Sources: US Census Bureau; California Department of Finance 2018

Estimated from California Department of Finance figures for population and persons per household.

Household Type

A summary of unincorporated Tehama County household characteristics is provided in **Table 1-8**. According to the 2012-2016 American Community Survey, the majority of households in unincorporated Tehama County are family households (71.6 percent). Family households decreased between 2010 and 2016. Non-family households increased by 6.1 percent between 2010 and 2016, with persons living alone decreasing by 11.2 percent. Households with individuals 65 years of age or older decreased numerically a proportionally between 2010 and 2016 along with households with persons under 18. There may have been a Census anomaly in 2010 as the current data does not allow for 30% of the households to be categorized with under 18 year old householders. Therefore, the numbers below represent the difference in the available data and number provided for householder 15 to 24 and those unaccounted for with the total households including under 15 years of age at 16,133.

TABLE 1-8
HOUSEHOLD CHARACTERISTICS, UNINCORPORATED TEHAMA COUNTY

Household Type	2010		2012-2016		Percentage Change
	Number	Percentage	Number	Percentage	
Total Households	15,596	100.0%	16,133	100.0%	3.4%
Female-Headed Householders	1,471	9.4%	1,388	8.6%	-5.6%
<i>Female householder, with children</i>	867	5.6%	855	5.3%	-1.4%
<i>Female householder, no children</i>	604	3.9%	533	3.3%	-11.8%
Family Households	11,821	72.3%	11,554	71.6%	-2.3%
Non-Family Households	4,315	27.7%	4,579	28.4%	6.1%
Householder living alone	3,804	24.8%	3,377	20.9%	-11.2%
Households with Individuals <18 years old	4,794	30.7%	940	5.8%	-80.4%
Households with Individuals >65 years old	5,236	33.6%	4,999	31.0%	-4.5%

Source: US Census Bureau, 2010, ACS 2012-2016 (B17012)

Households by Tenure

As is shown in **Table 1-9**, a majority of households in unincorporated Tehama County are owner occupied (78.2 percent in 2016). Proportionally, the ownership tenure rate for the county increased slightly between 2010 and 2016 (3.0 percent in 10 years).

TABLE 1-9
HOUSEHOLDS BY TENURE, UNINCORPORATED TEHAMA COUNTY

Tenure	2010		2012-2016		Percentage Change, 2000–2010
	Number	Percentage	Number	Percentage	
Owner	11,666	74.8%	12,013	78.2%	3.0%
Renter	3,930	25.2%	3,348	21.8%	-14.8%
Total	15,596	100.0%	15,361	100.0%	-1.5%

Source: US Census Bureau 2010, ACS 2012-2016 (B17012)

Households by Size

Table 1-10 shows the breakdown of household sizes by tenure. Two to four-person households constitute the largest percentage of owner-occupied units, as well as rental units. However, the percentage of two- to four-person owner-occupied units is nearly triple that of the next largest percentage of owner-occupied units by household size (one- person). In contrast, among renter-occupied units Two- to four-person households only account for about double that of the next largest percentage of renter-occupied units by household size (one- person). Another item of note is that while a majority of households of five persons or more are in owner-occupied units (930), the percentage of such households in renter-occupied units is significantly higher at 19.1 percent.

The average household size for the unincorporated area of Tehama County, as of 2018, according to the DOF, was 2.56 persons per household.

TABLE 1-10
HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY, 2019

Household Size	Owner Occupied	Percentage of Owner Occupied	Renter Occupied	Percentage of Renter Occupied
1 person	2,535	21.1%	842	28.9%
2–4 persons	8,542	71.1%	1,518	52.0%
5+ persons	930	7.8%	558	19.1%
Total	12,007	100.0%	2,918	100.0%

Source: Tehama County Housing Element Data Packet 2019

Percentages may not add to 100 percent due to rounding.

Overcrowded Households

The US Census Bureau defines overcrowding as a situation in which more than one person occupies a housing unit per room, excluding kitchens and bathrooms. Units with 1.5 persons per room or more are considered severely overcrowded and indicate a significant housing need.

Table 1-11 shows the number of overcrowded households in unincorporated Tehama County. As shown in the table, overcrowding is not a significant housing problem in the county, in terms of percentage of total households. According to the 2012–2016 ACS, there were a total of 640 overcrowded

households, representing only 4.2 percent of the total households. Of these 640 households, 112 (<1 percent) were severely overcrowded.

TABLE 1-11
OVERCROWDED HOUSEHOLDS 2016

Households	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Households	12,013	78.2%	3,348	21.8%	15,361	100.0%
Total Overcrowded Households	242	2.0%	398	11.9%	640	4.2%
1–1.5 Persons per Room (Overcrowded)	156	1.3%	372	11.1%	528	3.4%
1.5 or More Persons per Room (Severely Overcrowded)	86	<1%	26	<1%	112	<1%

Source: ACS 2012–2016, Table B25014

Household Income

According to the 2013–2017 ACS, the median household income for Tehama County was \$58,732. This was an increase of approximately 45.7 percent over the 2010 median household income of \$40,307. When compared with California as a whole, the county’s 2017 median household income is significantly less than the state’s at \$96,104.

Table 1-12 shows the household incomes in unincorporated Tehama County. The number of households earning less than \$10,000 declined by 5.9 percent between 2012 and 2017, while households earning over \$100,000 increased by 24.7 percent during the same period. In 2012, 9.2 percent of the households in the unincorporated county earned between \$75,000 and \$100,000 annually. By 2017, this proportion had increased to 12.3 percent. One factor in the shift to higher income could be the increase in employment in sectors that have jobs paying higher wages, most notably the manufacturing sector (see **Table 1-5**).

TABLE 1-12
HOUSEHOLD INCOME, UNINCORPORATED TEHAMA COUNTY

Annual Income	2012		2013-2017		Percentage Change
	Number	Percentage	Number	Percentage	
Less than \$10,000	876	5.6%	824	5.4%	-5.9%
\$10,000–\$14,999	1,127	7.2%	846	5.5%	-24.9%
\$15,000–\$24,999	2,171	13.8%	2,143	13.9%	-1.3%
\$25,000–\$34,999	2,084	13.2%	1,639	10.6%	-21.4%
\$35,000–\$49,999	2,545	16.2%	2,293	14.9%	-9.9%
\$50,000–\$74,999	3,083	19.6%	2,816	18.3%	-8.7%
\$75,000–\$99,999	1,504	9.2%	1,900	12.3%	26.3%
\$100,000 or more	2,364	15.1%	2,947	19.1%	24.7%
Median Income*	\$40,307		\$58,732		45.7%

* For county overall, including incorporated areas. Source: US Census Bureau ACS 2008–2012, ACS 2013–2017

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Tehama County, the area median income (AMI) for a household of four in 2018 was \$59,900.

- Extremely Low Income Up to 30% of AMI
- Very Low Income 31%–50% of AMI
- Low Income 51%–80% of AMI
- Moderate Income 81%–120% of AMI
- Above Moderate Income Above 120% of AMI

Table 1-13 shows the maximum annual income level for each income group adjusted for household size for Tehama County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 1-13
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, TEHAMA COUNTY, 2018

Household Size	Income Level Category			
	Extremely Low	Very Low	Low	Moderate
1-Person	\$12,600	\$21,000	\$33,550	\$50,350
2-Person	\$16,460	\$24,000	\$38,350	\$57,500
3-Person	\$20,780	\$27,000	\$43,150	\$64,700
4-Person	\$25,100	\$29,950	\$47,900	\$71,900
5-Person	\$29,420	\$32,350	\$51,750	\$77,650
6-Person	\$33,740	\$34,750	\$55,600	\$83,400
7-Person	\$37,140	\$37,150	\$59,400	\$89,150
8-Person	\$39,550	\$39,550	\$63,250	\$94,900

Source: HCD 2018

Households Overpaying

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

According to the 2013–2017 ACS, an estimated 6,596 households (41.9 percent) were overpaying for housing in 2017. Of those households, 3,433 were lower-income households. **Table 1-14** provides additional overpayment data by tenure and income level.

Typically, lower-income households, especially those categorized as extremely low and very low, experience a higher percentage of housing problems (including cost burden) than do higher-income households with an exception in rental households, which due to the aging housing stock would not be uncommon.

TABLE 1-14
HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME FOR HOUSING COST
(OVERPAYMENT BY INCOME CATEGORY)

Household Type	Extremely Low	Very Low	Low	Moderate & Above Moderate	Total	Total Lower Income
Ownership Households	2,999	1,289	1,804	6,283	12,375	6,092
Overpaying owner households	680	726	816	1,745	3,967	2,222
Percentage of overpaying owners	22.7%	56.3%	45.2%	27.8%	32.1%	36.5%
Renter Households	813	349	489	1,704	3,355	1,651
Overpaying renter households	561	285	365	1,418	2,629	1,211
Percentage of overpaying renters	69.0%	81.7%	74.6%	83.2%	78.4%	73.4%
Total Households	3,812	1,638	2,293	7,987	15,730	7,743
Overpaying households	1,241	1,011	1,181	3,163	6,596	3,433
Percentage of overpaying households	32.6%	61.7%	51.5%	39.6%	41.9%	44.3%

Source: 2006-2015 CHAS Data Sets (huduser.gov), ACS 2013–2017

Extremely Low-Income Households

Extremely low income is defined as households earning less than 30 percent of area median income. According to the 2018 state income limits produced by HCD, the area median household income in the county was \$59,900 for a household of four. For extremely low-income households, this results in an income of \$25,100 or less for a four-person household, or \$12,600 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households.

Existing Needs (Housing Problems)

In 2017, approximately 3,813 extremely low-income households resided in the unincorporated area of the county, representing 24.7 percent of the total households. As indicated in Table 1-15 below, most (60.2 percent) extremely low-income households are renters. More than two-thirds (71.5 percent) of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities).

TABLE 1-15
HOUSING PROBLEMS FOR ALL HOUSEHOLDS

	Total Renters	Total Owners	Total Households
Household income ≤30% MFI	1,700	1,125	2,825
Percentage with any housing problems	72.4%	70.2%	71.5%
Percentage with cost burden >30%	70.0%	69.3%	69.7%
Household income >30% to ≤50% MFI	1,605	1,995	3,600
Percentage with any housing problems	80.1%	48.4%	62.5%
Percentage with cost burden >30%	76.6%	47.4%	60.4%
Household income >50% to ≤80% MFI	1,980	2,485	4,465
Percentage with any housing problems	52.3%	48.3%	50.1%
Percentage with cost burden >30%	44.7%	46.1%	45.5%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, 2011–2015

HOUSING STOCK CHARACTERISTICS

Housing Units by Type

Table 1-16 illustrates the type of housing in the unincorporated portion of Tehama County in 2013 and 2018. According to the DOF, there were 18,218 housing units in the unincorporated portion of the county in 2013 and 18,628 housing units in unincorporated Tehama County in 2018.

As indicated by **Table 1-16**, as of 2018, the majority of housing units in unincorporated Tehama County are single-family detached residences, representing approximately 65.3 percent of all housing units. Single-family detached units experienced the greatest increase between 2013 and 2018 (196 units), followed by mobile home units (181).

TABLE 1-16
HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY

Housing Unit Type	2013		2018		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family, detached	11,967	65.7%	12,163	65.3%	196	1.6%
Single-family, attached	249	1.4%	280	1.5%	31	12.5%
2–4 units	258	1.4%	260	1.4%	2	<1%
5 or more units	204	1.1%	204	1.1%	0	NA
Mobile homes, other	5,540	30.4%	5,721	30.7%	181	3.3%
Total	18,218	100%	18,628	100%	3,039	17.5%

Source: DOF-E-5 Population and Housing 2013 and 2018

Vacancy Rate

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed earlier.

According to the 2012 – 2016 ACS, Tehama County had a vacancy rate of 14.9 percent overall. For rental units the vacancy rate was 2.0 percent, and it was 1.9 percent for for-sale units. An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. Overall Tehama County’s vacancy rate is higher but when looking at rental and for sale vacancy rates, the numbers are within an appropriate range.

Age of Housing Stock

Table 1-17 shows the age of the housing stock in unincorporated Tehama County. The largest percentage of the unincorporated county’s housing stock, 20.3 percent (6,695 units), was built between 2000 and 2009. Approximately 73.0 percent of the county’s housing stock was built since 1969. The 2000–2009 period coincides with a significant increase in population experienced by the county during that decade.

TABLE 1-17
HOUSING UNITS BY YEAR BUILT, TEHAMA COUNTY

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	1,344	7.4%	7.4%
1940 to 1949	453	2.5%	9.9%
1950 to 1959	1,455	8.0%	17.9%
1960 to 1969	1,651	9.1%	27.0%
1970 to 1979	3,432	18.9%	45.9%
1980 to 1989	3,290	18.1%	64%
1990 to 2000	2,587	14.2%	78.2%
2000 to 2009	3,695	20.3%	98.5%
2010 to 2013	228	1.2%	99.7%
2014 or later	69	.3%	100%
Total	18,204*	100.0%	—

Source: US Census Bureau ACS 2013-2017

*Note. Previous numbers were for the entire county not the unincorporated area as specified

Condition of Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking facilities such as plumbing or kitchens, and units constructed before 1950 that have not had significant maintenance. Overcrowding conditions were discussed previously in this section (**Table 1-11**). **Table 1-18** shows the number of housing units by tenure in unincorporated Tehama County that lacked telephone service, plumbing, and kitchens in 2017. As shown in the table, tenure makes relatively little difference in the existence of potentially substandard conditions. Some housing units may have more than one of these substandard conditions, but the number of such units is unknown.

TABLE 1-18
UNITS LACKING TELEPHONE, PLUMBING, AND KITCHENS, TEHAMA COUNTY

	Owner Occupied	Renter Occupied	Total
Lacking complete plumbing facilities	26	6	32
Lacking complete kitchen facilities	37	13	50
No telephone service available	121	159	280

Source: US Census Bureau ACS 2013-2017

HCD indicates that housing that is more than 30 years old is potentially in need of upgrades or rehabilitation. As shown in **Table 1-17**, 11,625 housing units were built before 1989 in the unincorporated areas of Tehama County, or approximately 63.9 percent of the total units. The County's Building Department estimates that consistent with the age of the housing stock, approximately 60 percent is in need of some type of rehabilitation.

Housing conditions in the unincorporated area of Tehama County can vary based on the tenure of the structure as well as the location. For instance, structures located in FEMA flood hazard areas, regardless of their age are more likely to need some form of repair or enhanced maintenance at some point in their tenure do to unpredictable weather events. Therefore, as maintenance and repairs are a property owner responsibility, the number of structures within the unincorporated areas of Tehama County that are in need of rehabilitation may exceed the annual permits granted by the Tehama County Building Department for rehabilitations. The request for a Building Permit regarding substandard and/or dwellings in need of rehabilitation do to Life, Health and Safety issues are often a result of Code enforcement action. Building Permit requests for repairs/rehabilitations within Tehama County by property owners are accounted for annually with in Tehama County's Annual Housing Element progress report, which is submitted to the State Department of Housing and Community Development on an annual bases.

Housing Costs

Recent sales data in **Table 1-19** shows median home prices for different areas of Tehama County by zip code in 2014 and 2019. As illustrated in the table, single-family home prices have started to increase. The Corning area has had the largest increase in median sales price with an increase of over 52 percent between 2014 and 2019. As of 2019, the Los Molinos area still has the highest median price at \$267,545.

It should be noted that the prices given in **Table 1-19** are median prices and that homes in these local communities sell at a range of prices. Also, median sales prices as recorded by Trulia.com vary from

month to month, so **Table 1-19** should be regarded as a “snapshot” of the Tehama County home market at a particular point in time.

TABLE 1-19
2019 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SELECTED COUNTY COMMUNITIES

Area by Zip Code	Median Sales Price (Jan. 2014)	Median Sales Price (Mar. 2019)
Cottonwood (96022)	\$161,000	\$216,500
Red Bluff/Antelope (96080)	\$127,750	\$179,000
Gerber/Las Flores (96035)	\$39,000	\$75,000
Corning/Rancho Tehama (96021)	\$98,500	\$209,500
Los Molinos (96055)	\$164,444	\$267,545

Source: Trulia.com 2014; Trulia.com 2019

Based on a review of the Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements, the following are samples of rental rates for specific housing types in Tehama County in January 2019:

- One-bedroom apartment: \$715 (Red Bluff)
- Two-bedroom apartment: \$800
- Studio apartment: \$435 (Red Bluff)
- One-bedroom duplex: \$750 (Los Molinos)
- Two-bedroom duplex: \$775-800 (Cottonwood, Red Bluff)
- Two-bedroom fourplex: \$805 (Red Bluff)
- Two-bedroom house: \$895–\$1,600 (Red Bluff)
- Three-bedroom house: \$1,175–\$1,800 (Red Bluff)
- One-bedroom mobile home: N/A
- Two-bedroom mobile home: \$610 - \$1,250 (Red Bluff, Corning)

Housing Affordability

The ability of households to obtain housing that is affordable on their incomes—whether purchasing a home or renting a unit—is an issue of significant concern in California. Increased demand for housing, coupled with lagging housing production, has led to increases in both housing and rental costs. This has made housing less affordable to households in California, particularly lower-income households. One result of this is that California has one of the lowest homeownership rates in the nation based Q1 2018, with only 55.2 percent of households in the state owning homes.

Housing affordability problems are more acute in the major metropolitan areas of California than in the non-metropolitan areas. Nevertheless, housing and rental costs in Tehama County have increased significantly. While this increase has several causes, one is the relative affordability of housing in the county as compared with the metropolitan areas of the state. This, plus the rural character and the perceived better quality of life in the county, has encouraged many people to sell their high-dollar-value homes in the metropolitan areas and purchase new homes in Tehama County with the proceeds from their sales. The purchases from these “equity refugees” reduce the number

of available homes in the county, thus driving up home prices and making it more difficult for local residents to purchase homes of their own.

As previously described, housing is considered affordable if a household pays no more than 30 percent of its monthly income for monthly housing costs. **Table 1-20** illustrates affordable monthly rents for households of very low, low, and moderate income, using the 30 percent standard and HCD’s maximum income levels in these categories (see Table 1-12 in Section One of the Background Report). Given that the county’s median monthly rent was \$1,000 as of 2019, this table indicates that rent is not affordable for extremely low- or very low-income households but is affordable for most low-income households. Moreover, this does not take into consideration issues such as housing quality and overcrowding.

Table 1-20 also shows the affordable home sales price for households of very low, low, and moderate income, again using the 30 percent standard. While the median homes sales price is lower than in much of the state, at \$209,500, most extremely low-income and very low-income households could not easily access the median housing cost.

TABLE 1-20
HOUSING AFFORDABILITY

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities ¹	Taxes and Insurance (for homeowners) ²	Ownership ³	Monthly Rental ⁴
Extremely Low						
One Person	\$12,600	\$315	\$75	\$63	\$70,252	\$240
Two Person	\$16,460	\$412	\$100	\$74	\$88,592	\$312
Three Person	\$20,780	\$520	\$125	\$86	\$108,725	\$395
Four Person	\$25,100	\$628	\$150	\$96	\$127,715	\$478
Very Low						
One Person	\$21,000	\$525	\$75	\$85	\$107,252	\$450
Two Person	\$24,000	\$600	\$100	\$92	\$119,824	\$500
Three Person	\$27,000	\$675	\$125	\$99	\$132,396	\$550
Four Person	\$29,950	\$749	\$150	\$106	\$144,760	\$599
Low						
One Person	\$33,550	\$839	\$75	\$115	\$159,835	\$764
Two Person	\$38,350	\$959	\$100	\$126	\$179,973	\$859
Three Person	\$43,150	\$1,079	\$125	\$138	\$200,083	\$954
Four Person	\$47,900	\$1,198	\$150	\$139	\$202,358	\$1,048
Moderate						
One Person	\$50,350	\$1,259	\$75	\$138	\$199,512	\$1,184
Two Person	\$57,500	\$1,438	\$100	\$139	\$202,283	\$1,338
Three Person	\$64,700	\$1,618	\$125	\$142	\$207,040	\$1,493

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities ¹	Taxes and Insurance (for homeowners) ²	Ownership ³	Monthly Rental ⁴
Four Person	\$71,900	\$1,798	\$150	\$147	\$215,441	\$1,648

Notes:

1. Monthly utility costs are assumed as \$75 per person and \$25 for each additional person.
2. Monthly Taxes and Insurance cost based on values derived from Zillow Mortgage Calculator; Zip Code 96080
3. Total affordable mortgage based a 10% down payment, an annual 5% interest rate, 30-year mortgage, and monthly payment equal to 30% of income (after utilities, taxes, and insurance)
4. Monthly affordable rent based on 30% of income less estimated utilities costs.

As with rental housing, issues such as housing quality and overcrowding are not considered. The general perception of “affordable housing” tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower-income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. In fact, the definition of affordable housing is that housing should cost a household no more than 30 percent of its income. Also, the definitions of very low and low income are based on the median income of the area being considered. Therefore, a household with a certain income may be considered low income in an area where the cost of living is high, but would be considered moderate or above moderate in a lower-cost area. Moreover, the entry-level income of many professions may qualify those employed as being a lower-household income. Also, households with retirees may also be lower-income households, particularly those relying on relatively fixed incomes and living alone.

Table 1-21 lists various occupations and their monthly incomes. These incomes are then compared to the median rent and the estimated monthly mortgage payment on the median priced home in Tehama County. The listed occupations should not be considered a representative sample of employment in the county, but they encompass a fairly broad range. The table provides a gauge as to the affordability of housing in the county for selected occupations, particularly those earning an entry-level wage. Since most people earning entry-level wages are more likely to rent than to buy a home, entry-level wages are compared to the median rent, while mean monthly wages are compared to the mortgage payment for a median-priced house.

As can be seen in **Table 1-21**, individual households earning near minimum wage would have a more difficult time finding affordable housing, unless they share the housing with another wage earner.

Overall, housing costs in the county are still considered relatively affordable in California even though they have nearly doubled in that past couple of years, which makes it a challenge for those wage earners whose incomes have not increased at a similar rate. However, in some occupations, renting would be more affordable than homeownership, even if the mean monthly income is earned. Again, having two incomes in the same household would make homeownership more affordable.

TABLE 1-21 INCOME AND HOUSING AFFORDABILITY, TEHAMA COUNTY

Occupation	Entry-Level Monthly Income ¹	Housing Allocation ²	Median Rent	Monthly Rent Surplus (Deficit)	Mean Monthly Income ³	Housing Allocation ²	Monthly Mortgage Payment ⁴	Monthly Mortgage Surplus (Deficit)
Retired couple on Social Security	\$2,922	\$877	\$1,000	-\$123	\$2,922	\$877	\$1,603	-\$726
Minimum wage couple (full time)	\$3,813	\$1,144	\$1,000	\$144	\$3,813	\$1,144	\$1,603	-\$459
Elementary school teacher	\$4,171	\$1,251	\$1,000	\$251	\$6,252	\$1,876	\$1,603	\$273
Secondary school teacher	\$4,171*	\$1,251	\$1,000	\$251	\$6,252*	\$1,876	\$1,603	\$273
Home health aide	\$1,843	\$553	\$1,000	-\$447	\$2,162	\$649	\$1,603	-\$954
Registered nurse	\$3,449	\$1,035	\$1,000	\$35	\$4,429	\$1,329	\$1,603	-\$274
Firefighter	\$3,426	\$1,028	\$1,000	\$28	\$4,555	\$1,367	\$1,603	-\$236
Police officer	\$4,553	\$1,365	\$1,000	\$365	\$7,063	\$2,119	\$1,603	\$516
Janitor	\$1,843	\$553	\$1,000	-\$447	\$2,674	\$802	\$1,603	-\$801
Retail salesperson	\$1,821	\$546	\$1,000	-\$454	\$2,313	\$694	\$1,603	-\$909
First line supervisor, retail sales	\$1,898	\$569	\$1,000	-\$431	\$2,822	\$847	\$1,603	-\$756
Secretary	\$2,242	\$673	\$1,000	-\$327	\$3,225	\$968	\$1,603	-\$635
Farmworker (crop)	\$1,812	\$544	\$1,000	-\$456	\$2,075	\$623	\$1,603	-\$980
Construction laborer	\$2,140	\$642	\$1,000	-\$358	\$3,771	\$1,131	\$1,603	-\$472
Automotive mechanic	\$2,132	\$640	\$1,000	-\$360	\$3,458	\$1,037	\$1,603	-\$566
Maintenance/repair worker	\$2,086	\$626	\$1,000	-\$374	\$3,347	\$1,004	\$1,603	-\$599
Carpenter	\$2,725	\$818	\$1,000	\$182	\$4,192	\$1,258	\$1,603	-\$345
Computer programmer	\$5,066	\$1,520	\$1,000	\$520	\$8,704	\$2,611	\$1,603	\$1,008
General/operations manager	\$3,487	\$1,046	\$1,000	\$46	\$8,336	\$2,501	\$1,603	\$901
Civil engineer	\$3,972	\$1,192	\$1,000	\$192	\$7,226	\$2,168	\$1,603	\$565

Sources: California Employment Development Department Q1 2018; Social Security Administration 2019; Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements (March 2019)

¹ Based on 40-hour work week for four weeks (160 hours) at entry-level hourly wage, unless otherwise noted.

² Assumes 30% of annual income is allocated to housing costs.

³ Based on 40-hour work week for four weeks (160 hours) at mean hourly wage, unless otherwise noted.

⁴ Based on 30-year fixed loan with a 6% interest rate and 5% down payment on Tehama County median price home (\$209,000).

* Estimated Monthly Income from like Occupation (Elementary School Teacher).

Units At- Risk of Converting to Market Rate

State law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents during the next 10 years (California Government Code Section 65583). This requirement stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the 10-year period from 2019 to 2029. This housing is considered at risk of losing its affordability controls and converting to market-rate housing.

In Tehama County, of a total 20 federally assisted projects identified, 9 have some affordability restrictions that will expire within 10 years. None of these projects are located within the unincorporated area of the county.

Although no housing units within the unincorporated county currently are considered at risk, this situation may change as time passes. Eventually, the County may have to consider options on preserving affordable units. Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities would need to be made aware of the future possibilities of units becoming at risk. Groups with whom the County has an ongoing association are the logical entities for future participation. A list of potential organizational preservation resources (Entities Interested in California’s First Right of Refusal Program) is provided below.

Qualified Entities

TABLE 1-22
FIRST RIGHT OF REFUSAL PROGRAM ENTITIES (QUALIFIED)

Organization	Address	Phone Number
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621	(510) 632-6712
Community Housing Improvement Program, Inc.	1001 Willow St. Chico, CA 95928	(530) 891-6931
Eskaton Properties Inc.	5105 Manzanita Ave. Carmichael, CA 95608	(916) 334-0810
Mercy Housing Corp.	2512 River Plaza Drive, Ste. 200 Sacramento, CA 95833	(916) 414-4400

Source: California Department of Housing and Community Development. HCD does not evaluate or attest to any entity’s qualifications.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Seniors

For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, and conservators to assist with financial affairs.

Table 1-23 shows the number of seniors living in unincorporated Tehama County. According to the 2013-2017 American Community Survey, seniors accounted for 20.2 percent of the total population in the unincorporated county. The senior population in the United States is primarily comprised of the Baby boomer generation, which has steadily increased between 1990 and 2010. However, as the baby boomer population continues to age it has begun to decrease.

TABLE 1-23
SENIOR POPULATION, UNINCORPORATED TEHAMA COUNTY

Year	Population	Numerical Change	Percentage Change
1980	5,833	—	—
1990	8,340	2,507	43.0%
2000	8,923	583	7.0%
2010	10,102	1,179	13.2%
2017	8,519	1,583	15.7%

Source: US Census Bureau 2010; ACS 2013-2017

Table 1-24 illustrates the breakdown of householder age groups by tenure. According to the 2012-2016 American Community Survey, approximately 4,999 senior householders (over 65 years old) reside in unincorporated Tehama County, which is approximately 32.5 percent of the total households. Of these senior households, 535 were renters (16 percent). This indicates a strong ownership trend among seniors.

TABLE 1-24
ESTIMATED HOUSEHOLDERS BY TENURE BY AGE UNINCORPORATED TEHAMA COUNTY

Householder Age	Owners	Renters	Total
15–24 years	67	270	337
25–34 years	743	741	1,484
35–44 years	1,653	614	2,267
45–54 years	2,266	584	2,850
55–59 years	1,299	280	1,579
60–64 years	1,521	324	1,845
65–74 years	2,615	347	2,962
75–84 years	1,321	101	1,422
85 plus years	528	87	615
Total	12,013	3,348	15,361

Source: US Census Bureau ACS 201-2016

Table 1-25 lists the licensed residential care facilities for seniors in unincorporated Tehama County. Other residential care facilities are available in the cities of Red Bluff and Corning, as well as residential developments that specifically serve senior citizens. In addition, several mobile home parks in the county allow only residents who are 55 years of age or older.

TABLE 1-25
RESIDENTIAL CARE FACILITIES FOR THE ELDERLY, UNINCORPORATED TEHAMA COUNTY

Facility Name	Address	Capacity
All About Seniors-Walnut Street	1155 Walnut Street, Red Bluff	15 beds
Aloha House	13765 Lisa Way, Red Bluff	6 beds
Aquino Shady Oaks Rest Home	70 Gilmore Road, Red Bluff	22 beds
Emeritus At Lassen House	705 Luther Road, Red Bluff	86 beds
Olive City Care Home	423 Walnut Street, Corning	9 beds
PRS-Southpointe Retreat	1340 Southpointe, Red Bluff	6 beds
Rehg’s Chateau Assisted Living	15535 China Rapids Drive, Red Bluff	2 beds
Rose Care Home	25168 Rose Street, Los Molinos	6 beds
Vintage Rose Inn	130 Gurnsey Avenue, Red Bluff	6 beds
Total		158 beds

Sources: California Department of Social Services, Community Care Licensing Division; California Registry

Persons with Disabilities

Table 1-26 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of the population with disabilities is in the working age group (17 to 64).

According to California Government Code Section 12926, a “disability” includes, but is not limited to, any physical or mental disability.

A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity.

A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability.

Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable showerheads) and special sensory devices including smoke alarms and flashing lights.

A disability is defined by the US Census Bureau as a mental, physical, or health condition that lasts over six months. According to the 2013-2017 American Community Survey, a total of 5,626 persons in unincorporated Tehama County had a disability, approximately 23.7 percent of the total population (**Table 1-26**). Approximately 61.3 percent of the number of disabled persons was age 65 and over. Approximately 30.6 percent of persons age 17 to 64 who had a disability, or 4.9 percent of all persons with disabilities, were unemployed.

TABLE 1-26
PERSONS WITH DISABILITIES,
UNINCORPORATED TEHAMA COUNTY

Disability Category	Number	Percentage
Persons Age 5–17 with a Disability	451	1.9%
Age 17–64, Employed Persons with a Disability	1,448	6.1%
Age 17–64, Not Employed Persons with a Disability	276	1.2%
Persons Age 65 Plus with a Disability	3,451	14.6%
Total Persons with a Disability	5,626	23.7%
Total Population in Unincorporated Area	23,645	100.0%

Source: 2013-2017ACS

The American Community Survey lists six types of disabilities for this survey period: hearing, vision, cognitive, ambulatory, self-care, Independent living. **Table 1-27** provides more detail on the disabilities recorded for residents of unincorporated Tehama County. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 783 persons between 5-64 years of age with a self-care limitation. Approximately 47.5 percent of the persons with a self-care disability were seniors.

TABLE 1-27
PERSONS WITH DISABILITIES BY DISABILITY TYPE, UNINCORPORATED TEHAMA COUNTY

Disability by Type	Number	Percentage
Total Disabilities Tallied	8,152	100.0%
Total Disabilities for Ages 5–64	5,050	61.9%
<i>Hearing disability</i>	1,095	13.4%
<i>Vision disability</i>	1,147	14.1%
<i>Cognitive disability</i>	2,295	28.2%
<i>Ambulatory disability</i>	2,453	30.1%
<i>Self-care disability</i>	783	9.6%

Disability by Type	Number	Percentage
Total Disabilities Tallied	8,152	100.0%
<i>Independent disability</i>	1,651	20.3%
Total Disabilities for Ages 65 and Over	3,102	38.1%
<i>Hearing disability</i>	1,628	20.0%
<i>Vision disability</i>	798	9.8%
<i>Cognitive disability</i>	790	9.7%
<i>Ambulatory disability</i>	1,773	2.6%
<i>Self-care disability</i>	708	21.7%
<i>Independent disability</i>	1,175	14.4%

Source: 2012-2016 ACS

Percentages may not add to exact totals due to rounding.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, Housing Elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure:

- Compliance with fair housing laws.
- A provision exists for group homes for seven or more persons.
- A broad definition of family is included in the zoning code in order to provide occupancy standards specific to unrelated adults, as well as comply with fair housing law. In an effort to comply with state law the County has included program HE-4.F to update its definition of family to state: “one or more persons living together in a dwelling unit.”
- Siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities.
- The inclusion of alternate residential parking requirements for persons with disabilities.

In accordance with state law, the County must allow group facilities for six persons or fewer in any area zoned for residential use and may not require licensed residential care facilities for six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Consequently, group care facilities, classified as “intermediate care facility/developmentally disabled” facilities for six and fewer individuals, are allowed by right in all residential zones; they are treated for permitting purposes in the same way as one-family dwelling units (Tehama County Code of Ordinances 17.08.013).

Residential care facilities serving more than six persons are permitted by right in R-3 and R-4 and upon securing a conditional use permit in all other residential districts (likewise as “rest homes” or “sanitariums”). No special design or permitting standards have been established for residential care facilities other than those required by state law. Use permits for residential care facilities of seven or more persons may have conditions attached that would make the facility more compatible with surrounding land uses. Section 2 of this Housing Element provides a more detailed discussion on procedures regarding housing for persons with disabilities.

Table 1-28 lists the facilities located in Tehama County. There are 28 licensed adult residential facilities in all of Tehama County that provide accommodations for persons with disabilities. The majority of these facilities are located in Red Bluff and Corning.

TABLE 1-28
FACILITIES FOR ADULT DISABLED, UNINCORPORATED TEHAMA COUNTY

Facility Name	Address	Capacity
Adobe Residential	21492 Adobe Road, Red Bluff	6 beds
Adobe Residential Gilmore	85 Gilmore Road, Red Bluff	4 beds
Casa Serenity, LLC	100 Orchard Way, Red Bluff	16 beds
Coffman Home II	280 Agua Verde Road, Red Bluff	2 beds
Gilmore Ranch Home	22030 Gilmore Ranch Rd., Red Bluff	4 beds
Holliday Homes Larkspur	1215 Larkspur, Red Bluff	4 beds
Inspired Residential Walker Ranch	12810 Walker Way, Red Bluff	6 Beds
Jewel Residential Inc. (Alder)	935 Alder Street, Red Bluff	6 beds
Jewel Residential Inc. (Locust)	874 Locust Street, Red Bluff	3 beds
Lee Street House	25353 Lee Street, Los Molinos	6 beds
Lenihan's Residential Care Home #1	1018 4 th Avenue, Corning	4 beds
Lyford Family Home	1880 Aloha Street, Red Bluff	1 bed
Mason's Residence	1030 Oak Grove, Red Bluff	6 beds
Mason's Residence II	820 Otis Court, Red Bluff	6 beds
Mason's Residence III	60 Sherman Drive, Red Bluff	5 beds
North Valley Services – Lucknow Home	592 Lucknow Avenue, Red Bluff	3 beds
North Valley Services – McCoy Home	16993 McCoy Road, Cottonwood	4 beds
North Valley Services – Rawson Home	10770 Rawson Road, Red Bluff	4 beds
North Valley Services – Specialized Res. Services	20064 Live Oak Road, Red Bluff	3 beds
North Valley Services-Oak Creek	18850 Oak Creek Court, Cottonwood	4 beds
Northern Oaks	14119 Baker Road, Red Bluff	6 beds
PRS-Baker House	14062 Baker Road, Red Bluff	6 beds
PRS – Mary Lane	200 Mary Lane, Red Bluff	6 beds
PRS-Sherman House	75 Sherman Drive, Red Bluff	6 beds
PRS – Southpointe House	1260 Southpointe Drive, Red Bluff	6 beds
PRS – Walbridge House	2035 Walbridge, Red Bluff	6 beds
Sail House, Inc., The	21125 Luther Road, Red Bluff	23 beds
Stonybrook Residential	2093 Stonybrook Drive, Red Bluff	6 beds
Total		162 beds

Source: California Department of Social Services, Community Care Licensing Division 2019

Obtaining affordable housing for the mentally ill and the physically and developmentally disabled, particularly housing that meets the changing needs of these populations, is challenging. Among disabled and mentally ill individuals living independently, there is a significant need for modestly sized, safe, and easily maintained dwelling units.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the County to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but may not include other handicapping conditions that are solely physical in nature.

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

The California Department of Developmental Services provides community-based services to approximately 245,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers charged by the State of California to provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (**Table 1-29**) from the Far Northern Regional Center provides a closer look at the disabled population.

TABLE 1-29
DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code	0–17 Years	18+ Years	Total
96021	94	80	174
96035	15	16	31
96055	14	31	45
96059	<11	<11	>0
96075	0	<11	>0
96080	173	292	465

Zip Code	0–17 Years	18+ Years	Total
96090	<11	0	>0
Tehama County	296	419	715

Source: California Department Developmental Services Quarterly Data, 2018

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach, and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE-4.F indicates that the County will provide assistance to prospective developers to identify specific sites and permit requirements and to facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. Program HE-4.G requires the County to make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

Large Families

Large households are defined as households with more than five persons. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four or five bedrooms, and a seven-person household would require four to six bedrooms.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation, with overcrowded situations representing approximately 4.2 percent of the households. **Table 1-30** shows household sizes by tenure. Approximately 19.1 percent of the renter households in the county had five or more persons in 2016. In unincorporated Tehama County, approximately 79.1 percent of all housing units had two or more bedrooms and 13.6 percent had four or more bedrooms. This indicates that the county generally does not have a significant lack of housing for larger families—a conclusion supported by the relatively low incidence of overcrowding (see **Table 1-11**). However, as previously noted, adequate rental housing for larger families is a concern.

TABLE 1-30
HOUSEHOLD SIZE BY TENURE
UNINCORPORATED TEHAMA COUNTY – 2016

Tenure	1–4 Persons		5+ Persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	11,083	92.2%	930	7.7%	12,013	80.5%
Renter	2,360	80.9%	558	19.1%	2,918	19.5%
Total	13,443	90.0%	1,488	10.0%	14,931	100.0%

Source: 2012–2016 ACS, B25009

Female-Headed Households

Female-headed households are households with a female parent and children under the age of 18, but no male parent present. These households generally have living expenses that take up a larger share of income than is generally the case in two-parent households. Moreover, female-headed households tend to have a lower income level on average. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training, and rehabilitation programs.

The American Community Survey provides data on the total number of households with a female head, the number of those with children, and the number with incomes below the poverty level. **Table 1-31** presents information on female-headed households in unincorporated Tehama County. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise just 12.7 percent of the total households in unincorporated Tehama County, but account for 3 percent of families that are below the poverty level.

TABLE 1-31
FEMALE-HEADED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY – 2016

Householder Type	Number	Percentage
Total Female-Headed Households	1,388	12.7%
Female Heads with Own Children	855	7.8%
Female Heads without Children	533	4.9%
Total Households	10,891	100.0%
Female-Headed Households Under the Poverty Level	329	3.0%
Total Families Under the Poverty Level	1,522	14.0%

Source: 2012–2016 ACS, B17012

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2012-2016 ACS, 7.2 percent of all employed persons in unincorporated Tehama County worked in the farming, forestry, fishing and hunting, and mining industries (see **Table 1-5**). According to the 2012 US Department of Agriculture (USDA) Census of Agriculture, there were 4,905 farmworkers in Tehama County (**Table 1-32**). This represents a 65.1 percent increase from the 2007 Census of the Agriculture figure of 3,188 farmworkers. The total number of farms increased

between 2007 and 2012. In 2007 there were 1,752 farms in the county, while in 2012 this number decreased to 1,743. However, the total acreage in farmland increased during this time by 83,315 acres, from 532,206 acres in 2007 to 615,521 acres in 2012. The total number of farms which hired workers in the county also increased between from 472 in 2007 to 537 in 2012. In part, this is explained by an increase in the amount of land in farms. More land being farmed means more workers needed to farm the land.

Another factor may be that the Census of Agriculture defines a “farm” as any place from which \$1,000 or more of agricultural products were produced and sold during the census year. This definition would likely include small farms that would have little need for farmworkers. A third factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Most of the farmworkers in Tehama County were employed by farms that employed the workers for less than 150 day. These farms account for approximately 4.6 percent of all farms in the county and employ 58.3 percent of the farmworkers. Approximately 2,861 farmworkers worked fewer than 150 days in a year. There were 1,202 farmworkers who were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms but that can accommodate work at other locations.

As shown in **Table 1-32**, the number of farmworkers who worked 150 days or more increased by approximately 49.8 percent between 2007 and 2012, an increase of approximately 9.9 percent annually. Housing needs for farmworkers working 150 days or more are considered more urgent, since these workers will stay in the county longer. Given the overall trend in farmworker employment in the county, this growth rate is not expected to continue.

TABLE 1-32
NUMBER OF FARMWORKERS, TEHAMA COUNTY

	2007	2012
Total Farms	1,752	1,743
Total Acreage in Farmland	532,206	616,521
Hired Farm Labor		
Farms	472	537
Workers	3,188	4,905
Farms with 10 Workers or More		
Farms	12	32
Workers	197	694
Laborers Working 150 Days or More		
Farms	176	246
Workers	598	1,202
Laborers Working Fewer Than 150 Days		
Farms	402	80
Workers	2,590	2,861

Source: USDA Census of Farmworkers, 2007 and 2012

The Tehama County Zoning Code allows farm labor housing in all agriculture zoning districts—AG-1, AG-2, AG-3, and AG-4—with a conditional use permit. Under California Health and Safety Code Section 17021.5, subdivision (b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. Additionally, California Health and Safety Code Section 17021.6, subdivision (b), states that 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 and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for any other agricultural activity in the same zone. Such farmworker housing units for six or fewer employees or 36 beds designed for use by a single-family household are specifically allowed through Tehama County Code Section 17.08.012.

Families and Individuals in Need of Emergency Shelter

California law requires that housing elements estimate the need for emergency shelter for homeless persons. Individuals and families in need of emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Among the primary groups that comprise the homeless population are traditional single male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts. Another factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients.

According to the 2019 point-in-time homelessness count, there were 347 individuals homeless in Tehama County. On the date of the survey, 47 individuals stayed in an emergency shelter, 30 in a jail, 55 in transitional housing, and 215 on the street or outside. (The count was taken on January 30, 2019 when the rotating PATH shelter was open.) If only those in emergency shelters and transitional housing are counted, then only 29.4 percent of the local homeless population was sheltered on the date of the survey. This is about the same percentage as the statewide average and likely reflects the increase in the homeless population at the local level, even with the current efforts to ameliorate the problems of homeless individuals. This survey was conducted using more resources and participants than typically were available in the past. Therefore, the survey notes that this may be a partial reason for the increased counts for unsheltered individuals. The number of homeless may vary with the seasons, with more transient homeless persons passing through Tehama County during the warmer times of the year than in winter. Also, events such as natural disasters and fires may increase the number of people needing emergency shelter at any given time.

An indicator of potential homelessness is the number of individuals and households that live below the poverty level. Many of these individuals and households are potentially at risk of becoming homeless, and a few may already be in that condition. **Table 1-33** shows the percentage of those in poverty by household type for the unincorporated county. Overall, the unincorporated county has a similar percentage of individuals and families living in poverty compared to the state, and a slightly higher percentage of female-headed households living in poverty.

TABLE 1-33
HOUSEHOLDS BELOW POVERTY LEVELS,
UNINCORPORATED TEHAMA COUNTY

Household Type	County	State
Individuals	5.1%	6.3%
Families	14.0%	15.9%
Female-Headed Households	3.0%	5.0%

Source: 2013-2017 ACS

The programs listed below are provided by Tehama County and its partner agencies to assist with short-term emergency needs for shelter, as well as rental and mortgage assistance to either prevent homelessness or to assist tenants with rents at units throughout the county, including market-rate units:

- **Section 8 Program.** Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. Tehama County has contracted with the Plumas County Community Development Commission for the delivery and administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County. Once a family is eligible for placement on the waiting list, it can expect to wait up to two years before receiving assistance.
- **Community Services Block Grant (CSBG).** Tehama County Community Action Agency (TCCAA) administers these funds from the California Department of Community Services and Development. A portion of the funding from this grant is used to provide housing and utility deposits to assist households in need through the Housing Deposit Assistance Program. In addition to internal programs, TCCAA also contracts with a local nonprofit agency, the Poor and the Homeless (PATH), who administers Tehama County's winter shelter. In 2018, TCCAA spent approximately \$20,147 for CSBG housing purposes, and housed 18 families through the Deposit Assistance Program.
- **Emergency Food and Shelter Program.** Tehama County Community Action Agency administers these funds from the Federal Emergency Management Agency (FEMA). Funding from this grant is used to provide emergency food and shelter to households in need. The County received approximately \$31,506 in 2018; 60% was dispersed for emergency housing and 40% for emergency food. Funds were allocated to Northern Valley Catholic Social Services, The Salvation Army, Empower Tehama, and Poor and the Homeless (PATH).
- **Housing Support Program.** CalWORKs Housing Support Program (HSP) is a rapid rehousing with progressive engagement program which is administered by Tehama County Community Action Agency. HSP serves Welfare to Work eligible families who are currently homeless and are experiencing multiple barriers preventing them from becoming housed. The purpose of HSP is to assist families with becoming stably housed, in accordance with the Housing First Model, while providing financial assistance, practical support/case management, and connection to resources. HSP has the capacity to assist clients with rent & utility deposits, monthly rent, and other costs preventing families from either obtaining or remaining in housing. In 2018, HSP housed 13 CalWORKs families.

- Home Safe Program. Adult Protective Services (APS) Home Safe Program is a homeless prevention program which will be administered by Tehama County Community Action Agency. The Home Safe Program will serve APS clients who are victims of abuse and are either at risk of losing their housing, or are recently homeless. Home Safe will begin serving clients in July 2019.
- Homeless Assistance Program. Administered by the Tehama County Department of Social Services, Cash Aid Assistance is a Temporary Assistance for Needy Families (TANF) program, called California Work Opportunity and Responsibility for Kids (CalWORKs). The purpose of Cash Aid Assistance is to provide financially for children who lack financial support and care and to promote and encourage work to enable families in becoming self-sufficient. Eligible households receiving CalWORKs through the Tehama County Department of Social Services may receive funds for emergency shelter costs or the deposit for permanent housing. Funding is limited to a percentage of the household's monthly public assistance grant and is a one-time per rolling year benefit.
- PATH. Located in Red Bluff, Poor and the Homeless (PATH) Tehama County Coalition provides seasonal emergency shelter, transitional housing, and rapid rehousing services for homeless persons in Tehama County.
- Tehama County Probation Sportsman's Lodge, provides 24 hotel rooms for individuals exiting jail, along with wrap-around supportive services. The facility helps individuals build self-sufficiency and transition back into the community. These beds are not counted as part of the CoC for HUD applications and reporting because they are not dedicated to homeless individuals and it is not a "housing-first" project by the HUD definition (e.g. they require sobriety in order to participate). However, this facility is critical in preventing homelessness and houses many individuals who would otherwise become homeless.
- No Place Like Home Program (NPLH). This is a new statewide funding program that will allocate funds to counties and housing developers for the development of permanent supportive housing that assists homeless persons with mental illness.

Outside of County agencies, the main provider of services to homeless persons is PATH, a nonprofit organization that provides seasonal emergency shelter for homeless persons during from November 1 to April 30 each year. The shelter has no permanent location, but instead rotates between several churches over the course of the winter season. PATH estimated that it provides services for 25 to 40 persons per night during the times the shelter is open and serves between 200 and 300 unduplicated individual each winter PATH also operates a transitional housing facility for men. Pathways, PATH's transitional housing program for men, can accommodate up to 6 men, and provides housing and supportive services designed to help them find work and permanent housing. PATH's transitional housing program for women and children can accommodate up to 12 individuals, including children. PATH's Rapid Rehousing Program provides short- to medium-term flexible financial assistance related to obtaining permanent housing to individuals and families experiencing homelessness in conjunction with case management services designed to increase their likelihood of retaining permanent housing. This program maintains a caseload of approximately 8 to 10 households at a time, and the average length of time a household stays on the caseload is between 12 and 18 months.

Another agency that provides emergency shelter is Empower Tehama. This nonprofit operates a shelter for victims of intimate partner violence and their children who are homeless due to victimization. The shelter, located in Red Bluff but serving all of Tehama County, consists of 3 family rooms, each with the capacity to shelter a family with 4 to 8 members, and a dorm-style room for up to 3 single women. In

2018, Empower Tehama opened a transitional housing facility co-located on-site with its Business Center and Domestic Violence drop-in center. This program houses survivors and their children for between 6 and 24 months as they transition from emergency shelter to permanent housing in the community. Empower Tehama also operates a Rapid Rehousing-like program for survivors of domestic violence called Domestic Violence Housing First (DVHF). DVHF provides short- to medium-term flexible financial assistance related to obtaining permanent housing to households homeless due to domestic violence in conjunction with case management services designed to increase their likelihood of retaining permanent housing and traditional victim support services.

In compliance with SB 2 (2007), the Tehama County Zoning Code clearly states that “transient lodging” “lodging houses,” includes emergency shelters and transitional housing. As indicated in Table 2-6 Permitted Uses, M-1/M-2 Zoning Districts allow Emergency Shelters as a permitted “by right”.

The County’s undeveloped M-2 General Industrial zoned land includes 8 parcels ranging in size from approximately 2 to 7 acres for a total of 41.29 acres. These sites are located along Baker/Minch Road within the City of Red Bluff’s Sphere of Influence (SOI) and adjacent to the City’s core. Six of the parcels zoned M-2 are vacant with a total of 38.63 acres, while the remaining two would be considered underutilized at 2.66 acres. The underutilized sites have more than 60 percent of their lot vacant and have an existing structure/improvement that can be converted to benefit emergency shelters and their potential uses. This area is located within a half mile of County health services and has direct access to City supportive Services including transit.

The County’s undeveloped M-1 Light Industrial zoned land includes 25 parcels ranging in size from about 1 acre to approximately 19 acres for a total of 144.47 acres. These sites are located along major City and County Corridors adjacent to the City of Red Bluff SOI and City of Corning’s SOI. These parcels areas are located within a half mile of County health services (Walnut Street Industrial Area) and/or have direct access to City supportive Services including transit. Eleven of the parcels zoned M-1 are vacant with a total of 74.04 acres, while the remaining 14 are considered underutilized at 70.43 acres. As indicated above, the underutilized sites have more than 60 percent of their lot vacant and have an existing structure/improvement that can be converted to benefit emergency shelters and their potential uses.

Residential care homes for seven or more persons are allowed in the General Commercial zone districts with a use permit, while residential care homes for six or fewer persons are allowed in all residential zone districts. Currently, there are no homeless shelters in Tehama County, although an application for CDBG funding has been submitted to the State Housing and Community Development to establish a Homeless Shelter and One Stop Navigation Center on County owned land in the City of Red Bluff. Currently, area churches provide shelter for the homeless, while the Salvation Army provides vouchers for stays at motels. No homeless shelters have been proposed in the unincorporated area of the county and until services and infrastructure are available such a project would be extremely costly.

2. RESOURCES AND CONSTRAINTS

RESOURCES AND CONSTRAINTS

This section provides an overview of both the factors that may constrain development and the resources that assist with the construction of new housing. Major constraints to residential development faced by the County and most other communities include market constraints, such as development costs and interest rates, and governmental constraints, which consist of land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure issues can impede the development of housing. On the other hand, a number of resources are available to the County that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation, and preservation. This section also highlights the County's progress toward meeting its share of the regional housing need.

EXISTING AND PROJECTED HOUSING NEEDS

Tehama County's future housing need is based on population and employment growth projections over the 2018–2024 period. Based on these projections, the state assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development (HCD), establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of HCD. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning, and Tehama. It allocates to the cities and unincorporated areas of the county their "fair share" of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning period from December 31, 2018 to August 31, 2024.

The intent of the RHNA is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 2-1** provides the adjusted RHNA target for the 2018 – 2024 projection period (also referred to as "basic construction needs") for each of the five household income groups for unincorporated Tehama County.

TABLE 2-1
TEHAMA COUNTY RHNA ALLOCATION

Income Group	Allocation	Percentage
Extremely Low	93	10.8%
Very Low	92	10.6%
Low	157	18.2%
Moderate	155	17.9%
Above Moderate	367	42.5%
Total	864	100.0%

Note: The extremely low-income RHNA is 50 percent of the very low-income RHNA.

To calculate the projected housing needs for extremely low-income households, the County assumed that 50 percent of its very low-income regional housing need constitutes extremely low-income households. As a result, from the very low-income need of 92 units, Tehama County has a projected need of 93 units for extremely low-income households. Many extremely low-income households may be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have persons with mental or other disabilities and special needs.

LAND INVENTORY

Identification of Available Land and Sites and Realistic Capacity

Table 2-2 presents a summary of vacant residential land in the unincorporated area of the county. The information was developed through a GIS analysis utilizing information provided by the County Assessor’s Office combined with an overlay of county zoning information. The “Potential Units” category represents the total number of units that could be built at the typical density for the land use. The “Realistic Units” category estimates the number of units that realistically could be built on the available vacant land based on historical county residential densities. This density varies depending on location, lot size, environmental constraints, and availability of infrastructure. The County’s GIS system and County Assessor records were used to provide the amount of vacant land by parcel.

TABLE 2-2
SUMMARY OF VACANT SITES AND POTENTIAL HOUSING UNITS, UNINCORPORATED TEHAMA COUNTY

Zoning	GP	Density	Parcels	Acres	Potential Units	Realistic Units
Lower Income						
R-4	UR	16 du/ac	3	20.83	333	267
Subtotal			22	75.28	333	267
Moderate Income						
AG-2	VFA	1 du/20 ac–40 ac	618	7,661.88	629	619
R-1	RL, RS, SR, SP/SR, VFA/EC, UR	1 du/0.3–10 ac	1,132	8,571.78	1,378	1,372
R-1	RS	1 du/parcel	99	158.94	99	99
R-1	SR	4 du/ac	5	2.24	16	13

Zoning	GP	Density	Parcels	Acres	Potential Units	Realistic Units
R-1	SR, SP/SR, UR	8 du/ac	496	161.61	992	496
R-1-MH*	UR, RS	8 du/ac	6	22.88	180	22
R-2	SP/SR	4, 8, 16 du/ac	5	2.32	18	14
R-3	SR, SP/SR	8 du/ac	85	30.70	262	262
R-4	SP/SR	16 du/ac	19	16.05	248	197
RE	UR, RS, SR, VFA	4 du/ac	225	181.52	653	246
RE	SR	1 du/parcel	1,072	2,252.9	1,072	1,072
AG-1	UA	1 du/160ac	62	1,839.77	73	64
Subtotal			3,818	20,879.71	5,440	4,454
Above Moderate						
R-1	SR, UR	8 du/ac	52	190.92	1,496	565
R-1	SR, RS, SP/RS, RL, VFA/EC	1 du/0.3–10 ac	239	2,823.46	691	543
R-1	RS	1 du/parcel	35	196.52	35	35
RE	SR, RS, VFA, UR	4 du/ac	128	416.23	1,600	372
RE	SR	1 du/0.3–3ac	20	57.69	32	30
RE	SR, RS	1 du/parcel	19	49.76	19	19
Subtotal			493	3,734.58	3,873	1,564
Total			4,311	24,614.29	9,313	6,018

Source: Tehama County, 2019

Note: * R-1-MH = One-Family Residence District-Mobile Home Combining District

As shown in **Table 2-2**, the county has an adequate supply of residential land to accommodate its share of the regional housing need. It should be noted that this estimate is based on typical densities for the residential zones, so actual development could occur at higher densities in some cases.

The environmental or physical constraints that may restrict the development of vacant lands in the county are unknown. This is mainly due to the large amount of vacant acres (24,674.85) in the county. **Table 2-2** lists the “Realistic Units” based on a historical density. The historical density accounts for the possible environmental and/or physical constraints to these lands by reducing the potential number of units. While there may be some environmental or physical constraints on a portion of available vacant land, there is adequate land available to meet Tehama County’s RHNA goal.

Manufactured/Mobile Home Projected Housing Units

Another way the County was able to meet a portion of its RHNA was to project the number of units that are assumed to be built based on approvals in past years. The County approves a large number of manufactured and mobile home units, seeing that most manufactured and mobile homes developed in the County serve cost-constrained families, providing an affordable alternative to traditional stick-built development it was therefore appropriate to project these units as meeting a portion of the County’s lower-income RHNA.

Based on the valuation of the manufactured and mobile homes, the cost ranges from \$68,000 to \$195,000. There would be an additional cost of preparing the land, which varies between \$2,000 and \$20,000. The County also looked at the cost for new mobilehomes located in the City of Chico. The costs

ranged from \$119,000 to \$129,000 for 3-bedroom, 2-bathroom units. Below is the total cost breakdown for a new mobilehome unit.

New unit:	\$129,000
Land Cost (per acre)	\$8,500
Preparing the land (median): <i>(includes water and sewer hookups or well and septic, and county fees)</i>	\$28,000
Total Cost	\$165,500

Table 2-3 summarized below shows that a four-person, very low-income household can afford a maximum sales price of \$144,760 and a four-person, low-income household can afford a maximum sales price of \$202,358. When comparing the total cost of \$165,500 for a new mobilehome unit to the affordability in Table 2-3. Mobile/Manufactured homes are affordable to low income households and almost within reach of very low – income households.

Over the past year, the County approved approximately 37 manufactured/mobile homes, with an average of 33 units for entire housing element planning period (2014-2019). The County has taken a conservative approach to this number and projected 165 units over this 5-year planning period with an estimated of 33 mobile/manufactured homes added to the County’s housing stock per year.

TABLE 2-3
MANUFACTURED/MOBILE HOME AFFORDABILITY

Income Group	Maximum Affordable Price (4-person households)	
	Ownership	Monthly Rental
Extremely Low	\$127,715	\$478
Very Low	\$144,760	\$599
Low	\$202,358	\$1,048
Moderate	\$215,441	\$1,648

Large Site Analysis

Tehama County is largely rural in nature, with isolated pockets of population primarily concentrated along the valley’s major transportation corridors. As the County extends westward and eastward from these populated areas and into the County’s margins, large ranches and government land holdings dominate the terrain. The major incorporated areas with Tehama County consist of the Cities of Red Bluff, Corning and Tehama. Each one of these municipalities has their own services, as well as other communities such as Gerber/Proberta, Los Molinos and Lake California. These developed and undeveloped areas within Tehama County are located in or adjacent to major county or state transportation corridors, the majority of which are located near Interstate 5 and Highway 99 E &W.

The County is relying on APN 024-030-022, a 37.37-acre parcel that currently has split zoning. Of the total acreage, 26.85 is zoned R-4 and 10.52 is zoned R-1. To ensure the County can meet its lower-income RHNA and to promote the development of affordable housing, the County is planning to approve a parcel map that will convert an antiquated subdivision into approved parcels with 3 parcels remaining R-4 and 1 parcel remaining R-1. This will allow development to occur on each parcel

independently. The County will ensure that at least one parcel does not exceed 10 acres. The County has spoken with the property owner and the owner has expressed interest in this proposal. The County will pay all costs associated with the lot split.

In addition, this site was zoned R-4 by the Board of Supervisors through the adoption a rezone on March 25, 2014 as required by the 4th Housing Element cycles program HE-3.A. This was done in order to accommodate the RHNA for the 2007–2014 planning period. As a result, the County rezoned one parcel of 36 acres (Two Accessors Parcel Numbers: 024-030-019 and -022) adjacent to Red Bluff in March 2014. The City of Red Bluff provided written documentation that the property was within its sphere of influence and therefore would be served by sewer and water at the time of development. As with all zoning changes in the county, certain public noticing was required and was completed per the requirements of state planning law. This land was identified for residential use in the County’s 2009 General Plan; therefore, rezoning of the parcel to R-4 provided consistency between the General Plan land use designation and the zoning district. As more suitable low to very-low income land is needed to meet future RHNA requirements, a similar program and process may be identified. However, moving forward large vacant land adequate for low- to very low-income needs will be developed on an as needed basis. **Appendix B** of this Housing Element includes a map and provides a parcel by parcel list of all of the vacant land in the county, sorted by density and assumed affordability level potential. **Appendix B** shows realistic units for one-family residential zoning districts that allow development at greater densities than 1 unit/acre; for example, RE-B:10 (Residential Estates-10,000 square foot minimum) were calculated at 1 unit per acre due to the need for or lack of sewage treatment infrastructure.

A breakdown of vacant residential land by local community is not available at this time. An inventory by community is important, as the amount of vacant residential land and the availability of services are key factors in determining the potential number and type of housing units that could be constructed. In some communities, such as Lake California and Gerber, water and sewer services are available. Other communities may lack one or both services. Most of the RE, R-2, R-3, or R-4 zoned vacant land is located in the communities of Rancho Tehama Reserve, Belle Mill Landing, and Lake California.

Specifically, the sites the County is relying on to meet its lower income RHNA have the following available services:

- APN 024-030-19-1. As mentioned previously, this property is within the City of Red Bluff sphere of influence and therefore would be served by sewer and water at the time of development.
- APN 102-080-41-1 This one is located in Lake California, which is served by the Rio alto water and sewer district.

All parcels are located in developed areas of the county served by PG&E which provides dry utilities.

As indicated in **Table 2-2**, Tehama County has an abundance of vacant residential land to meet its RHNA goal. The Housing Program contains programs related to the land use inventory, the Zoning Code, and other plans and ordinances that would ensure an adequate supply of residential land to meet the RHNA target for housing.

Through a combination of sites for higher-density multifamily development and the use of a variety of housing types, such as mobile homes, second units, and mixed-use development, the County will be able to address the need for sites to support housing affordable to lower-income households. The

most difficult challenge is facilitating the development of housing affordable to very low-income households. This type of housing requires not only the availability of appropriately zoned land with adequate infrastructure but also sufficient subsidies and incentives to make the housing feasible for developers.

Many of the sites identified in **Appendix B** zoned as R-4 are less than a half-acre in size. Although developing high-density housing on such small sites can present unique challenges, these particular sites (especially those in Lake California (APNs in Book 102)) are located in well-developed communities and generally have sewer and water infrastructure immediately available, which distinguishes them from most other areas of the county. This renders high-density development on those sites comparatively attractive and economical for developers in the region, notwithstanding their smaller size. Consequently, the densities projected for these sites in **Appendix B** are reasonably achievable in the planning period. While the County has included these smaller sites, none of the sites smaller than one-half acre are being credited towards meeting the County lower RHNA.

To further assist with development, the County's existing General Plan includes several programs on how the County plans to secure sufficient water, sewer, and dry utilities supply to support housing development.

The unincorporated county's share of housing units affordable to very low-income households is 185 out of a total lower-income allocation of 342 units. No multifamily projects have been built in the unincorporated county that have successfully provided housing units affordable to very low-income residents. However, there have been 133 manufactured/mobile home units developed that qualify as low-income residents. Also, the ability to foster the development of very low-income units depends on the availability of public financing and the interest of developers. The Housing Program contains a variety of programs to facilitate the development of housing units that are affordable to lower-income households. These include expedited processing, technical assistance, reestablishment of a first-time homebuyer program, and Section 8 rental assistance.

Housing Units Constructed and Pending Projects

According to the Tehama County Building Department Permit Trak-it System, between 2014 and 2019, a total of 342 housing units were built in the county: 209 single-family homes and 133 mobile homes. No multifamily units were built during this time frame. The County currently has no applications for housing projects. The most significant housing project currently holding entitlements for construction within the unincorporated county is Sun City Tehama. This project proposes to create approximately 3,450 age-restricted (55 years of age and older) housing units and 250 non-age-restricted housing units, and establish approximately 67 acres as General Commercial and 108 acres as Commercial Recreation west of Interstate 5 between the Hooker Creek Road and Sunset Hills Drive interchanges. In addition, lots for residential development are available at previously approved sites, such as Lake California. However, due to the recent housing slump, neither project has developed in recent years.

Accommodating the Regional Housing Need

Table 2-4 compares the County's RHNA to the available capacity. After including the credit of 165 constructed units (manufactured/mobile home) and the vacant land inventory capacity (Table 2-2, Table 2-3 and Appendix B), the County has a surplus of 71 units available to lower-income households (including extremely low-, very low-, and low-income households), 4,186 units available to moderate-income households, and 1,207 units available to above-moderate-income households, a total surplus of 5,464 units. **Appendix B** provides the characteristics of the available sites for the development of single-family homes and multi-family units.

TABLE 2-4
COMPARISON OF REGIONAL GROWTH NEED AND AVAILABLE CAPACITY

Income Group	2018–2024 RHNA	Building Permits Issued 12/31/18 to 4/1/19	Projected Manufactured/ Mobile homes	Vacant Land Capacity (Appendix B)	RHNA Surplus
Extremely Low	95		165	253	71
Very Low	95				
Low	157				
Moderate	155	7		4,334	4,186
Above Moderate	367	10		1,564	1,207
Total	864	17	165	6,151	5,464

Source: Tehama County, 2019; Building Department Permit Track-it System

ANALYSIS OF GOVERNMENTAL CONSTRAINTS

RESIDENTIAL DEVELOPMENT STANDARDS

The Tehama County 2009–2029 General Plan, a comprehensive update, was approved and adopted by the Tehama County Board of Supervisors, effective March 31, 2009. The General Plan establishes policies and programs that guide new development in the unincorporated areas of the county. The General Plan also designates land uses within the county, including residential development. The policies and programs pertaining to residential development establish and control the type, location, and density of residential development in the unincorporated areas of the county.

The Tehama County Zoning Code adopted March 16, 1983, with subsequent amendments, is the main implementing instrument for the residential development policies set forth in the County General Plan. The Zoning Code lists the permitted land uses within each zone and sets forth development standards with which the permitted land uses must comply. **Table 2-5** lists the primary residential zoning districts in Tehama County.

TABLE 2-5
RESIDENTIAL ZONING DISTRICTS

Designation	District	Primary Residential Type
RE	Residential Estate	Single-family residence
R-1	One-Family Residence	Single-family residence
R-2	Two-Family Residence	Duplex
R-3	Neighborhood Apartment	Four-plex, apartments
R-4	General Apartment	Higher-density residential
PD	Planned Development	Various

Source: Tehama County Zoning Ordinance

Table 2-6 depicts the housing types permitted by each zone allowing residential development, except for the PD district. Some housing types are allowed by right in the zoning district, while others are allowed with a use permit. Development that is proposed in the PD district is required to obtain a planned development permit, which specifies allowed uses for the land (Tehama County Zoning Code Section 18.48.030).

TABLE 2-6
PERMITTED USES

Housing Types Permitted	RE	R-1	R-2	R-3	R-4	AG (all)	C1/C2	M1 /M2
Single-Family Detached	P	P	P	U	U	P ¹		
Duplexes			P	U	U			
Triplexes and Fourplexes				P	P		p ²	p ²
Multifamily (5+ units per structure)				P	P		p ²	p ²
Mobile Homes/Manufactured Homes	P	P	P	P	P	P		
Mobile Home Park				U	U		U	U
Residential Care Homes (7+ persons)	U	U	U	P	P			
Residential Care Homes (6 or fewer persons)	P	P	P	P ⁴	P ⁴			
Accessory Dwelling Unit	P	P	P	P	P	P		
Transitional Housing	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	p ⁵	p ⁵
Supportive Housing	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	p ⁵	p ⁵
Emergency Shelters/Transient Lodging ⁶								P
Agricultural Employee Housing (6 or fewer persons)	P	P	P			P		
Agricultural Employee Housing (12 or less units, 36 or less beds)						P		

Source: Tehama County Zoning Code

P – allowed by right, U – allowed by use permit.

¹ Only a single residential unit allowed when accessory to appropriate agricultural, recreation-related, or commercial operations of

the site and is the principal residence of the owner or operator.

² Residential uses are allowed when part of a mixed-use building or as an accessory to primary permitted use.

⁴ No conditional use permit, zoning variance, or other zoning clearance shall be required of such a residential care facility which is not required of a one-family dwelling in the same zone. Such residential care facilities shall be subject to the same requirements, standards, and restrictions as other one-family dwellings in the same zone.

⁵ Transitional housing and supportive housing is considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

⁶ "Emergency shelter" (as defined by Tehama County Code Section 17.04.090) shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and in which no individual or household is denied emergency shelter because of an inability to pay. "Transient lodging" (as defined by Tehama County Code Section 17.04.580) shall mean either a hotel, inn, motel, tourist home, non-membership campground, or other lodging facility for persons staying 30 days or less, or an emergency shelter.

Table 2-7 identifies the development standards for each residential zone in the county. For the PD district, the applicable standards are as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its land use designations, particularly in the urban land use classification, and new policies require that new divisions are to develop at a density of at least 3 units per acre. Also, in the Suburban land use classification, densities may not be less than 1 dwelling unit per 2 acres and not more than 4 dwelling units per acre. A project must satisfy the development standards identified in **Table 2-7**.

TABLE 2-7
DEVELOPMENT STANDARDS

Standard	RE	R-1	R-2	R-3	R-4
Density	1 to 4 units/acre	5 units/acre	8 units/acre	8 units/acre	16 units/acre
Setbacks	Front – 20 ft. ¹ Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.
Lot Coverage	40%	40%	45%	50%	60%
Minimum Lot Size	10,500 sq. ft.	5,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width
Parking	1 space/du	1 space/du	1 space/du	1 space/du + 1 space/2 guestrooms	1 space/du + 1 space/2 guestrooms
Max. Height	35 ft.	35 ft.	35 ft.	35 ft.	65 ft.

Typical Densities for Development

The County of Tehama receives requests for various development types throughout the community. For single-family development, it is typical for there to be one housing unit per parcel and most parcel. Most parcels in the County are of a size that is conducive to one unit per parcel.

For single-family subdivisions, the majority of new development applicants over the past few years have developed at maximum density. This has resulted in densities consistent with that permitted in the zoning code. Multi-family residential development (R-3; Neighborhood Apartment and R-4; General Apartment) have not developed below the required densities permitted in the zoning code. The County of Tehama primarily (99.9% of applications) receives requests for single family residentially construction on single family (RE; Residential Estates, R-1; One-family Residence) zoned parcels.

While development could be proposed at densities lower than the assumed capacity on a parcel, this is not typical. Mainly due to the cost of land and overall cost to build in the community. The time for these developments varies depending on the financing mechanism. However, with traditional loans and financing, which are primarily utilized for the described development above, the typical approval time is 1-2 months from project approval to building permit submittal. The County does not see this as a constraint to development.

Accessory Dwelling Units

The California legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in single family and multifamily zones provides additional rental housing and are an essential component in addressing housing needs in California. Over the years, ADU law has been revised to improve its effectiveness such as the recent S.B. 1069 changes that took effect on January 1, 2017. S.B. 1069 (Chapter 720, Statutes of 2016) made several changes to address barriers to the development of ADUs and expanded capacity for their development. Staff received the Accessory Dwelling Unit Memorandum dated December 2016 from the California Department of Housing and Community Development. Staff then prepared and adopted the Accessory Dwelling Unit Ordinance in conformance with the States Technical Memorandum and S.B. 1069.

Ordinance No. 2060 was adopted on April 17, 2018 to address the new state laws regarding Accessory Dwelling Units. Currently, the County Zoning Code provides for Accessory Dwelling Units in all Residential and Agricultural zones by right.

Density Bonus

Another measure to encourage the production of affordable housing is the granting of a density bonus. Under California Government Code Section 65915, counties are required to grant a density bonus of up to 35 percent above the base zoning density and one additional concession or incentive when an applicant for a housing development agrees or proposes to construct at least any one of the following:

The County complies with the density bonus law as set forth in Government Code Section 65915 and has explicitly incorporated density bonus provisions into its County Code. **Table 2-8** summarizes density bonus allocation amounts given by income range. As the proportion of a proposed housing development increases the number of affordable units, the amount of the density bonus increases. For example: If a developer proposes that 6 percent of the development will be reserved for very low-income households, the density bonus the developer will receive from the County is 22.5 percent (20 percent base plus 2.5 percent).

TABLE 2-8
TEHAMA COUNTY DENSITY BONUS

Income Category	Proportion of Development Required for Density Bonus	Maximum Density Bonus
Very Low	5%	35%
Low	10%	35%
Moderate	10%	35%

Additional concessions or incentives may include any of the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development, and if the commercial, office, industrial, or other land uses are compatible with the housing development and with the existing or planned development in the area where the proposed housing project will be located.
- Other regulatory incentives or concessions proposed by the developer or the county that result in identifiable cost reductions (Government Code Section 65915(k)).

Planning and Development Fees

Fees and exactions provide funding to cover the costs of planning services and the impacts resulting from new development on infrastructure and services. For this reason, The Board of Supervisors adopted an updated fees Schedule on August 7, 2018 due to the increases in the consumer price index over the past 17 years. The fees hadn't been updated since 2001. **Table 2-9** outlines the planning and permit fees for residential development. Planning fees and permit processing times can be considered constraints if they are in excess of the County's costs to provide the services or if there are unnecessary or excessive processing delays. Even after the recent fee update, Tehama County's fees are still lower than the adjoining counties of Shasta, Butte and Glenn. Processing plot plans and other development applications by the Tehama County Planning Department are done immediately, over the counter, or as expeditiously and statutorily possible. All multi-family zoned parcels (R-3; Neighborhood Apartment and R-4; General Apartment) permit high density development by-right, such as apartments. Planning fees are determined to present no significant potential constraints to development. Fees associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the County may require payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. In the county, these costs vary by area. For example, some places (e.g., Gerber) have sanitary sewer and water systems, while many places use individual septic systems and private wells.

The County is authorized to impose a development impact fee on new residential construction and manufacture/mobile home installation. While this fee may add to the cost of development, it has been imposed for the purpose of furthering public safety and the protection of property. The County adopted Ordinance No. 2018 on October 25, 2016 imposing Development impact fee on development within the unincorporated areas of the County. The fees take into account income level residential development as follows: Single family residence \$2,750 including the Fire protection fee, Manufacture/mobile home \$2,582 including the Fire protection fee and Multifamily residential \$2,000 including the Fire protection fee. Should additional development fees be considered in the future, such consideration will include calculation of multifamily unit fees using reduced household equivalency

ratios as, as demonstrated above. The estimated total fees (including development impact fees) for a typical single-family development (based on 1200 sf residence and 400sf garage) is \$10,770, and \$17,040 for a multifamily development (based on 3000 sf of residential and 600 sf of garage).

TABLE 2-9
PLANNING AND DEVELOPMENT FEES

Fee Category	Fee Amount*
Planning and Application Fees	
Annexation	\$2,626
Variance	\$3,470
Conditional Use Permit	\$2,268*
General Plan Amendment	\$6,107
Rezone	\$6,096
Improvement Plan Checking Preliminary Review (if requested)	\$500
Specific Plan	\$6,080
Subdivision	
Certificate of Compliance	\$2,179
Lot Line Adjustment	\$828
Merger	\$828
Tentative Subdivision Map	\$1,855 + \$110/lot
Tentative Parcel Map	\$4,854 + \$110/lot
Preliminary Map	\$1,563
Environmental	
Environmental Impact Report	\$6,070
Initial Study/Negative Declaration	Included in application fee
Initial Study/Mitigated Negative Declaration	Included in application fee

Source: Tehama County Planning Department

* Includes both Planning and Public Works fees.

A variety of development related fees are often assessed on new residential projects that include County- controlled fees (such as development application fees and building permit fees) and non-County- controlled fees (such as school impact fees). Several school districts in the county have imposed development impact fees on new residential development, in accordance with state law. Some districts, including the Red Bluff Union Elementary School District, impose the maximum fees allowed by the state, which is \$3.79 per square foot for residential development. Another component of project costs involves water and sewer service connection fees in areas where such services are offered. These fees are not applied by the County, but by local agencies that manage and operate water and sewer systems that exist in the unincorporated county.

Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the County’s General Plan and meet the intent and requirements of the County’s Zoning Code. Applications for development permits are made

in writing to the County’s Planning Department. Applications vary depending on the type of permit being requested. All multi-family zoned parcels (R-3; Neighborhood Apartment and R-4; General Apartment) permit high density development by right. Which means a plot plan and building permit plans are submitted, without a CEQA process because the approval of multifamily development in Tehama County is considered ministerial and CEQA exempt.

Table 2-10 lists typical review times for various planning actions. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with land division standards. Although application review and approval adds time to the development process, the review periods listed in **Table 2-10** are consistent with typical review periods in other jurisdictions. In fact, in some cases the County review period is less than that of other jurisdictions. Moreover, unlike other jurisdictions, the County does not have a design review process that would add more time to project application review. Therefore, development application procedures are not considered a significant constraint on housing development.

TABLE 2-10
TIMELINES FOR APPLICATION AND PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Building Permit (without other permitting requirements)	14–30 days
Conditional Use Permit	3 months
Zone Change	3–4 months
General Plan Amendment	4–5 months
Tract Maps	3 months
Parcel Maps	100 days
Initial Environmental Study with Negative Declaration	60 days*
Environmental Impact Report	6 months–1 year

Source: Tehama County Planning Department
* Included in review process for other land use actions.

Larger development projects, such as single-family residential subdivisions may be subject to the California Environmental Quality Act (CEQA). However, Tehama County contains land available and zoned for multifamily (R-3; Neighborhood Apartment and R-4; General Apartment) high density development by right. As previously stated, this includes a plot plan and building permit plans submitted, without a CEQA process because the approval of multifamily development in Tehama County on high density zoned land is considered ministerial and CEQA exempt. Generally a projects is subject to CEQA and may I require the preparation of an environmental document, such as an environmental impact report (EIR) or negative declaration, before it can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process. If an EIR must be prepared, project approval may be extended up to one year. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review and comment period for environmental documents and at least one public hearing for certification of the environmental document, which can add time to the process.

Tehama County does not have a formal design review process for any type of residential project. The County Zoning Code does name special combining districts that regulate specific aspects of

development. For example, the B combining district allows changes to lot area, and the H combining district imposes special height requirements. However, the requirements for these districts are specified in the Zoning Code, and projects in these combining districts do not require intensive review.

The 2009–2029 General Plan also identifies several Special Planning Areas. These areas represent a unique policy approach that facilitates higher-density mixed-use development in one region of the county (the North I-5 region) that is well suited to such uses. This objective will be achieved through the application of flexible development standards incorporated into specific plans (and development agreements) developed in consultation with property owners, prospective developers, area residents, and members of the public and other interested persons. Such specific plans may be more restrictive than the General Plan policies as long as they are consistent with the General Plan policies; however, they cannot be less restrictive or inconsistent with the General Plan. The County Board of Supervisors may approve a project and accompanying development agreement in a Special Planning Area which would not be possible under the standard zoning. In return, the project applicant and the County receive benefits they would not have enjoyed under standard zoning or land development and engineering design standards. The applicant for the specific plan negotiates with the County for a unique zoning district that allows the County to offer more flexibility on some of the more rigid aspects of traditional zoning, such as setbacks, height limitations, lot sizes and location, design, mixed uses, services, and facilities. In return, the County benefits by increasing development quality, community benefits, and environmental protection. Special Planning Areas may have minimum/maximum densities assigned, but actual densities are dependent on the applicant's development plans and the County's negotiated response. The densities assigned to the underlying Special Plan Areas in the General Plan Land Use Element and depicted on the Land Use Map do not represent an actual "by right" land use designation but does provide landowners, residents, and interested parties the minimum/maximum development potential of the property should a specific plan be proposed.

Based on provisions in the County Zoning Code, development review of multifamily residential projects would appear to take a similar length of time to review as single-family residential projects, and in some cases may take a shorter period of time. Unlike some jurisdictions, multifamily buildings with five or more units are allowed by right in the R-3 and R-4 districts, and no use permit is required. In contrast, residential subdivisions are subject to review procedures under the County's Subdivision Ordinance, as well as the map approval procedures set forth by the Subdivision Map Act. Individual multifamily projects may be subject to the CEQA process, as would residential subdivisions.

Locally Adopted Ordinances

The County does not have any locally adopted ordinances such as inclusionary and/or short-term rentals ordinances, that would constrain the development of housing.

Site Improvements

Site improvements are typically required to supply services, mitigate environmental constraints, and ensure community compatibility. However, they can add to the cost of housing, and they can be a constraint to housing development if the requirements are excessive. Site improvements are most often placed on a development through the environmental review process as mitigation and as conditions to map approval as outlined in the Subdivision Map Act. Therefore, improvements vary from project to project, depending on the size and nature of the potential impacts.

Tehama County has established land division improvement standards. However, required on- and off-site improvements are minimal for most developments. There are few improvement requirements on small, rural developments. Rural roadway standards are not excessive; typically, no curbs, gutters, and streetlights are required. Individual septic systems are the norm, and traffic impacts are minimal. Larger-scale developments would be required to mitigate their potential environmental impacts. Such developments, due to their higher densities, would typically be required to install urban improvements such as curb and gutter and water systems. These conditions are typical for larger development, and in some cases are required for health and safety reasons. Therefore, they are not considered a significant constraint on housing development. Road improvements for new land divisions are based on the size, number, and use of parcels served. Curb and gutter improvements are required on all streets in areas zoned for commercial, industrial, and multifamily residential use, and where any abutting lots have an area of 20,000 square feet or less. Sidewalks are required in areas zoned for commercial and multifamily residential uses, and in single-family and two-family residential areas where any of the lots contain 10,000 square feet or less. Such areas represent a small portion of overall development in the county. In many cases, an access road already exists but may require some improvement.

Water in unincorporated Tehama County is provided by wells or small private water systems in rural areas. More urbanized areas are served by water districts. There are approximately 66 water systems in Tehama County, ranging in size from 12 connections to thousands. Groundwater is the primary water supply for county residents. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. In some parts of Northern California, the average depth of wells is 200 feet, with an average cost to drill of \$6,000. A complete domestic well system, including drilling, pump, pressure tank, and lines, averages \$10,000. In addition, an inadequate water delivery system led to a moratorium on housing development in the community of Mineral. However, upgrading of this system has been completed.

As previously indicated, the majority of the unincorporated area of Tehama County is served by individual septic systems. There are three collection and treatment systems in the unincorporated areas of the county: the Rio Alto Water District (Lake California), the Gerber-Las Flores sewer system, and Tehama County Sanitation District No. 1 (Mineral). In addition, sewer infrastructure is generally available to developments located near the urban centers of Red Bluff and Corning, provided the capacity of these systems can handle the additional load. In most cases, a person wishing to subdivide a property must prove septic suitability prior to final subdivision approval. In some parts of Northern California, the average cost of a septic system is \$3,400, including costs for the percolation test.

Those R-4 sites identified in **Table 2-2** are all located within County's Urban Residential designation surrounding Red Bluff and within proximity of water and wastewater services offered by the City of Red Bluff. However, development of these sites may require annexation by the City and/or service districts to receive water and wastewater services.

While the use of septic systems is not a constraint on individual single-family housing, it is a potential constraint on higher-density residential development. A high concentration of septic systems in an area has led to groundwater contamination, mainly by nitrates. This situation has occurred in the Antelope area, which led the Regional Water Quality Control Board to demand that action be taken to stop further contamination. Currently, the County is developing funding for the improvement of the sewer and water system in the Antelope area. However, until funding is acquired, upgrading of this

system is on hold; however, there is not a moratorium on the issuance of building permits at this time. Specific implementation of the system improvements is unknown at this time. Also, a Water Inventory and Analysis prepared by the Tehama County Flood Control and Water Conservation District indicates there is a significant need for wastewater treatment services in Los Molinos; however, there is no moratorium on the issuance of building permits at this time, nor is there any indication that one will take place.

Overall, for undeveloped new lots, site improvements may account for up to one-third of the total cost of the land. While this seems high, the site improvements are necessary to provide services to new residents and to ensure compliance with applicable state regulations. Also, as noted elsewhere in this document, land prices in Tehama County vary considerably, but are generally lower than in other parts of California. In some cases, site improvement costs may be higher than one-third the cost of land, but lower in other cases.

Building Codes and Enforcement

Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for special needs group. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The California Residential Code (CRC) is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The Tehama County Building Department uses the State mandated 2016 Title 24 Code of Regulation (Building Code). The County plans to adopt the 2019 California Building Code Title 24 without any amendments by the end of 2019. In addition, the County has adopted the Tehama County Mobile home Code, Chapter 15.28, which is based on California Code of Regulations Title 25, Division 1, Chapter 2, Article 7.

The County Code vests code enforcement duties in a Code Enforcement Officer. The Code Enforcement Officer, upon referral from the Environmental Health, Building and Safety, or Planning departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any provisions of the County that the aforementioned departments administer or enforce. In the past, there has been no systematic enforcement of building codes in the county. Existing units were inspected either when complaints were received by the Building and Safety and Environmental Health Department or when an owner sought a permit for additional construction. Code enforcement in the county is not considered a significant constraint to housing development.

Constraints on Housing for Persons with Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, a housing element is required to analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). Pursuant to SB 520, the County will adopt policies relative to reasonable accommodation (see Program HE-4.F). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As discussed in Section One of the Background Report, there were 5,626 persons in unincorporated Tehama County who had a disability in the US Census ACS 2013-2017. There were 2,453 persons over the age of 15 who had an ambulatory disability, while another 783 persons had a self-care disability.

Available Facilities

There are 28 facilities that serve adult disabled persons in Tehama County, with a total capacity of 162 beds. **Table 2-11** identifies the residential care facilities in the county. All but two of the facilities are located in Red Bluff or Corning.

The Mental Health Service Act is a California law that provides funding for mental health services in specific categories. The Special Needs Housing Program (SNHP) is a separate category dedicated to building permanent housing for those experiencing severe and persistent mental illness. The County MHSa program is currently planning to fund the development of permanent supportive housing.

TABLE 2-11
CARE FACILITIES

Facility Name	Location	Type	Capacity
Adobe Residential	Red Bluff	Developmentally Disabled	6
Adobe Residential Gilmore	Red Bluff	Developmentally Disabled	4
Casa Serenity, LLC	Red Bluff	Mentally Disabled	16
Coffman Home II	Red Bluff	Developmentally Disabled	2
Gilmore Ranch	Red Bluff	Developmentally Disabled	4
Holiday Homes Larkspur	Red Bluff	Developmentally Disabled	4
Inspired Residential Walker Ranch	Red Bluff	Developmentally Disabled	6
Jewel Residential Inc. (Alder)	Red Bluff	Developmentally Disabled	6
Jewel Residential Inc. (Locust)	Red Bluff	Developmentally Disabled	3
Lee Street House I	Los Molinos	Developmentally Disabled	6
Lenihan's Residential Care Home #1	Corning	Developmentally Disabled	4
Lyford Family Home	Red Bluff	Developmentally Disabled	1
Mason's Residence I-III	Red Bluff	Developmentally Disabled	17
North Valley Services – Lucknow & McCoy Homes	Red Bluff	Developmentally Disabled	7
North Valley Services – Rawson Home	Red Bluff	Developmentally Disabled	4
North Valley Services – Specialized Res. Services	Red Bluff	Developmentally Disabled	3
North Valley Services- Oak Creek	Cottonwood	Developmentally Disabled	4
Northern Oaks	Red Bluff	Developmentally Disabled	6
PRS (multiple locations)	Red Bluff	Developmentally Disabled	30
Sail House, Inc.	Red Bluff	Mentally Disabled	23
Stonybrook Residential	Red Bluff	Developmentally Disabled	6
Total:			162

Source: California Department of Social Services, Community Care Licensing Division, 2019

Zoning and Land Use

The County Zoning Code permits facilities serving more than six persons, including but not limited to group homes, by right in R-3 (as “group buildings”) and R-4 (as “rest homes” or “sanitariums”), and upon securing a conditional use permit in all other residential districts (likewise as “rest homes” or “sanitariums”). Furthermore, the Tehama County Board of Supervisors adopted Ordinance 2076 on February 26, 2019 allowing residential/senior/general care facilities with the potential of unlimited beds in all C-2; General Commercial districts, if approved by a Use Permit. The County acknowledges and complies with Health and Safety Code Sections 1267.8 and 1566.3. The Zoning Code allows licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single-family residential use.

The County Zoning Code applies the same requirements for parking spaces to housing projects that are exclusively occupied by seniors and persons with disabilities as to other projects. A reduced number of required parking spaces for both seniors and the disabled may help reduce the costs for affordable housing development of this type, especially since these groups are less likely to own their own vehicles than the general public. A program will be proposed that recommends an evaluation and possible change to parking requirements for projects exclusively serving seniors and the adult disabled.

The County has reviewed all of its zoning laws, policies, and practices for compliance with fair housing law, including occupancy standards. The County follows the provisions of California Health and Safety Code Section 1520.5, which regulates the siting of residential care facilities. Under the Health and Safety Code, a minimum distance of 300 feet is required between two or more residential care facilities, in order to avoid overconcentration.

The County fully complies, in all activities, with the reasonable accommodation requirements of the Americans with Disabilities Act, Fair Employment and Housing Act, Fair Housing Amendments Act, and other antidiscrimination and civil rights laws, and has numerous policy documents that express this commitment. Since the County does not have a formal reasonable Accommodation policy, Program H-4.F has been added to the 2019-2024 Housing Element, which sets a time line for the policies adoption. Although the County does not have a formal policy document specifically addressing building and planning permit matters, the County’s general reasonable accommodation policies and practices apply to these matters and require the affected departments to assist and facilitate requests for reasonable accommodation retrofits, approval of licensed residential care facilities, Fair Housing Amendment Act physical accessibility efforts, and similar items. These policies and practices adequately and effectively remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities, as required by Government Code Section 65583, subdivision (c)(3). Although not identified as a formal program, the County will consider adoption of a formal policy document specifically addressing building and planning permit matters as part of its ongoing updates and revisions to the County’s reasonable accommodation procedures.

Permits and Processing Procedures

As discussed previously, the County Zoning Code clearly permits facilities serving more than six persons, including but not limited to group homes, by right in R-3 (as “group buildings”) and R-4 (as “rest homes” or “sanitariums”), and upon securing a conditional use permit in all other residential districts (likewise as “rest homes” or “sanitariums”). The County acknowledges and will comply with Health and Safety Code Sections 1267.8 and 1566.3. Further, the County is presently preparing an omnibus Zoning Code

revision implementing the approved 2009–2029 General Plan, which will contain provisions explicitly allowing licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single-family residential use. The County acknowledges and will comply with Health and Safety Code Section 1566.3. Further, provisions in County Code Section 17.08.012 explicitly allow licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single-family residential use.

No special design or permitting standards have been established for residential care facilities or group homes, other than the use permit, when required. Such use permits do not have any special provisions required for the development of a residential care facility or group home. However, conditions may be placed on a particular development to address environmental impacts and other issues specific to the project. These conditions are imposed on a case-by-case basis and are not generally applied to residential care facility or group home developments. Public hearings are held for such facilities only when a use permit is required.

The County does not require residents to obtain any special permits to retrofit homes for disabled accessibility (e.g., wheelchair ramps) beyond regular building permits. The Building and Safety Department, upon request, may offer suggestions on the construction of home features designed to improve accessibility for disabled persons.

Building Codes

The County follows the 2016 CBC. This code contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The County has added no amendments to the CBC that would place constraints on accommodation of persons with disabilities. The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

ANALYSIS OF NON- GOVERNMENTAL CONSTRAINTS

Environmental Constraints

The County has no documentation of any environmental constraints that would impede achievement of the probable units identified in **Appendix B**. Further, the 2009–2029 General Plan EIR did not identify any environmental constraints which would significantly impact the probability for future projects or development to meet the housing densities consistent with the adopted land use classifications.

Land Cost

The cost of developable land creates a direct impact on the price of a new home and is considered a non-governmental constraint. As the cost of land increases, so does the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. A survey of real estate land listings on landwatch.com revealed a considerable range in land prices depending on location and attributes of the land sold. In general, properties located near developed areas were more expensive than those in less developed areas. Availability of services such as water and sewer were another determining factor in land prices. Parcels with no infrastructure on or near them were generally less expensive.

The survey was conducted on March 15, 2019, when 8 parcels were listed for sale generally between 1 and 2 acres in size. Costs varied from \$9,900 to \$54,800 per acre with an average cost of approximately \$29,125 per acre.

Construction Costs

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less to construct than single-family housing. Labor and materials cost also have a direct impact on housing costs and constitute the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in Tehama County. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in Tehama County would be calculated as follows:

Item	Cost
Materials	\$116,470
Labor	\$69,751
Equipment	\$4,128
Per Home Costs	Total \$190,349

Source: Building-cost.net 2019

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable housing in Tehama County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Financing is a significant component of overall housing costs. The prime interest rate in the United States fluctuated slightly for decades leading up to the 1980s. The prime interest rate rose significantly in 1979 and 1980, where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980s, the economy weakened and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990s remained between 6.0 and 10.0 percent. By the early 2000s, however, the interest rates began to drop nationally.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008. However, many banks remain cautious about home loans, making it difficult for many lower-income households to get financing.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 4.5 percent to 8 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Tehama County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 percent to 20 percent of the sales price as a down

payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner’s available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County’s control.

TABLE 2-12
MONTHLY MORTGAGE COSTS

Annual Income	Category	Interest Rate			
		5%	6%	7%	8%
\$20,000	House Price	\$67,680	\$62,080	\$57,040	\$52,640
	Monthly Payment	\$363	\$372	\$379	\$386
\$40,000	House Price	\$135,440	\$124,160	\$114,160	\$105,360
	Monthly Payment	\$727	\$744	\$759	\$773
\$60,000	House Price	\$203,280	\$186,320	\$171,280	\$158,080
	Monthly Payment	\$1091	\$1117	\$1,139	\$1,159

Source: www.mortgage101.com

Calculations based on 30-year fixed loan with a 5% down payment, ratio of housing to income of 28%, ratio of total monthly debts to income of 36%, hazard insurance a yearly fee of 0.4% of the loan amount, property tax 1% of the purchase price per year, mortgage insurance a yearly fee of 0.5% of the loan amount if the down payment is less than 20%, closing costs 3% of the loan.

DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of county residents. This section outlines the financial resources available to the County as well as to local developers who have been active in constructing and rehabilitating affordable housing in Tehama County and neighboring counties.

Financial Resources

Table 2-13 provides a summary of the financial resources that may be available to the County for affordable housing development, rehabilitation, and preservation from federal, state, local, and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. The following financial resources have been used by the County for affordable housing activities or other activities that support residential development such as infrastructure improvements.

Community Development Block Grant Funds

The US Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include acquisition of housing or land, rehabilitation of housing, homebuyer assistance and public facility, and of infrastructure improvements, among others. The County has successfully competed for and received CDBG funds from the state. Most of the funds have been used for infrastructure and public facilities projects. The County has funded a housing rehabilitation loan program with CDBG funds and has received \$400,000 in HOME funds for qualifying projects.

Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. Tehama County has contracted with Plumas County for delivery and the administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) and the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County.

TABLE 2-13
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description
Federal Programs	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the California Department of Housing and Community Development (HCD) on behalf of the US Department of Housing and Urban Development (HUD) through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Emergency Shelter Grants (ESG) Program	Federal block grant program administered and awarded by HCD on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for homeless services and facilities, including emergency shelter and transitional housing.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services.
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the state on behalf of HUD through an annual competitive process to cities, counties, and private nonprofit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very low-income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 – Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) – Rehabilitation Mortgage Insurance Program	Provides in the mortgage the funds to rehabilitate and repair single-family housing.
HUD Section 207 – Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multifamily manufactured home parks.

Program Name	Description
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single-room occupancy housing.
HUD Section 811 – Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for nonprofits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing – Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments, and Native American tribes to renovate existing low-income multifamily rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multifamily housing units to be occupied by low-income families.
State Programs	
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.

Program Name	Description
Building Equity and Growth in Neighborhoods (BEGIN)	HCD provides grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low- and moderate-income homebuyers.
California Homebuyer's Down payment Assistance Program (CHDAP)	Provides deferred down payment assistance loans for first-time moderate-income homebuyers.
California Self-Help Housing Program	Provides grants to organizations in order to assist low- and moderate-income households who build their own homes.
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land and construct new projects, or purchase and rehabilitate existing units. Reduced interest rate paid by developers for production of affordable rental housing for low- and very low-income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or nonprofits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. The funds are distributed to all 58 counties based on a "need" formula derived from factors including population, unemployment, and poverty.
Jobs Housing Balance Incentive Grant Program	Provides grants to local governments that approve increased housing production.
Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households.
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.
Mobile Home Park Resident Ownership Program (MPROP)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-Family Housing Program (MHP)	Provides low-interest loans for construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

Program Name	Description
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of “at-risk” subsidized developments.
Preservation Opportunity Program	Provides supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Local Programs	
Redevelopment Set-Aside Funds	20% of tax-increment funds must be set aside for affordable housing activities.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multifamily housing.
Private Resources	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing or lower- and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first-time buyers purchase a home.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.
Low Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.

Sources: HUD, HCD, LISC, USDA, and CCRC, March 2019

Local Housing Resources

The following nonprofit developers have been active in the construction, rehabilitation, and management of affordable housing projects in Tehama County and surrounding counties. While some of the nonprofit organizations are active in Tehama County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the county.

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer based in Chico. The agency has been involved in the construction of both single-family and multifamily housing for lower-income households throughout the Sacramento Valley and northeastern California region. Single-family developments sponsored by CHIP rely in part on a “sweat equity” program, in which future residents are required to contribute a portion of the construction labor. CHIP has been active in Tehama County.

Self Help Home Improvement Project

The Self Help Home Improvement Project (SHHIP) is a nonprofit organization based in Redding and helps over 30,000 households in Tehama County and neighboring Shasta County. SHHIP assists in the development, repair, and rehabilitation of housing units for lower-income households. USDA Rural Development provides funding for the SHHIP projects. Like CHIP, SHHIP has a sweat equity component in its programs. SHHIP has been involved in several housing projects in Corning. SHHIP also manages a weatherization program for low-income households, which is described later in this section.

Mercy Housing California

Mercy Housing California is a branch of the nationwide nonprofit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation, and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. Mercy Housing currently manages two senior apartment complexes in Red Bluff: Villa Columba and Mercy Riverside Manor. Villa Columba provides 70 senior affordable units and Mercy Riverside provides 24 senior affordable units.

Northern Valley Catholic Social Service

Northern Valley Catholic Social Service (NVCSS) is a nonprofit agency that provides low-cost or free mental health, housing, vocational, and support services for seniors, families, and children. The agency serves a six-county region in Northern California, which includes Tehama County. Service offices are located in Red Bluff and Corning. NVCSS manages Redwood Gardens, an 11-unit apartment complex in Red Bluff that serves developmentally disabled adults. NVCSS has indicated an interest in pursuing other housing projects in the county.

ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Tehama County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to Tehama County. PG&E is a privately owned utility whose service area covers most of Northern and Central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH) programs. The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

As mentioned above, SHHIP manages a weatherization program in Tehama County for lower-income households. SHHIP manages this program under contract with PG&E, which also provides the funding.

Eligible households may receive attic insulation, caulking, door replacement and weather-stripping, and glass replacement.

The Tehama County General Plan contains numerous goals, policies, and implementation measures that provide for opportunities for energy conservation with respect to residential development. Those goals and policies and their relevance to energy conservation and location within the General Plan are listed below.

- Policy LU-1.5 retains oak woodlands which provides shade and reduces HVAC energy use.
- LU Goals 1, 3, 4, and 8 and relevant policies within each promote compact development by using existing infrastructure to promote transportation energy conservation.
- CIR Goals 4 and 5 and Policy OS 2.4 promote public transportation and non-motorized transportation.
- Policy ED-6.2 promotes agriculture and efficient use of natural resources.
- Goal OS-1 and Policy OS-1.1 promote conservation of water resources.
- Policy OS-2.6 promotes air emissions reductions and energy conservation measures in existing development.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

REVIEW OF PREVIOUS HOUSING ELEMENT

This section includes an evaluation of the effectiveness, the progress in implementation, and the continued appropriateness of the goals, objectives, and policies of the 2009–2014 Housing Element. The section also includes a detailed review of the County’s progress toward facilitating the production of its share of the regional housing need.

PROGRESS AND EFFECTIVENESS OF THE PREVIOUS HOUSING PROGRAM

The 2014–2019 Housing Element utilized HCD’s January 1, 2014 through June 30, 2019 Regional Housing Needs Allocation Plan. During the 2014–2019 plan period, unincorporated Tehama County was assigned 486 housing units for its share of the Regional Housing Need Allocation (RHNA). **Table 3-1** shows the unincorporated county’s share of the RHNA by income category.

TABLE 3-1
REGIONAL HOUSING NEEDS ALLOCATION (2014–2019),
UNINCORPORATED TEHAMA COUNTY

Income Group	Number	Percentage
Extremely Low	56	11.5%
Very Low	56	11.5%
Low	76	15.6%
Moderate	89	18.3%
Above Moderate	209	42.9%
Total	486	100.0%

Source: Tehama County 2007–2014 Housing Element

Table 3-2 provides data on housing construction activity in Tehama County from 2015 to 2019. According to the Tehama County Building Department Permit Trak-it program, 133 mobile homes, 209 single-family residential, and no multifamily units were constructed in the county between 2014 and 2019.

Mobile homes accounted for approximately 38.9 percent of all constructed units in the county from 2014 through 2018. Mobile homes are significant for Tehama County’s Regional Housing Needs Allocation Plan, not only for the provision of additional housing units but also as an affordable housing alternative for lower-income households, as they accounted for virtually all of the very low- and low-income housing established in the county.

TABLE 3-2
UNITS CONSTRUCTED 2015 THROUGH 2018

Year	Single family	Multifamily	Mobile Homes	Total
2015 thru 2018	209	0	133	342

Source: Tehama County Building Code Permit Track-it program; 2018

During the 2014–2019 planning period, housing construction was at its highest point in 2015, after which activity began to stabilize and continued with similar construction volumes through 2018. A number of factors may account for the stabilization in Tehama County’s housing construction. At least one factor is due to the economy’s slow but sluggish incline. This means that the economy stopped falling, reach bottom and slowly started to rebound. Those effects can be seen in the 2014 Unemployment numbers as they continued to decrease from high in March of 2010 of 17.8, which was even well above that of the state. As of January 2014, the start of the previous Housing Elements planning period the unemployment rate was 11.3 percent, which has continued to decrease to 6.4 in the fourth quarter of 2017.

Housing prices vary depending on location in the county. For example, in April 2019 the median sales price for a single-family home in Los Molinos was \$267,545 and in Gerber/Las Flores the median sales price was \$75,000. Based on these median dollar values, there are homes in the county that are affordable to lower-income households. While most of the single-family homes were affordable to moderate- and above moderate-income households, many smaller single-family homes were at prices below the median and offered ownership opportunities to some lower-income households.

PROGRAM BY PROGRAM REVIEW OF THE PREVIOUS HOUSING PROGRAM

Many of the policies in the 2014–2019 Housing Element were successful in meeting their objectives; however, others were not or proved unnecessary. The major factors that impacted the County’s ability to achieve the objectives of the past Housing Element related to the County’s limited financial resources and a lack of significant high-density residential construction coupled with the limited number of employment opportunities. **Table 3-3** provides a detailed review of the objectives of the 2014–2019 Housing Element and the County’s accomplishments.

SUMMARY OF APPROPRIATENESS

Most of the programs and policies contained in the County’s 2014–2019 Housing Element remain relevant and appropriate to address the housing needs of current and future residents. However, some additional measures are needed to strengthen existing policies so that the County can achieve its 2019–2024 RHNA. These new measures are contained in the policies and programs outlined in the Housing Program for this new Housing Element.

TABLE 3-3
REVIEW OF PREVIOUS PROGRAMS

Program	Accomplishments	Continue/ Modify/Delete
Programs – Goal HE-1: Housing Need		
<p>HE-1.A: Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.</p> <p>Responsible Agency: Planning Department Objective: Approve at least 5 developments that include a range of housing types Time Frame: Ongoing Funding Source(s): General Fund</p>	<p>Tehama County continues to promote a range of housing types, zoning and land use controls and flexible development standards for projects processed through Specific Plans (Pursuant to Government Code 65450-65457, Tehama County) but no large multi-unit housing developments have come forward.</p>	<p>Continue</p>
<p>HE-1.B: Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the remaining Regional Housing Need Allocation (RHNA) for lower- income households; the County will identify and zone sufficient sites to accommodate any shortfall. The Planning Department will report annually on the County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.</p> <p>Responsible Agency: Planning Department Objective: Identify annual housing priorities and prepare annual report. Time Frame: Annually, by April 1 Funding Source(s): General Fund</p>	<p>The Housing Element Annual Progress Report was completed March 13, 2018 and submitted to HCD.</p>	<p>Continue</p>

Program	Accomplishments	Continue/ Modify/Delete
Programs – Goal HE-2: Affordable Housing		
<p>HE-2.A: Affordable Housing Development Funding: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.</p> <p>Responsible Agency: Planning Department/Community Action Agency</p> <p>Objective: Support applications by developers for funding of affordable housing</p> <p>Time Frame: Meet with developers annually, assist with application as projects come forward</p> <p>Funding Source(s): Various funding sources as identified in Background Report</p>	<p>The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis.</p>	<p>Modify, combined with HE-2.C.</p>
<p>HE-2.B: At-Risk Affordable Housing: Continue to monitor the dates that rent- or price-restricted affordable housing projects in the unincorporated county will convert to market-rate units. Work with owners and agencies to preserve this stock of affordable housing.</p> <p>Responsible Agency: Planning Department</p> <p>Objective: Identify affordable housing units which are at risk of becoming market-rate units and assist the complex in preserving the affordability of the complex.</p> <p>Time Frame: Annually</p> <p>Funding Source(s): General Fund</p>	<p>There are currently no restricted affordable housing projects within the unincorporated areas of the County. The County will conduct such monitoring and preservation efforts in the event that such projects locate in Tehama County.</p>	<p>Continue but modified program language to more accurately address this issue as it develops.</p>
<p>HE-2.C: State and Federal Funding: The County will apply for state and federal monies for direct support of low-income housing construction and rehabilitation. A number of state and federal programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the county and then directly or indirectly pursue those programs. The County will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The County will attempt to secure funding for affordable housing programs during the planning period. Programs the County will consider are:</p> <ul style="list-style-type: none"> ▪ State Predevelopment Loan Program ▪ Affordable Housing Innovation Program ▪ Multifamily Housing Program ▪ US Department of Agriculture (USDA) Rural Development, Section 515 Program ▪ USDA Rural Development, Section 523/524 Technical Assistance Grants ▪ Community Development Block Grant Program (CDBG) 	<p>The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County is informed by HCD publications and NOFA's about various funding sources. The County may apply for funding as it becomes available and as staffing and budget permits.</p>	<p>Modify, combined with HE-2.A</p>

Program	Accomplishments	Continue/ Modify/Delete
<ul style="list-style-type: none"> ▪ Home Investment Partnerships Program (HOME) ▪ CalHOME ▪ US Department of Housing and Urban Development (HUD) Section 202 Program <p>Responsible Agency: Planning Department Objective: Secure state and federal monies for direct support of low-income housing construction and rehabilitation. Time Frame: Annually. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County will contact HCD to determine the application deadlines for the various funding sources. The County will apply for funding as it becomes available and as staffing and budget permit. Funding Source(s): General Fund and/or state and/or federal funding sources</p>		
<p>HE-2.D: Single-Room Occupancy Units: Permit single-room occupancy (SRO) dwelling units within the R-3 and R-4 zoning districts by right and in the C-1 zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.</p> <p>Responsible Agency: Planning Department Objective: Amend the Zoning Code to permit single-room occupancy units. Time Frame: Amend Zoning Code by Spring of 2020 Funding Source(s): General Fund</p>	<p>The County will adopt an ordinance defining and establishing single room occupancies where lodging houses are currently allowed pursuant to Government Code 65450-65457, Tehama County promotes a range of housing types, zoning and land use controls with flexible development standards.</p>	<p>Continue as program HE-2.C</p>
Programs – Goal HE-3: Adequate Sites		
<p>HE-3.A: Vacant Land Inventory: Continue to maintain and update the established database of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County’s RHNA targets.</p> <p>Responsible Agency: Planning Department Objective Develop a vacant land inventory. Time Frame: Ongoing Funding Source(s): General Fund</p>	<p>The County maintains a GIS database of vacant lands which is updated as projects are approved. The updated inventory is included in each Housing Element update and is available on request in the Planning Department. The database was utilized in preparing The 2019-2024 Housing Element</p>	<p>Modify, - combined with HE-3.B</p>
<p>HE-3.B: Housing Distribution: Continue to use land inventory information to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or</p>	<p>During the General Plan update process from 2006-2009, it was determined that the Antelope area was in need of high density residential housing. 10 acres</p>	<p>Modify, - Combined with HE-3.A</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>overconcentration of assisted housing in particular areas of the county. Responsible Agency: Planning Department Objective: Ensure that assisted housing is appropriately distributed. Time Frame: 2014-2019 Funding Source(s): General Fund</p>	<p>were identified that could accommodate higher densities when sewer and water services become available.</p>	
<p>HE-3.C: Reduced Density/EDU Factors for Mobile/Manufactured Home Units: When establishing or amending development impact fees or similar fees, the County's fee calculations will assign mobile/manufactured home units a lower density or EDU (equivalent dwelling unit) factor than single-family dwelling units, resulting in reduced fees for mobile/manufactured home units. Responsible Agency: Planning Department Objective: Stimulate very low-income and extremely low-income mobile home unit production through reduced impact fees. Time Frame: 2014 and ongoing Funding Source(s): General and designated County funds, depending on the affected fee program</p>	<p>The County adopted development impact fees on October 25, 2016. The mobile home combining district in the county zoning code qualifies for cost reductions during construction of the mobile/manufactured home as well as the associated County fee(s). The program remains appropriate and the County will consider implementing the program, if and when other fees are established related to Mobile/Manufactured Home Units.</p>	<p>Modify, combined with HE-3.D and HE-3.E, which are all HE-3.B now on page 13</p>
<p>HE-3.D: Affordable Housing Funding for Mobile/Manufactured Home Units: When applying for, administering, and expending state, federal, and other funding for the development of affordable housing units, the County will give preferential consideration to developments or projects that produce mobile/manufactured home units affordable for extremely low- and very low-income groups, to the fullest extent permitted by the applicable funding source guidelines. Responsible Agency: Planning Department Objective: Encourage extremely low- and very low-income mobile/manufactured unit production through priority grant funding treatment. Time Frame: 2014 and ongoing Funding Source(s): Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing</p>	<p>The program remains appropriate, however, no projects meeting the parameters of this program have been brought to the Planning Department for their consideration during the previous planning period.</p>	<p>Modify,- combined with HE-3.C which is part of HE-3.B now on page 13</p>
<p>HE-3.E: Publicize Affordable Mobile/Manufactured Home Unit Opportunities: The County will make affirmative efforts to publicize the availability of affordable mobile/manufactured home sites. This effort will include, at a minimum, placing information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website, and providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups. Responsible Agency: Planning Department</p>	<p>In an effort to publicize the availability of mobile/manufactured home sites the County provided information at the Planning Department and plans to post information on the County's website.</p>	<p>Modify, combined with HE-3.C which is part of HE-3.B now on page 13</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>Objective: Ensure public/developer awareness of affordable mobile/manufactured home unit opportunities, thereby encouraging such construction.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): General Fund</p>		
<p>HE-3.F: MH Combining District Expansion and Protection: The County's preparation and review of the General Plan Annual Report will include identification and consideration of areas appropriate for rezoning to the MH Special Mobile Home Combining District. Additionally, the County will consider and where appropriate provide fee reductions and priority processing for property owner-initiated rezoning's into the MH Special Mobile Home Combining District. Furthermore, approval of any proposal to rezone property out of the MH Special Mobile Home Combining District will include a finding, based on substantial evidence that such rezoning will not interfere with the accommodation of the County's RHNA for the very low-income and extremely low-income income groups.</p> <p>Responsible Agency: Planning Department</p> <p>Objective: Increase the sites available for the installation of the most affordable mobile/manufactured home units.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): General Fund</p>	<p>The County has not identified any There have areas that would benefit from the rezoning to the MH Special Mobile Home Combining District (Tehama County Code, chapter 17.60).</p>	<p>Modified to address Manufactured/mobile home universal permitting in all zones that allow residences, with staff consultation and information dissemination, now HE-3.C</p>
<p>Programs – Goal HE-4: Special Needs Housing</p>		
<p>HE-4.A: Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.</p> <p>Responsible Agency: Planning Department</p> <p>Objective: Work with local nonprofit agencies to secure funds for one farmworker housing and/or provide assistance to two farmworker housing projects in the unincorporated area.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): General Fund as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD</p>	<p>The County is assisting in two project that currently have merit and for that reason this program seems to be more practical with the combination of HE-4.G and HE-4.H.</p>	<p>Modify, combined with HE-4.G and HE-4.H.</p>
<p>HE-4.B: Housing Choice Voucher Assistance: Given the expected population increase over the next five years, work to increase the number of Housing Choice Vouchers (formerly Section 8) in the county. An additional 20 vouchers will be sought. The County will prepare resolutions and letters or provide technical assistance in support of this effort. The County will make a special effort to inform eligible female heads of households about Housing Choice Vouchers and other programs for housing through its</p>	<p>This program was not fully implemented due to unforeseen circumstances. In early 2009, the Tehama County Housing Authority permanently divested and transferred authority and responsibility for the Section 8 program to the Plumas</p>	<p>Deleted</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>Community Action Agency, and assist them in applying for these programs. Responsible Agency: Planning Department/Community Action Agency Objective: Secure an additional 20 Housing Choice Vouchers for very low- income residents and eligible female heads of households. Time Frame: 2014-2019 Funding Source(s): HUD, Section 8 funds</p>	<p>County Community Development Commission. Consequently, the actions described in this program are no longer within the County's control. However, the County will continue to make outreach and assist Plumas County's implementation of the Section 8 program as appropriate.</p>	
<p>HE-4.C: Emergency Shelter Development: The County will assist nonprofit organizations in developing a homeless shelter and transitional living area by sponsoring grants and, if possible, using funds from available welfare programs. The County will use the Local Continuum of Care Plan to identify and assist the needs of homeless persons and families and the homeless service providers. Responsible Agency: Planning Department/Community Action Agency and Department of Social Services Objective: Assist in the development of an emergency shelter Time Frame: 2014 and ongoing Funding Source(s): Emergency Shelter Grant (ESG) funds, Supportive Housing Act Program (SHP) grants, HUD Continuum of Care grants, General Fund</p>	<p>The County has not received any requests by non-profit organizations in developing a homeless shelter and transitional living areas during the planning period. .</p>	<p>Modified to more specifically address the County's commitment to resources and funding, move to HE.4-B</p>
<p>HE-4.D: Large Household Housing: The County will develop an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives. The County will make information about the incentive program available at the County Planning Department, as well as on the County Planning Department website. Responsible Agency: Planning Department, Board of Supervisors Objective: Provision of incentives for the development of larger rental housing units. Time Frame: Incentive program completion by December 2015 Funding Source(s): General Fund, various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing</p>	<p>The County has not received any applications for Large Household projects.</p>	<p>Continue, now HE-4.C</p>
<p>HE-4.E: Senior Housing: The County will review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental</p>	<p>The County has not received any applications for Senior Housing projects.</p>	<p>Continue, now HE-4.D</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County.</p> <p>Responsible Agency: Planning Department, Building Division Objective: Facilitate the development of housing for seniors. Time Frame: 2014 and ongoing Funding Source(s): General Fund appropriate state and federal funds</p>		
<p>HE-4.F: Project-Based Rental Assisted Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.</p> <p>Responsible Agency: Planning Department, Building Division Objective: Facilitate the development of rental assisted housing Time Frame: 2014 and ongoing Funding Source(s): General Fund, appropriate state and federal funds</p>	<p>The County has not received any applications nor has there been any interest for Project-Based Rental Assisted Housing in the planning period</p>	<p>Continue, now HE-4.E</p>
<p>HE-4.G: Farmworker Housing Incentives: The County will consider and where appropriate provide fee reductions and priority processing for farmworker housing.</p> <p>Responsible Agency: Planning Department Objective: Establish 20 farmworker housing units (Extremely low income) Time Frame: 2014 and ongoing Funding Source(s): General Fund and designated County funds, depending on the affected fee program</p>	<p>The County has received several inquiries regarding farmworker housing pursuant to the County's zoning changes conforming to and implementing Health and Safety Code sections 17021.5 and 17021.6, the County has not received any applications or plot plans have been submitted.</p>	<p>Modify, combined with HE-4.A.</p>
<p>HE-4.H: Farmworker Housing Funding Assistance: The County will apply for or support applications for funding for farmworker housing. The County will periodically review available funding programs to identify additional funding sources for farmworker housing.</p> <p>Responsible Agency: Planning Department Objective: Establish 50 farmworker housing units (extremely low income).</p>	<p>The Planning Department reviews and research's funding programs and determine the County's eligibility to apply for grants specifically designated to support farmworker housing as NOFAs are released.</p>	<p>Modify, combined with HE-4.A.</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>Time Frame: June 2015, annually thereafter Funding Source(s): General Fund and/or state and/or federal funding sources</p>		
<p>HE-4.I: Reasonable Accommodation: The County will develop procedures for reasonable accommodation in accordance with fair housing and disability laws, and will amend the County's formal policy documents, resolutions, and/or the county code wherever necessary to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Responsible Agency: Planning Department Objective: Establish a reasonable accommodation procedure Time Frame: Procedures shall be completed and formalized by June 2015. Funding Source(s): General Fund</p>	<p>Tehama County has adopted sections of the building code that address and provide reasonable accommodations in accordance with fair housing and disability laws. However, a formal process is in the process of being developed.</p>	<p>Continue, now HE-4.F</p>
<p>HE-4.J: Special Needs Households: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups. Responsible Agency: Planning Department, Board of Supervisors Objective: Meet special needs and seek funding for special needs groups. Time Frame: Seek funding opportunities beginning in 2014–2015 and annually thereafter; all program components are ongoing Funding Source(s): Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups</p>	<p>The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis.</p>	<p>Modified to comply with current HCD, program content, now HE-4G</p>
<p>Programs – Goal HE-5: Housing Conservation</p>		
<p>HE-5.A: Housing Stock Condition: Prepare an updated report on the condition of housing stock in the unincorporated areas of Tehama County, with focus on more populated communities. Conditions of housing stock will be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock. Responsible Agency: Planning Department</p>	<p>The County completed a Housing Condition Survey in 2010. The County relies on this data along with local code enforcement data to determine the rehabilitation needs of the County.</p>	<p>Delete. Program completed. Replaced with new program- Assistance for Persons with Developmental Disabilities</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>Objective: Prepare housing condition survey Time Frame: Completion of housing stock conditions report by June 2016 Funding Source(s): General Fund, state and/or federal funding sources</p>		
<p>HE-5.B: Building Inspection/Code Enforcement: Increase efforts to identify substandard housing and housing in need of substantial rehabilitation. Provide information about rehabilitation programs—public, private, and/or nonprofit—to low- and moderate-income households with homes or apartments in need of repairs. Responsible Agency: Building and Safety Department Objective: Identify substandard housing or housing with code violations and provide information on rehabilitation program to eligible households. Time Frame: 2014 and ongoing Funding Source(s): General Fund and/or CDBG funds</p>	<p>The County received 9 code violations during the 2014- 2019 planning period. As violations are reported the County identifies the substandard building and the owner is contacted regarding the need for repair. In some cases the dwellings have been abated, most have not been.</p>	<p>Continue</p>
<p>Programs – Goal HE-6: Addressing Constraints</p>		
<p>HE-6.A: Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development. Responsible Agency: Board of Supervisors, Planning Department Objective: Continue to work with service districts to improve and expand County infrastructure to support existing and future development. Time Frame: 2014 and ongoing Funding Source(s): CDBG, USDA funds, General Fund, and, if available, redevelopment funds</p>	<p>The County has not applied for or received requests from service districts or nonprofit organization requesting assistance with applications for grant funding. The County plans to continue this program to continue to work with service districts to improve and expand County infrastructure to support existing and future development.</p>	<p>Continue</p>
<p>HE-6.B: Annexation: The County will work with the cities of Red Bluff, Corning, and Tehama to develop policies facilitating annexation and orderly expansion of residential development in areas adjacent to the cities that are planned for such uses, pursuant to applicable city and County policies, thereby facilitating residential development with access to existing municipal services. Also, the County and cities will develop procedures on reallocating their RHNA housing targets after property is annexed to a city. Responsible Agency: Planning Department, Local Agency Formation Commission (LAFCo) Objective: Coordinate with the cities of Red Bluff, Corning, and Tehama to develop</p>	<p>Although formal policies have not yet been adopted, the County and the Cities have actively cooperated to facilitate annexation and orderly expansion of residential development. This cooperation has resulted in the successful annexation of multiple appropriate properties into both Red Bluff and Corning over the previous planning period 2004-2009.</p>	<p>Modify, combined with HE- 6. C.</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>policies facilitating annexations in areas that are planned for development. Time Frame: 2014 and ongoing Funding Source(s): General Fund</p>		
<p>HE-6.C: Annexation, Community Service Districts: The County will continue to work with community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development. Responsible Agency: Planning Department, LAFCo, Community Service Districts (CSD) Objective: Coordinate with CSDs to facilitate annexations and services in areas that are planned for development. Time Frame: 2014 and ongoing Funding Source(s): General Fund, CSD funds</p>	<p>As interested cities come forward, the County continues to work with community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development. Although opportunities for, and interest in, such annexations, and therefore activity under this program, has been limited during the past few years, the program remains appropriate should opportunities and interest develop, and will be carried forward into the new Housing Element.</p>	<p>Modify, combined with HE- 6. B.</p>
<p>HE-6.D: Permit Processing: Review the County's permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits. Responsible Agency: Planning Department/Building and Safety Department Objective: Review permitting procedures to ensure streamlined permit process. Time Frame: 2014 and ongoing Funding Source(s): General Fund</p>	<p>The County annually reviews permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.</p>	<p>Continue, now HE-6.C and adding program to seek SB 2 funds to update permit processing and tracking system (HE-6.F)</p>
<p>HE-6.E: Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower- income households as well as special needs groups, such as persons with physical disabilities and/or developmental disabilities, in areas consistent with existing development policies. Responsible Agency: Planning Department Objective: Provide expedited processing and/or technical assistance for affordable housing projects. Time Frame: 2014 and ongoing Funding Source(s): General Fund</p>	<p>The County has successfully implemented this program on an ongoing basis. Although the County intends to provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower- income households, no affordable developments came forward during the planning period.</p>	<p>Continue, now HE-6.D</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>HE-6.F: Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.</p> <p>Responsible Agency: Planning Department</p> <p>Objective: Provide fee deferrals for a minimum of two affordable projects.</p> <p>Time Frame: 2014–2019</p> <p>Funding Source(s): Affordable Housing Program Fee</p>	<p>Although interest in such developments, and therefore program activity, has been limited during the past few years, the program remains appropriate should interest develop, and has been carried forward into the new Housing Element.</p>	<p>Continue, now HE-6.E</p>
<p>HE-6.G: Flexibility in Development Standards: In order to encourage the provision of affordable housing, including housing for seniors and persons with disabilities and/or developmental disabilities, amend the Zoning Code to allow flexibility in the development standards, as determined by the County, when adequately justified as needed by the developer.</p> <p>Responsible Agency: Planning Department</p> <p>Objective: If demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): General Fund</p>	<p>This program has been implemented. The 2009-2029 General Plan includes designated Special Planning Areas, which provide for flexible development standards through the Specific Plan and Development Agreement process. This process may include considerations such as the provision of affordable housing; housing standards for seniors and persons with disabilities is incorporated within the Building Code, which allows for reasonable accommodation of such interests.</p>	<p>Modify, combined with HE-4. J</p>
<p>Programs – Goal HE-7: Fair Housing/Equal Opportunity</p>		
<p>HE-7.A: Equal Housing Opportunity: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information.</p> <p>Responsible Agency: Planning Department/Community Action Agency</p> <p>Objective: Provide information on housing discrimination at County offices and website, and other public places.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): General Fund</p>	<p>The County has implemented this program on an ongoing basis. The County continues to provide fair housing resources at the County offices, community centers, libraries, on the County website.</p>	<p>Modify, combined with HE-7. B.</p>
<p>HE-7.B: Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).</p> <p>Responsible Agency: Planning Department/Community Action Agency</p> <p>Objective: Refer discrimination cases to DFEH or HUD or other appropriate agencies.</p> <p>Time Frame: 2014 and ongoing</p>	<p>The County has implemented this program on an ongoing basis.</p>	<p>Modify, combined with HE-7.A.</p>

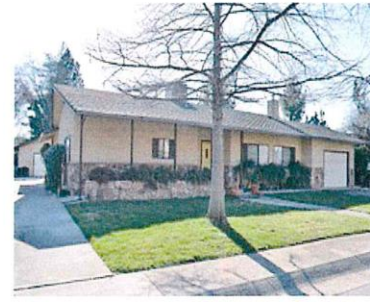
Program	Accomplishments	Continue/ Modify/Delete
Funding Source(s): General Fund		
Programs – Goal HE-8: Energy Conservation		
<p>HE-8.A: Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.”</p> <p>Responsible Agency: Building and Safety Department</p> <p>Objective: Enforcement of provisions of Title 24 for new residential development.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): General Fund</p>	<p>The County has implemented this program on an ongoing basis.</p>	<p>Continue</p>
<p>HE-8.B: Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need.</p> <p>Responsible Agency: Planning Department/Community Action Agency</p> <p>Objective: Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established.</p> <p>Time Frame: 2014 and ongoing</p> <p>Funding Source(s): CDBG and/or HOME funds (if County establishes weatherization program)</p>	<p>The County has implemented this program on an ongoing basis and cooperated with SHHIP-Self Help Home Improvement Program non-profit company.</p>	<p>Continue</p>

APPENDIX A – Meeting Noticing

PUBLIC WORKSHOP



GENERAL PLAN HOUSING ELEMENT UPDATE



The County of Tehama is inviting the public to participate in a workshop to discuss the update to the General Plan Housing Element.

The Housing Element establishes specific goals, policies and objectives to guide the development of housing in Tehama.

Community input will be used in developing new Housing Element policies and programs and to modify existing policies.

MAY
16

→ **PLANNING
COMMISSION**
Community Workshop
9 am



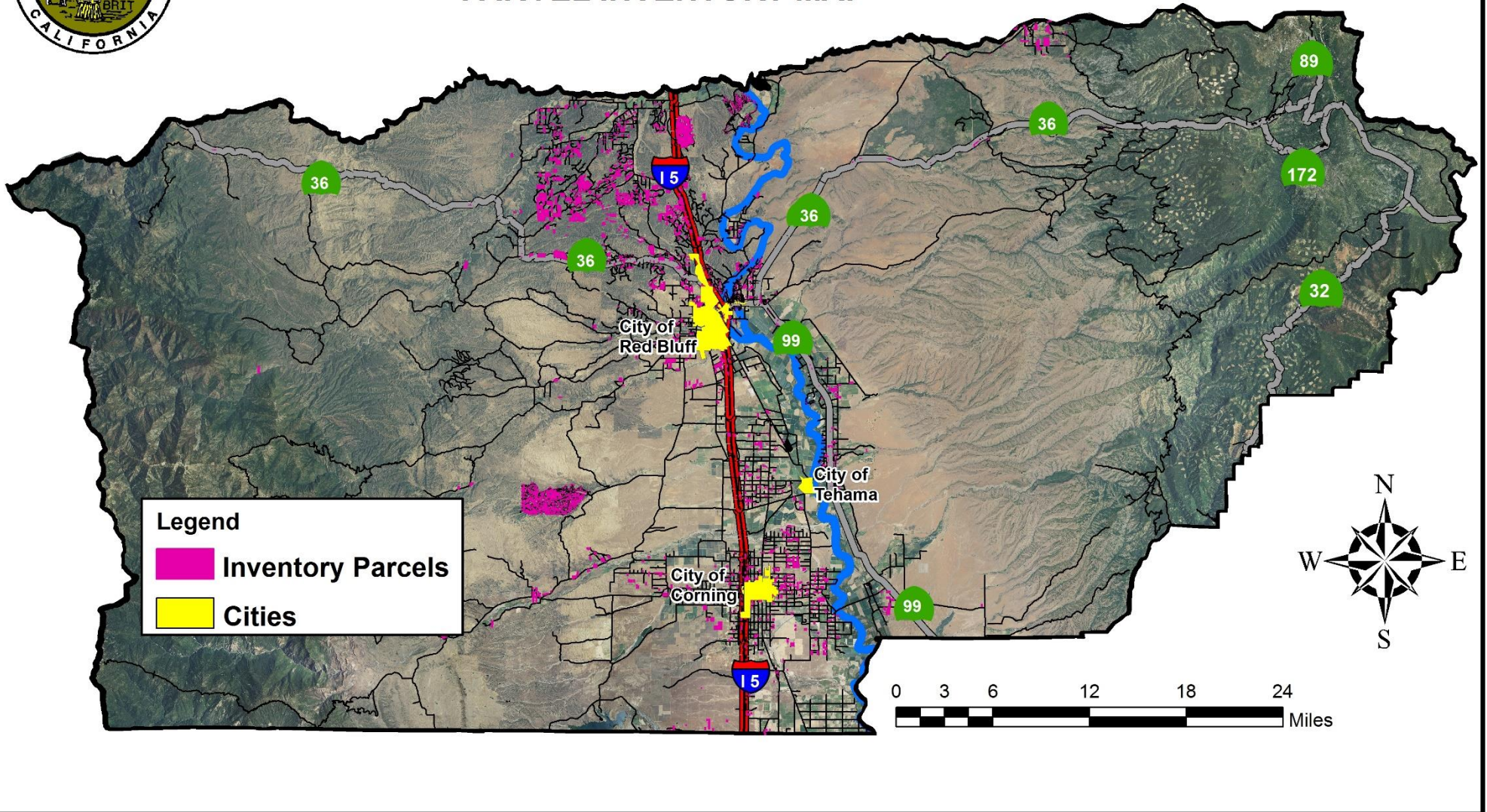
→ **Board of Chambers**
**727 OAK STREET, RED
BLUFF**

QUESTIONS? CONTACT
(530) 527-2200
planning@co.tehama.ca.us

APPENDIX B – VACANT LAND INVENTORY



APPENDIX B- TEHAMA COUNTY HOUSING ELEMENT PARCEL INVENTORY MAP



APPENDIX B - VACANT LAND INVENTORY

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
R-1- Above Moderate						
027-040-60-1	3.54	8 d.u. / 1 ac	26	9	R-1	UR
027-040-61-1	1.89	8 d.u. / 1 ac	12	4	R-1	UR
027-040-62-1	2.22	8 d.u. / 1 ac	18	7	R-1	UR
027-040-63-1	6.38	8 d.u. / 1 ac	48	18	R-1	UR
027-140-06-1	7.92	8 d.u. / 1 ac	62	23	R-1	UR
027-140-07-1	1.99	8 d.u. / 1 ac	15	6	R-1	UR
027-140-08-1	1.32	8 d.u. / 1 ac	11	4	R-1	UR
027-140-31-1	2.61	8 d.u. / 1 ac	20	8	R-1	UR
027-140-33-1	1.99	8 d.u. / 1 ac	15	6	R-1	UR
027-140-34-1	37.45	8 d.u. / 1 ac	299	112	R-1	UR
027-410-07-1	7.83	8 d.u. / 1 ac	62	23	R-1	UR
027-410-41-1	7.83	8 d.u. / 1 ac	62	23	R-1	UR
027-410-42-1	10.00	8 d.u. / 1 ac	80	30	R-1	UR
029-100-55-1	7.29	8 d.u. / 1 ac	57	21	R-1	UR
041-191-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	UR
041-240-40-1	0.26	8 d.u. / 1 ac	2	1	R-1	UR

¹ Not all zoning is correct as the County is currently in the process of updating their GIS files to revise the Zoning District to be consistent with the new General Plan land use designations. The General Plan land use designations in the table are correct.

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
100-310-01-1	7.65	8 d.u. / 1 ac	61	23	R-1	SR
100-310-03-1	3.86	8 d.u. / 1 ac	30	11	R-1	SR
100-310-04-1	26.39	8 d.u. / 1 ac	211	79	R-1	SR
100-310-05-1	20.96	8 d.u. / 1 ac	167	61	R-1	SR
100-310-06-1	9.92	8 d.u. / 1 ac	79	29	R-1	SR
100-310-09-1	12.14	8 d.u. / 1 ac	97	36	R-1	SR
103-010-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-080-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-090-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-100-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-110-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-120-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-120-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-120-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-130-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-130-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-130-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
103-150-06-1	0.48	8 d.u. / 1 ac	2	1	R-1	SR
Subtotal	190.92		1496	565		

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
R-1-A-B - Above Moderate						
027-420-01-1	3.08	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-02-1	3.91	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-05-1	4.96	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-08-1	3.32	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-09-1	2.16	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-10-1	3.01	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-11-1	1.66	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-420-12-1	4.57	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-01-1	1.12	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-02-1	1.94	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-05-1	3.02	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-06-1	3.07	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-07-1	3.10	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-08-1	3.22	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-12-1	3.00	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-13-1	3.06	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
027-430-14-1	3.07	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-15-1	3.11	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-16-1	3.00	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	RS
027-430-17-1	3.07	1 d.u. / 2.5 ac	1	1	R-1-A-B:108	SR
022-520-48-1	1.83	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-54-1	1.01	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-55-1	1.01	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-56-1	1.26	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
022-520-57-1	11.62	1 d.u. / 3 ac	3	2	R-1-A-B:130	SR
024-200-35-1	3.00	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
024-200-36-1	3.00	1 d.u. / 3 ac	1	1	R-1-A-B:130	RS
024-200-38-1	3.00	1 d.u. / 3 ac	1	1	R-1-A-B:130	RS
024-200-39-1	3.02	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
024-200-40-1	3.10	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
024-200-43-1	3.32	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
039-020-60-1	3.35	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
039-080-58-1	5.10	1 d.u. / 3 ac	1	1	R-1-A-B:130	SR
006-420-01-1	5.11	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
006-420-02-1	5.03	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-03-1	5.38	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-05-1	13.70	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-09-1	12.59	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-10-1	13.16	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-11-1	23.48	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-12-1	14.82	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-13-1	13.25	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-14-1	14.28	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-15-1	12.26	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-16-1	17.82	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-17-1	29.99	1 d.u. / 5 ac	5	1	R-1-A-B:217	SP/RS
006-420-18-1	10.68	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-19-1	16.18	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-20-1	9.87	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-21-1	16.95	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-22-1	13.77	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-24-1	11.69	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-25-1	21.02	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-27-1	10.95	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-28-1	11.28	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-29-1	10.38	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-30-1	10.09	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-31-1	22.52	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-32-1	9.97	1 d.u. / 5 ac	1	1	R-1-A-B:217	SP/RS
006-420-33-1	10.39	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-34-1	14.11	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-35-1	15.01	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-36-1	18.18	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-37-1	17.56	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-38-1	24.85	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-39-1	13.67	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-40-1	18.25	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-41-1	15.14	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-42-1	13.02	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-420-43-1	19.50	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-44-1	14.51	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-45-1	13.45	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-46-1	19.57	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-47-1	21.29	1 d.u. / 5 ac	4	1	R-1-A-B:217	SP/RS
006-420-48-1	10.41	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-420-49-1	17.02	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-420-50-1	13.81	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-01-1	12.03	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-03-1	10.81	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-04-1	14.99	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-05-1	11.51	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-06-1	14.51	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-07-1	14.29	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-08-1	10.72	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-09-1	10.42	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-10-1	11.57	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-11-1	13.46	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-12-1	11.83	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-13-1	14.60	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-14-1	11.25	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-16-1	11.89	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-18-1	10.00	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-19-1	11.35	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-20-1	13.82	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-21-1	10.00	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-23-1	10.23	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-24-1	13.58	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-25-1	11.82	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-26-1	11.76	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-27-1	12.69	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-28-1	12.41	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-30-1	11.70	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-31-1	11.35	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-32-1	12.34	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
006-430-33-1	15.92	1 d.u. / 5 ac	3	1	R-1-A-B:217	SP/RS
006-430-34-1	11.78	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
006-430-36-1	10.50	1 d.u. / 5 ac	2	1	R-1-A-B:217	SP/RS
039-020-73-1	5.00	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
039-020-82-1	5.32	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
039-020-85-1	5.10	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
039-020-88-1	5.36	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
043-200-05-1	4.96	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
043-200-08-1	4.97	1 d.u. / 5 ac	2	1	R-1-A-B:217	RS
Subtotal	1220.9		227	116		
R-1-A-B-Above Moderate						
004-220-26-1	4.13	1 d.u. / 2 ac	2	2	R-1-A-B:86	RS
006-310-10-1	6.00	1 d.u. / 2 ac	3	3	R-1-A-B:86	RS
006-390-10-1	6.39	1 d.u. / 2 ac	3	3	R-1-A-B:86	RS
006-390-76-1	17.09	1 d.u. / 2 ac	8	6	R-1-A-B:86	RS
007-510-10-1	6.22	1 d.u. / 2 ac	3	3	R-1-A-B:86	RL
007-510-15-1	4.60	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
007-510-47-1	9.57	1 d.u. / 2 ac	4	4	R-1-A-B:86	RL
007-510-50-1	5.61	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
007-510-52-1	5.50	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
007-510-53-1	5.55	1 d.u. / 2 ac	2	2	R-1-A-B:86	RL
009-150-37-1	5.04	1 d.u. / 2 ac	2	2	R-1-A-B:86	RS
024-020-23-1	8.69	1 d.u. / 2 ac	4	4	R-1-A-B:86	RS
024-020-24-1	13.35	1 d.u. / 2 ac	6	4	R-1-A-B:86	RS
075-170-53-1	9.24	1 d.u. / 2 ac	4	4	R-1-A-B:86	SR
075-321-11-1	5.00	1 d.u. / 2 ac	2	2	R-1-A-B:86	SR
Subtotal	111.98		49	45		
R-1-A-BZ - Above Moderate						
006-400-01-1	3.32	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-06-1	8.12	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-13-1	5.52	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-16-1	3.43	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-21-1	10.09	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-31-1	11.86	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-38-1	3.41	NO SPLIT	1	1	R-1-A-BZ	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-400-41-1	3.37	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-42-1	3.28	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-43-1	3.40	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-51-1	6.79	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-52-1	4.49	NO SPLIT	1	1	R-1-A-BZ	RS
006-400-55-1	14.62	NO SPLIT	1	1	R-1-A-BZ	RS
006-410-16-1	7.80	NO SPLIT	1	1	R-1-A-BZ	RS
006-410-17-1	3.93	NO SPLIT	1	1	R-1-A-BZ	RS
006-410-19-1	10.62	NO SPLIT	1	1	R-1-A-BZ	RS
022-200-36-1	4.85	NO SPLIT	1	1	R-1-A-BZ	UA
022-200-37-1	5.22	NO SPLIT	1	1	R-1-A-BZ	UA
022-200-38-1	12.75	NO SPLIT	1	1	R-1-A-BZ	UA
022-230-67-1	8.68	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-20-1	3.63	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-21-1	3.64	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-22-1	4.39	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-23-1	4.49	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-24-1	4.11	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-25-1	3.76	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-26-1	3.82	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-27-1	4.54	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-28-1	4.99	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-29-1	4.92	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-30-1	6.30	NO SPLIT	1	1	R-1-A-BZ	RS
022-480-31-1	6.76	NO SPLIT	1	1	R-1-A-BZ	RS
024-220-82-1	1.02	NO SPLIT	1	1	R-1-A-BZ	RL
024-230-27-1	2.10	NO SPLIT	1	1	R-1-A-BZ	RL
024-290-09-1	2.50	NO SPLIT	1	1	R-1-A-BZ	RL
Subtotal	198.87		35	35		
R-1 - A-MH-B- Above Moderate						
063-070-17-1	16.95	1 d.u. / 5 ac	3	3	R-1-A-MH-B:217	VFA/EC
063-070-29-1	20.00	1 d.u. / 5 ac	4	4	R-1-A-MH-B:217	VFA/EC
063-070-37-1	24.91	1 d.u. / 5 ac	4	4	R-1-A-MH-B:217	VFA/EC
063-130-26-1	11.63	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-130-42-1	12.44	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
063-140-53-1	10.00	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-150-01-1	11.00	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-150-31-1	18.22	1 d.u. / 5 ac	3	3	R-1-A-MH-B:217	VFA/EC
063-150-35-1	10.99	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-160-34-1	10.99	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-200-33-1	14.13	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-220-24-1	10.03	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-220-32-1	10.02	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-220-34-1	10.66	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
064-340-09-1	10.00	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
Subtotal	201.97		36	36		
R-1-A-MH-B -Above Moderate						
006-290-09-1	38.22	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
007-070-12-1	20.00	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-070-13-1	20.00	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-070-31-1	56.13	1 d.u. / 10 ac	5	5	R-1-A-MH-B:435	RS
007-070-41-1	20.09	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-160-01-1	20.00	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-170-07-1	23.86	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RS
007-230-18-1	26.67	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-230-19-1	26.67	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-230-20-1	26.66	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-430-24-1	40.00	1 d.u. / 10 ac	4	4	R-1-A-MH-B:435	RS
007-530-52-1	20.02	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
007-530-62-1	21.75	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
007-530-63-1	20.90	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
011-440-13-1	34.85	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
011-440-16-1	39.73	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
011-440-17-1	39.71	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
011-440-18-1	39.68	1 d.u. / 10 ac	3	3	R-1-A-MH-B:435	RL
025-160-68-1	20.11	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-69-1	20.11	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-70-1	20.12	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-72-1	20.08	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL
025-160-73-1	20.09	1 d.u. / 10 ac	2	2	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
Subtotal	655.57		64	64		
R-1-A-MH-B-Above Moderate						
004-150-21-1	7.88	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
004-160-26-1	4.08	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
004-210-25-1	9.92	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
004-310-20-1	8.00	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
004-310-21-1	11.30	1 d.u / 2 ac	5	5	R-1-A-MH-B:86	RS
006-070-42-1	5.32	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
006-100-21-1	4.12	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
006-110-11-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
006-130-05-1	9.11	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
006-190-09-1	7.04	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
006-240-06-1	4.11	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
006-250-02-1	7.05	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
006-340-02-1	24.84	1 d.u / 2 ac	12	12	R-1-A-MH-B:86	RS
006-340-24-1	9.87	1 d.u / 2 ac	4	3	R-1-A-MH-B:86	RS
006-350-09-1	11.07	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
006-350-14-1	10.98	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
007-080-41-1	6.04	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	GC
007-090-09-1	13.83	1 d.u / 2 ac	6	5	R-1-A-MH-B:86	GC
007-090-25-1	10.08	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
007-090-30-1	19.72	1 d.u / 2 ac	9	7	R-1-A-MH-B:86	RS
007-090-31-1	30.00	1 d.u / 2 ac	15	12	R-1-A-MH-B:86	RS
011-030-30-1	11.28	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	GC
011-060-70-1	9.40	1 d.u / 2 ac	4	3	R-1-A-MH-B:86	RS
011-060-71-1	8.22	1 d.u / 2 ac	4	3	R-1-A-MH-B:86	RS
011-060-73-1	14.81	1 d.u / 2 ac	7	6	R-1-A-MH-B:86	RS
011-370-01-1	11.32	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS/UA
011-370-14-1	14.24	1 d.u / 2 ac	7	6	R-1-A-MH-B:86	RS
047-160-76-1	4.02	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
047-170-46-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
047-180-11-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
047-180-19-1	8.74	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
047-190-42-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
047-190-43-1	5.32	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
047-190-46-1	4.26	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
069-140-87-1	5.07	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	SR
069-150-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
069-150-29-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
069-150-36-1	7.82	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	SR
069-150-46-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
069-150-48-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	SR
071-300-29-1	8.00	1 d.u / 2 ac	4	3	R-1-A-MH-B:86	UR
071-300-56-1	4.87	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	UR
071-300-63-1	10.53	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	UR
071-300-70-1	5.01	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	UR
075-020-32-1	14.81	1 d.u / 2 ac	7	6	R-1-A-MH-B:86	RS
075-020-34-1	11.90	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-030-25-1	10.63	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-040-17-1	22.70	1 d.u / 2 ac	11	8	R-1-A-MH-B:86	RS
075-090-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-03-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-18-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-090-23-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-31-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-090-32-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-170-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-180-12-1	9.23	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	SR
075-190-02-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-190-09-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-23-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-50-1	5.27	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-58-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-190-75-1	4.62	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-76-1	5.07	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-77-1	4.61	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-190-78-1	4.61	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
075-240-14-1	10.00	1 d.u / 2 ac	5	4	R-1-A-MH-B:86	RS
075-240-16-1	6.25	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
075-240-37-1	8.69	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-240-58-1	9.90	1 d.u / 2 ac	4	4	R-1-A-MH-B:86	RS
075-322-18-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	SR
078-200-60-1	5.02	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	RS
078-370-27-1	7.93	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
085-030-26-1	18.78	1 d.u / 2 ac	9	8	R-1-A-MH-B:86	RS
091-030-13-1	5.00	1 d.u / 2 ac	2	2	R-1-A-MH-B:86	VFA
091-030-73-1	7.92	1 d.u / 2 ac	3	3	R-1-A-MH-B:86	RS
Subtotal	690.21		317	277		
R-1-B-Above Moderate						
022-260-34-1	30.00	0.3 d.u./ ac	10	10	R-1-B:129	RS
022-260-86-1	7.98	0.3 d.u./ ac	2	2	R-1-B:129	RS
Subtotal	37.98		12	12		
RE-A-MH-B-Above Moderate						
024-030-11-1	3.32	4 d.u. / ac	13	3	RE-A-MH-B:10	UR
024-050-16-1	0.81	1 d.u. / 10 ac	1	1	RE-A-MH-B:435	SR
Subtotal	4.13		14	4		
RE-B-Above Moderate						
022-420-11-1	0.51	4 d.u. / ac	2	1	RE-B:10	SR
022-470-05-1	7.66	4 d.u. / ac	30	6	RE-B:10	SR
022-470-16-1	8.00	4 d.u. / ac	32	6	RE-B:10	SR
022-490-44-1	0.67	4 d.u. / ac	2	1	RE-B:10	SR
022-490-45-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR
022-490-46-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR
022-520-02-1	1.51	4 d.u. / ac	6	1	RE-B:10	SR
022-520-05-1	1.13	4 d.u. / ac	4	1	RE-B:10	SR
022-520-11-1	0.42	4 d.u. / ac	1	1	RE-B:10	SR
022-520-50-1	1.53	4 d.u. / ac	6	1	RE-B:10	SR
022-530-07-1	8.49	4 d.u. / ac	33	6	RE-B:10	SR
022-530-32-1	6.03	4 d.u. / ac	24	3	RE-B:10	SR
024-090-02-1	4.02	4 d.u. / ac	16	2	RE-B:10	SR
024-090-07-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-090-13-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-090-28-1	0.63	4 d.u. / ac	2	1	RE-B:10	SR
024-160-01-1	12.00	4 d.u. / ac	48	6	RE-B:10	SR
024-160-03-1	4.00	4 d.u. / ac	16	2	RE-B:10	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
024-160-04-1	4.00	4 d.u. / ac	16	2	RE-B:10	SR
027-020-15-1	1.80	4 d.u. / ac	7	1	RE-B:10	SR
027-040-38-1	3.34	4 d.u. / ac	13	3	RE-B:10	SR
027-040-55-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
027-070-11-1	1.04	4 d.u. / ac	4	1	RE-B:10	SR
027-070-53-1	2.56	4 d.u. / ac	6	2	RE-B:10	SR
027-100-27-1	2.39	4 d.u. / ac	5	2	RE-B:10	SR
027-100-29-1	1.80	4 d.u. / ac	7	1	RE-B:10	SR
027-110-13-1	0.82	4 d.u. / ac	7	1	RE-B:10	SR
027-110-42-1	0.41	4 d.u. / ac	1	1	RE-B:10	SR
027-121-03-1	0.24	4 d.u. / ac	1	1	RE-B:10	SR
027-121-04-1	0.24	4 d.u. / ac	1	1	RE-B:10	SR
027-121-05-1	0.88	4 d.u. / ac	3	1	RE-B:10	SR
027-122-19-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-122-20-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-122-22-1	2.00	4 d.u. / ac	8	2	RE-B:10	SR
027-123-04-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-123-05-1	0.18	4 d.u. / ac	1	1	RE-B:10	SR
027-123-07-1	0.30	4 d.u. / ac	1	1	RE-B:10	SR
027-123-09-1	0.48	4 d.u. / ac	1	1	RE-B:10	SR
027-130-15-1	0.64	4 d.u. / ac	2	1	RE-B:10	SR
027-130-16-1	0.85	4 d.u. / ac	3	1	RE-B:10	SR
027-210-07-1	4.89	4 d.u. / ac	19	4	RE-B:10	SR
027-210-14-1	1.42	4 d.u. / ac	5	1	RE-B:10	SR
027-210-17-1	2.42	4 d.u. / ac	9	2	RE-B:10	SR
027-210-20-1	1.33	4 d.u. / ac	5	1	RE-B:10	SR
027-240-03-1	1.53	4 d.u. / ac	6	1	RE-B:10	SR
027-240-17-1	2.08	4 d.u. / ac	8	2	RE-B:10	SR
027-240-22-1	1.12	4 d.u. / ac	4	1	RE-B:10	SR
027-330-46-1	2.00	4 d.u. / ac	8	2	RE-B:10	SR
027-360-04-1	1.45	4 d.u. / ac	5	1	RE-B:10	SR
027-360-11-1	1.86	4 d.u. / ac	7	1	RE-B:10	SR
027-360-21-1	1.22	4 d.u. / ac	4	1	RE-B:10	SR
027-360-35-1	0.77	4 d.u. / ac	3	1	RE-B:10	SR
027-360-37-1	0.42	4 d.u. / ac	1	1	RE-B:10	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
027-360-41-1	1.72	4 d.u. / ac	6	1	RE-B:10	SR
027-360-45-1	3.21	4 d.u. / ac	12	3	RE-B:10	SR
027-370-06-1	1.23	4 d.u. / ac	4	1	RE-B:10	SR
027-370-28-1	3.60	4 d.u. / ac	14	3	RE-B:10	SR
027-370-55-1	1.92	4 d.u. / ac	7	1	RE-B:10	SR
027-380-02-1	1.24	4 d.u. / ac	4	1	RE-B:10	SR
027-380-09-1	1.26	4 d.u. / ac	5	1	RE-B:10	SR
027-380-12-1	4.04	4 d.u. / ac	16	4	RE-B:10	RS
027-380-13-1	3.42	4 d.u. / ac	13	3	RE-B:10	RS
027-380-15-1	2.08	4 d.u. / ac	8	2	RE-B:10	RS
027-380-16-1	1.33	4 d.u. / ac	5	1	RE-B:10	SR
027-440-05-1	3.00	4 d.u. / ac	12	3	RE-B:10	SR
027-440-15-1	3.71	4 d.u. / ac	14	3	RE-B:10	SR
035-140-36-1	22.92	4 d.u. / ac	91	10	RE-B:10	SR
035-190-15-1	11.00	4 d.u. / ac	44	10	RE-B:10	UR
035-240-33-1	0.83	4 d.u. / ac	3	1	RE-B:10	RS
035-240-34-1	0.83	4 d.u. / ac	3	1	RE-B:10	RS
035-251-35-1	0.25	4 d.u. / ac	1	1	RE-B:10	RS
035-252-27-1	0.60	4 d.u. / ac	2	1	RE-B:10	RS
035-253-19-1	0.32	4 d.u. / ac	1	1	RE-B:10	RS
035-253-20-1	0.32	4 d.u. / ac	1	1	RE-B:10	RS
035-271-16-1	0.25	4 d.u. / ac	1	1	RE-B:10	RS
039-070-07-1	1.82	4 d.u. / ac	7	1	RE-B:10	SR
039-070-13-1	1.92	4 d.u. / ac	7	1	RE-B:10	SR
039-172-31-1	4.52	4 d.u. / ac	18	4	RE-B:10	SR
039-300-25-1	10.06	4 d.u. / ac	40	10	RE-B:10	SR
039-300-26-1	10.06	4 d.u. / ac	40	10	RE-B:10	SR
039-311-23-1	2.00	4 d.u. / ac	8	2	RE-B:10	SR
039-350-39-1	29.21	4 d.u. / ac	117	24	RE-B:10	VFA
039-380-01-1	0.46	4 d.u. / ac	1	1	RE-B:10	SR
039-380-09-1	0.44	4 d.u. / ac	1	1	RE-B:10	SR
039-380-10-1	0.44	4 d.u. / ac	1	1	RE-B:10	SR
039-380-16-1	0.37	4 d.u. / ac	1	1	RE-B:10	SR
039-380-18-1	0.37	4 d.u. / ac	1	1	RE-B:10	SR
039-390-03-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
039-390-06-1	0.39	4 d.u. / ac	1	1	RE-B:10	SR
039-390-13-1	0.44	4 d.u. / ac	1	1	RE-B:10	SR
039-390-15-1	0.45	4 d.u. / ac	1	1	RE-B:10	SR
039-390-17-1	0.49	4 d.u. / ac	1	1	RE-B:10	SR
Subtotal	239.02		918	205		
RE-B-Above Moderate						
027-330-05-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-330-28-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-330-36-1	3.00	0.3 d.u. / ac	1	1	RE-B:129	SR
027-150-07-1	0.25	1 d.u. / ac	1	1	RE-B:43	SR
027-150-08-1	0.25	1 d.u. / ac	1	1	RE-B:43	SR
027-160-02-1	0.25	1 d.u. / ac	1	1	RE-B:43	SR
027-190-03-1	1.00	1 d.u. / ac	1	1	RE-B:43	SR
027-270-06-1	1.10	1 d.u. / ac	1	1	RE-B:43	SR
027-270-09-1	1.09	1 d.u. / ac	1	1	RE-B:43	SR
027-270-31-1	1.65	1 d.u. / ac	1	1	RE-B:43	SR
027-270-33-1	1.11	1 d.u. / ac	1	1	RE-B:43	SR
027-270-41-1	1.10	1 d.u. / ac	1	1	RE-B:43	SR
041-213-11-1	1.52	1 d.u. / ac	1	1	RE-B:43	SR
041-213-13-1	1.75	1 d.u. / ac	1	1	RE-B:43	SR
041-213-17-1	1.62	1 d.u. / ac	1	1	RE-B:43	SR
073-120-21-1	5.00	0.5 d.u. / ac	2	2	RE-B:86	UR
073-120-31-1	7.00	0.5 d.u. / ac	3	3	RE-B:86	SR
075-323-09-1	20.00	0.5 d.u. / ac	10	8	RE-B:86	SR
075-324-04-1	4.00	0.5 d.u. / ac	2	2	RE-B:86	UR
Subtotal	60.69		33	31		
RE-BZ-Above Moderate						
022-130-09-1	1.67	NO SPLIT	1	1	RE-BZ	SR
022-130-14-1	1.39	NO SPLIT	1	1	RE-BZ	SR
022-140-09-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-14-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-26-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-39-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-45-1	0.25	NO SPLIT	1	1	RE-BZ	SR
022-140-63-1	0.87	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-510-36-1	2.80	NO SPLIT	1	1	RE-BZ	SR
022-510-39-1	10.63	NO SPLIT	1	1	RE-BZ	SR
022-510-46-1	3.33	NO SPLIT	1	1	RE-BZ	SR
022-510-48-1	3.06	NO SPLIT	1	1	RE-BZ	SR
022-510-53-1	3.71	NO SPLIT	1	1	RE-BZ	SR
027-030-20-1	12.46	NO SPLIT	1	1	RE-BZ	RS
027-360-05-1	1.57	NO SPLIT	1	1	RE-BZ	SR
039-060-15-1	1.00	NO SPLIT	1	1	RE-BZ	SR
039-060-16-1	1.00	NO SPLIT	1	1	RE-BZ	SR
078-120-41-1	2.30	NO SPLIT	1	1	RE-BZ	SR
078-120-44-1	2.72	NO SPLIT	1	1	RE-BZ	SR
Subtotal	49.76		19	19		
RE-MH-B-Above Moderate						
022-120-44-1	1.94	4 d.u. / ac	1	1	RE-MH-B:10	RS
022-120-47-1	31.98	4 d.u. / ac	124	31	RE-MH-B:10	RS
039-190-17-1	1.21	4 d.u. / ac	6	1	RE-MH-B:10	SR
049-090-08-1	3.70	4 d.u. / ac	15	3	RE-MH-B:10	SR
049-140-04-1	7.13	4 d.u. / ac	28	7	RE-MH-B:10	VFA
066-140-47-1	5.51	4 d.u. / ac	22	5	RE-MH-B:10	SR
073-020-57-1	2.50	4 d.u. / ac	10	2	RE-MH-B:10	SR
073-020-58-1	2.50	4 d.u. / ac	10	2	RE-MH-B:10	SR
075-020-26-1	4.00	4 d.u. / ac	16	4	RE-MH-B:10	SR
075-020-28-1	3.96	4 d.u. / ac	15	3	RE-MH-B:10	SR
075-080-18-1	20.14	4 d.u. / ac	80	20	RE-MH-B:10	SR
075-080-49-1	10.00	4 d.u. / ac	40	10	RE-MH-B:10	SR
075-130-33-1	6.00	4 d.u. / ac	24	6	RE-MH-B:10	SR
075-140-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-21-1	6.00	4 d.u. / ac	24	6	RE-MH-B:10	SR
075-150-48-1	5.00	4 d.u. / ac	20	5	RE-MH-B:10	SR
078-020-41-1	5.52	4 d.u. / ac	22	5	RE-MH-B:10	RS
078-020-42-1	9.47	4 d.u. / ac	37	9	RE-MH-B:10	RS
078-090-33-1	3.13	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-330-01-1	5.00	4 d.u. / ac	20	5	RE-MH-B:10	SR
078-370-33-1	3.13	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-370-34-1	4.17	4 d.u. / ac	16	4	RE-MH-B:10	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
078-370-35-1	2.94	4 d.u. / ac	11	2	RE-MH-B:10	RS
078-370-36-1	3.18	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-370-37-1	3.22	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-370-38-1	3.22	4 d.u. / ac	12	3	RE-MH-B:10	RS
078-380-50-1	3.85	4 d.u. / ac	15	3	RE-MH-B:10	SR
078-380-76-1	7.90	4 d.u. / ac	31	7	RE-MH-B:10	SR
078-390-13-1	2.54	4 d.u. / ac	6	2	RE-MH-B:10	SR
089-110-12-1	0.96	4 d.u. / ac	3	1	RE-MH-B:10	SR
089-110-13-1	0.96	4 d.u. / ac	3	1	RE-MH-B:10	SR
089-110-16-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	SR
089-110-17-1	0.81	4 d.u. / ac	3	1	RE-MH-B:10	SR
Subtotal	173.08		668	163		
Grand total	3734.58		3873	1564		
AG-2 -Moderate						
007-130-33-1	41.13	1 d.u. / 20 ac	2	1	AG-2	VFA
007-600-29-1	200.00	1 d.u. / 20 ac	10	2	AG-2	VFA
022-330-06-1	41.03	1 d.u. / 20 ac	2	1	AG-2	VFA
061-150-80-1	40.53	1 d.u. / 10 ac	1	1	AG-2	VFA
009-220-40-1	32.05	1 d.u. / 20 ac	1	1	AG-2	VFA
009-460-12-1	1.31	1 d.u. / 20 ac	1	1	AG-2	VFA
025-090-42-1	2.53	1 d.u. / 20 ac	1	1	AG-2	VFA
025-090-46-1	2.72	1 d.u. / 20 ac	1	1	AG-2	VFA
043-010-32-1	1.50	1 d.u. / 20 ac	1	1	AG-2	VFA
043-010-45-1	4.15	1 d.u. / 20 ac	1	1	AG-2	VFA
043-010-58-1	3.44	1 d.u. / 20 ac	1	1	AG-2	VFA
043-040-18-1	6.29	1 d.u. / 20 ac	1	1	AG-2	VFA
043-050-77-1	1.28	1 d.u. / 20 ac	1	1	AG-2	VFA
043-050-78-1	1.00	1 d.u. / 20 ac	1	1	AG-2	VFA
043-080-16-1	19.00	1 d.u. / 20 ac	1	1	AG-2	VFA
043-100-15-1	9.51	1 d.u. / 20 ac	1	1	AG-2	VFA
043-110-08-1	3.40	1 d.u. / 20 ac	1	1	AG-2	VFA
043-130-15-1	2.48	1 d.u. / 20 ac	1	1	AG-2	VFA
043-140-60-1	10.27	1 d.u. / 20 ac	1	1	AG-2	VFA
043-150-28-1	1.11	1 d.u. / 20 ac	1	1	AG-2	VFA
043-150-31-1	6.65	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
043-160-12-1	4.76	1 d.u. / 20 ac	1	1	AG-2	VFA
043-160-31-1	1.14	1 d.u. / 20 ac	1	1	AG-2	VFA
043-160-47-1	2.74	1 d.u. / 20 ac	1	1	AG-2	VFA
043-170-27-1	3.01	1 d.u. / 20 ac	1	1	AG-2	VFA
045-100-28-1	1.26	1 d.u. / 20 ac	1	1	AG-2	VFA
045-170-09-1	0.71	1 d.u. / 20 ac	1	1	AG-2	VFA
045-170-25-1	4.83	1 d.u. / 20 ac	1	1	AG-2	VFA
045-180-16-1	9.44	1 d.u. / 20 ac	1	1	AG-2	VFA
045-180-17-1	10.34	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-21-1	11.53	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-22-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-23-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-24-1	10.84	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-25-1	5.67	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-26-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-27-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-29-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-30-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-31-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-190-32-1	2.14	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-28-1	4.71	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-32-1	10.04	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-35-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-36-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-37-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-38-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-39-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-40-1	19.21	1 d.u. / 20 ac	1	1	AG-2	VFA
045-280-42-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
045-320-15-1	16.86	1 d.u. / 20 ac	1	1	AG-2	VFA
045-320-21-1	10.96	1 d.u. / 20 ac	1	1	AG-2	VFA
045-320-23-1	8.97	1 d.u. / 20 ac	1	1	AG-2	VFA
045-370-01-1	1.69	1 d.u. / 20 ac	1	1	AG-2	VFA
045-370-07-1	1.39	1 d.u. / 20 ac	1	1	AG-2	VFA
047-130-31-1	1.24	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
047-130-37-1	0.97	1 d.u. / 20 ac	1	1	AG-2	VFA
047-130-39-1	1.51	1 d.u. / 20 ac	1	1	AG-2	VFA
047-130-44-1	10.13	1 d.u. / 20 ac	1	1	AG-2	VFA
047-230-15-1	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
049-130-15-1	1.58	1 d.u. / 20 ac	1	1	AG-2	VFA
049-130-17-1	1.58	1 d.u. / 20 ac	1	1	AG-2	VFA
067-210-18-1	2.89	1 d.u. / 20 ac	1	1	AG-2	VFA
067-251-03-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-251-04-1	9.99	1 d.u. / 20 ac	1	1	AG-2	VFA
067-251-05-1	9.99	1 d.u. / 20 ac	1	1	AG-2	VFA
067-251-06-1	9.99	1 d.u. / 20 ac	1	1	AG-2	VFA
067-252-21-1	6.74	1 d.u. / 20 ac	1	1	AG-2	VFA
067-252-27-1	8.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-02-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-05-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-19-1	6.52	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-45-1	5.76	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-50-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-56-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-58-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-62-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-63-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-65-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-66-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-67-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-69-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-70-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-71-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-72-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-73-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-74-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-75-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-76-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-77-1	10.07	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-78-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
067-270-80-1	9.85	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-81-1	10.15	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-82-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-83-1	5.56	1 d.u. / 20 ac	1	1	AG-2	VFA
067-270-84-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-28-1	4.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-29-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-33-1	7.38	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-42-1	9.59	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-49-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-50-1	14.20	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-52-1	9.95	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-54-1	9.99	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-55-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-56-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-58-1	9.95	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-60-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-291-63-1	8.41	1 d.u. / 20 ac	1	1	AG-2	VFA
067-310-35-1	7.04	1 d.u. / 20 ac	1	1	AG-2	VFA
067-310-42-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-310-43-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-310-45-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-310-46-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-320-44-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
067-320-53-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-030-09-1	15.42	1 d.u. / 20 ac	1	1	AG-2	GC
069-080-54-1	3.14	1 d.u. / 20 ac	1	1	AG-2	VFA
069-080-65-1	4.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-100-46-1	8.83	1 d.u. / 20 ac	1	1	AG-2	VFA
069-110-05-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-110-07-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-110-10-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-110-22-1	9.90	1 d.u. / 20 ac	1	1	AG-2	VFA
069-110-41-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
075-060-06-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
075-060-16-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
075-060-17-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
075-300-12-1	4.80	1 d.u. / 20 ac	1	1	AG-2	VFA
078-300-05-1	6.79	1 d.u. / 20 ac	1	1	AG-2	VFA
087-100-42-1	0.35	1 d.u. / 20 ac	1	1	AG-2	GC
087-110-27-1	4.70	1 d.u. / 20 ac	1	1	AG-2	VFA
087-110-32-1	2.34	1 d.u. / 20 ac	1	1	AG-2	VFA
087-110-34-1	2.34	1 d.u. / 20 ac	1	1	AG-2	VFA
087-110-63-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-160-35-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-160-37-1	4.88	1 d.u. / 20 ac	1	1	AG-2	VFA
087-160-38-1	4.88	1 d.u. / 20 ac	1	1	AG-2	VFA
087-200-35-1	3.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-240-36-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-240-39-1	3.34	1 d.u. / 20 ac	1	1	AG-2	VFA
087-280-23-1	8.69	1 d.u. / 20 ac	1	1	AG-2	GC
087-290-43-1	9.76	1 d.u. / 20 ac	1	1	AG-2	VFA
087-340-10-1	8.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-030-74-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-030-75-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-050-01-1	9.68	1 d.u. / 20 ac	1	1	AG-2	VFA
091-050-07-1	9.67	1 d.u. / 20 ac	1	1	AG-2	VFA
091-050-08-1	13.77	1 d.u. / 20 ac	1	1	AG-2	VFA
091-050-12-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-050-34-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-050-48-1	9.73	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-13-1	5.26	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-45-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-47-1	5.26	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-48-1	10.45	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-64-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-330-05-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-340-15-1	5.34	1 d.u. / 20 ac	1	1	AG-2	VFA
091-340-25-1	2.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-340-29-1	5.41	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
091-340-30-1	10.80	1 d.u. / 20 ac	1	1	AG-2	VFA
091-340-46-1	2.75	1 d.u. / 20 ac	1	1	AG-2	VFA
045-310-03-1	6.81	1 d.u. / 40 ac	1	1	AG-2	VFA
064-250-13-1	0.80	1 d.u. / 40 ac	1	1	AG-2	VFA
067-251-09-1	10.00	1 d.u. / 40 ac	1	1	AG-2	VFA
067-251-10-1	10.00	1 d.u. / 40 ac	1	1	AG-2	VFA
067-251-11-1	10.00	1 d.u. / 40 ac	1	1	AG-2	VFA
089-040-08-1	0.29	1 d.u. / 40 ac	1	1	AG-2	VFA
091-070-69-1	9.99	1 d.u. / 40 ac	1	1	AG-2	VFA
091-070-70-1	9.99	1 d.u. / 40 ac	1	1	AG-2	VFA
091-070-72-1	9.99	1 d.u. / 40 ac	1	1	AG-2	VFA
091-070-74-1	9.99	1 d.u. / 40 ac	1	1	AG-2	VFA
091-070-75-1	11.14	1 d.u. / 40 ac	1	1	AG-2	VFA
091-070-76-1	11.21	1 d.u. / 40 ac	1	1	AG-2	VFA
004-040-24-1	17.25	1 d.u. / 20 ac	1	1	AG-2	VFA
004-060-19-1	2.64	1 d.u. / 20 ac	1	1	AG-2	VFA
004-360-09-1	15.68	1 d.u. / 20 ac	1	1	AG-2	VFA
004-360-10-1	20.01	1 d.u. / 20 ac	1	1	AG-2	VFA
004-360-17-1	3.11	1 d.u. / 20 ac	1	1	AG-2	VFA
004-360-19-1	20.33	1 d.u. / 20 ac	1	1	AG-2	VFA
025-150-07-1	20.14	1 d.u. / 20 ac	1	1	AG-2	VFA
025-150-14-1	18.17	1 d.u. / 20 ac	1	1	AG-2	VFA
025-150-18-1	20.12	1 d.u. / 20 ac	1	1	AG-2	VFA
025-150-24-1	20.14	1 d.u. / 20 ac	1	1	AG-2	VFA
035-170-09-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-170-12-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-170-14-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-01-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-03-1	2.50	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-09-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-10-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-11-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-14-1	5.47	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-16-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-17-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
035-180-19-1	5.15	1 d.u. / 20 ac	1	1	AG-2	VFA
035-180-21-1	10.29	1 d.u. / 20 ac	1	1	AG-2	VFA
035-390-03-1	0.50	1 d.u. / 20 ac	1	1	AG-2	IG
035-390-04-1	0.20	1 d.u. / 20 ac	1	1	AG-2	IG
035-390-20-1	0.00	1 d.u. / 20 ac	1	1	AG-2	IG
035-390-28-1	1.70	1 d.u. / 20 ac	1	1	AG-2	IG
035-390-29-1	1.57	1 d.u. / 20 ac	1	1	AG-2	IG
035-410-11-1	10.19	1 d.u. / 20 ac	1	1	AG-2	VFA
035-410-32-1	4.67	1 d.u. / 20 ac	1	1	AG-2	VFA
037-120-21-1	14.00	1 d.u. / 20 ac	1	1	AG-2	VFA
037-130-20-1	16.99	1 d.u. / 20 ac	1	1	AG-2	VFA
037-130-21-1	5.58	1 d.u. / 20 ac	1	1	AG-2	VFA
037-130-25-1	3.84	1 d.u. / 20 ac	1	1	AG-2	VFA
037-210-04-1	1.25	1 d.u. / 20 ac	1	1	AG-2	VFA
037-210-06-1	3.05	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-36-1	18.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-65-1	22.26	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-69-1	20.68	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-74-1	19.55	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-79-1	31.33	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-84-1	16.50	1 d.u. / 20 ac	1	1	AG-2	VFA
061-150-88-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-180-61-1	23.90	1 d.u. / 20 ac	1	1	AG-2	VFA
061-180-62-1	18.01	1 d.u. / 20 ac	1	1	AG-2	VFA
061-180-63-1	18.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-210-48-1	23.48	1 d.u. / 20 ac	1	1	AG-2	VFA
061-210-63-1	21.98	1 d.u. / 20 ac	1	1	AG-2	VFA
061-210-64-1	20.13	1 d.u. / 20 ac	1	1	AG-2	VFA
061-220-03-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-220-08-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-240-10-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-02-1	10.22	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-31-1	2.27	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-57-1	9.51	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-58-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
061-300-59-1	8.54	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-60-1	9.70	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-61-1	9.69	1 d.u. / 20 ac	1	1	AG-2	VFA
061-300-62-1	9.28	1 d.u. / 20 ac	1	1	AG-2	VFA
061-310-02-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-310-05-1	7.50	1 d.u. / 20 ac	1	1	AG-2	VFA
061-310-13-1	15.50	1 d.u. / 20 ac	1	1	AG-2	VFA
061-310-34-1	9.39	1 d.u. / 20 ac	1	1	AG-2	VFA
061-310-50-1	7.29	1 d.u. / 20 ac	1	1	AG-2	VFA
061-320-05-1	9.50	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-51-1	13.09	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-52-1	9.13	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-53-1	6.69	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-54-1	5.91	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-55-1	6.69	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-56-1	6.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-59-1	5.94	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-61-1	4.71	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-62-1	5.33	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-65-1	5.07	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-67-1	5.34	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-69-1	8.90	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-70-1	7.49	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-73-1	8.78	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-74-1	10.52	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-76-1	6.34	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-77-1	8.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-81-1	7.15	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-82-1	4.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-400-93-1	8.69	1 d.u. / 20 ac	1	1	AG-2	VFA
063-010-14-1	19.96	1 d.u. / 20 ac	1	1	AG-2	VFA
063-020-18-1	2.87	1 d.u. / 20 ac	1	1	AG-2	VFA
063-020-21-1	5.74	1 d.u. / 20 ac	1	1	AG-2	VFA
067-050-22-1	20.68	1 d.u. / 20 ac	1	1	AG-2	VFA
067-050-29-1	20.14	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
067-050-33-1	20.05	1 d.u. / 20 ac	1	1	AG-2	VFA
069-030-38-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-040-53-1	5.14	1 d.u. / 20 ac	1	1	AG-2	IG
069-070-07-1	4.98	1 d.u. / 20 ac	1	1	AG-2	VFA
069-070-16-1	1.85	1 d.u. / 20 ac	1	1	AG-2	GC
069-070-51-1	4.80	1 d.u. / 20 ac	1	1	AG-2	GC
069-090-31-1	9.91	1 d.u. / 20 ac	1	1	AG-2	VFA
069-090-44-1	9.90	1 d.u. / 20 ac	1	1	AG-2	VFA
069-100-39-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-100-62-1	9.23	1 d.u. / 20 ac	1	1	AG-2	VFA
069-130-16-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-130-22-1	4.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-130-27-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-130-35-1	5.60	1 d.u. / 20 ac	1	1	AG-2	VFA
069-140-58-1	4.95	1 d.u. / 20 ac	1	1	AG-2	VFA
069-140-67-1	2.37	1 d.u. / 20 ac	1	1	AG-2	VFA
069-140-85-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-170-12-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-170-14-1	9.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-200-16-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-200-19-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
069-250-33-1	8.77	1 d.u. / 20 ac	1	1	AG-2	VFA
069-260-02-1	2.50	1 d.u. / 20 ac	1	1	AG-2	VFA
069-260-03-1	2.50	1 d.u. / 20 ac	1	1	AG-2	VFA
069-260-09-1	7.80	1 d.u. / 20 ac	1	1	AG-2	VFA
069-260-21-1	3.25	1 d.u. / 20 ac	1	1	AG-2	VFA
078-200-39-1	1.96	1 d.u. / 20 ac	1	1	AG-2	VFA
078-200-40-1	3.44	1 d.u. / 20 ac	1	1	AG-2	VFA
079-250-03-1	10.83	1 d.u. / 20 ac	1	1	AG-2	VFA
079-270-14-1	21.23	1 d.u. / 20 ac	1	1	AG-2	VFA
079-270-16-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
079-270-17-1	19.64	1 d.u. / 20 ac	1	1	AG-2	VFA
079-270-21-1	16.00	1 d.u. / 20 ac	1	1	AG-2	VFA
079-270-22-1	16.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-020-18-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
087-020-25-1	18.33	1 d.u. / 20 ac	1	1	AG-2	VFA
087-020-26-1	18.34	1 d.u. / 20 ac	1	1	AG-2	VFA
087-020-27-1	20.62	1 d.u. / 20 ac	1	1	AG-2	VFA
087-020-28-1	20.64	1 d.u. / 20 ac	1	1	AG-2	VFA
087-040-16-1	9.38	1 d.u. / 20 ac	1	1	AG-2	VFA
087-040-29-1	1.86	1 d.u. / 20 ac	1	1	AG-2	VFA
087-040-38-1	0.23	1 d.u. / 20 ac	1	1	AG-2	VFA
087-040-49-1	2.64	1 d.u. / 20 ac	1	1	AG-2	VFA
087-090-17-1	6.94	1 d.u. / 20 ac	1	1	AG-2	VFA
087-090-31-1	1.73	1 d.u. / 20 ac	1	1	AG-2	VFA
087-090-34-1	1.24	1 d.u. / 20 ac	1	1	AG-2	VFA
087-090-46-1	9.89	1 d.u. / 20 ac	1	1	AG-2	VFA
087-090-65-1	0.60	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-12-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-13-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-14-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-16-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-17-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-24-1	5.45	1 d.u. / 20 ac	1	1	AG-2	VFA
087-130-25-1	14.55	1 d.u. / 20 ac	1	1	AG-2	VFA
087-140-06-1	2.47	1 d.u. / 20 ac	1	1	AG-2	VFA
087-140-57-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-140-58-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-180-44-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-220-27-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-230-38-1	7.28	1 d.u. / 20 ac	1	1	AG-2	VFA
089-140-06-1	0.70	1 d.u. / 20 ac	1	1	AG-2	VFA
089-140-56-1	5.05	1 d.u. / 20 ac	1	1	AG-2	VFA
089-230-03-1	2.93	1 d.u. / 20 ac	1	1	AG-2	VFA
089-330-63-1	9.06	1 d.u. / 20 ac	1	1	AG-2	VFA
089-330-64-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-330-67-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-330-68-1	7.77	1 d.u. / 20 ac	1	1	AG-2	VFA
089-330-71-1	5.03	1 d.u. / 20 ac	1	1	AG-2	VFA
089-330-72-1	5.05	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
091-250-24-1	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
006-030-37-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
006-380-46-1	5.67	1 d.u. / 20 ac	1	1	AG-2	VFA
007-031-25-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-031-26-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-031-27-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-031-28-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-031-43-1	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-032-07-1	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-032-08-1	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-040-49-1	145.60	1 d.u. / 20 ac	7	2	AG-2	VFA
007-040-66-1	39.92	1 d.u. / 20 ac	1	1	AG-2	VFA
007-070-51-1	1.29	1 d.u. / 20 ac	1	1	AG-2	GC
007-070-53-1	18.44	1 d.u. / 20 ac	1	1	AG-2	GC
007-100-44-1	16.62	1 d.u. / 20 ac	1	1	AG-2	VFA
007-100-45-1	9.15	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-01-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-10-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-11-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-12-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-13-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-16-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-20-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-21-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-22-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-23-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-24-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-25-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-28-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-30-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-31-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-32-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-110-34-1	10.10	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-06-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-07-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-120-08-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-09-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-11-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-13-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-14-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-16-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-17-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-18-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-19-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-20-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-21-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-22-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-23-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-24-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-25-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-26-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-27-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-28-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-30-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-31-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-32-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-34-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-35-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-36-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-120-37-1	15.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-130-35-1	38.72	1 d.u. / 20 ac	1	1	AG-2	VFA
007-130-44-1	39.87	1 d.u. / 20 ac	1	1	AG-2	VFA
007-130-56-1	9.91	1 d.u. / 20 ac	1	1	AG-2	VFA
007-130-68-1	38.03	1 d.u. / 20 ac	1	1	AG-2	VFA
007-130-69-1	12.36	1 d.u. / 20 ac	1	1	AG-2	VFA
007-130-70-1	30.17	1 d.u. / 20 ac	1	1	AG-2	VFA
007-190-01-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-190-02-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-190-04-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-190-06-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-200-02-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-05-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-06-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-07-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-08-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-09-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-10-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-11-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-14-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-18-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-20-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-200-21-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-210-05-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-210-06-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-210-07-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-300-19-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-310-02-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-310-08-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-310-12-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-310-53-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-310-54-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-320-09-1	35.49	1 d.u. / 20 ac	1	1	AG-2	VFA
007-320-11-1	35.56	1 d.u. / 20 ac	1	1	AG-2	VFA
007-330-01-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-330-03-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-330-07-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-330-08-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-330-10-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-330-11-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-340-01-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-340-02-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-340-05-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-340-06-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-340-08-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-340-12-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-340-28-1	10.25	1 d.u. / 20 ac	1	1	AG-2	VFA
007-350-04-1	5.50	1 d.u. / 20 ac	1	1	AG-2	VFA
007-350-06-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-350-07-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-350-08-1	5.50	1 d.u. / 20 ac	1	1	AG-2	VFA
007-350-09-1	5.50	1 d.u. / 20 ac	1	1	AG-2	VFA
007-360-08-1	4.50	1 d.u. / 20 ac	1	1	AG-2	VFA
007-360-09-1	4.50	1 d.u. / 20 ac	1	1	AG-2	VFA
007-360-11-1	4.25	1 d.u. / 20 ac	1	1	AG-2	VFA
007-360-12-1	4.25	1 d.u. / 20 ac	1	1	AG-2	VFA
007-410-23-1	18.71	1 d.u. / 20 ac	1	1	AG-2	VFA
007-410-37-1	1.28	1 d.u. / 20 ac	1	1	AG-2	VFA
007-600-20-1	9.65	1 d.u. / 20 ac	1	1	AG-2	VFA
007-600-38-1	38.84	1 d.u. / 20 ac	1	1	AG-2	VFA
007-600-44-1	40.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-600-46-1	40.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-600-47-1	40.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-600-66-1	39.29	1 d.u. / 20 ac	1	1	AG-2	VFA
009-550-02-1	32.11	1 d.u. / 20 ac	1	1	AG-2	SP/SR
009-550-03-1	32.00	1 d.u. / 20 ac	1	1	AG-2	SP/SR
009-550-04-1	35.09	1 d.u. / 20 ac	1	1	AG-2	SP/SR
025-020-15-1	9.90	1 d.u. / 160 ac	1	1	AG-2	UA
025-020-19-1	14.52	1 d.u. / 160 ac	1	1	AG-2	UA
025-080-48-1	10.24	1 d.u. / 160 ac	1	1	AG-2	UA
025-180-08-1	32.94	1 d.u. / 20 ac	1	1	AG-2	VFA
025-180-45-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
047-210-09-1	1.03	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-02-1	8.26	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-15-1	20.52	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-16-1	20.68	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-17-1	20.65	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-18-1	20.45	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-19-1	20.77	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-20-1	20.90	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-21-1	21.78	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
061-120-23-1	20.80	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-27-1	25.04	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-42-1	19.89	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-05-1	20.57	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-12-1	23.60	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-13-1	20.05	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-14-1	20.26	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-15-1	6.79	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-16-1	20.29	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-23-1	25.56	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-28-1	24.45	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-30-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-31-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-33-1	30.86	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-42-1	6.58	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-43-1	6.79	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-49-1	21.59	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-59-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-60-1	23.87	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-61-1	20.14	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-64-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-65-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-120-20-1	20.90	1 d.u. / 20 ac	1	1	AG-2	VFA
061-130-70-1	6.21	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-01-1	20.05	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-02-1	20.07	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-03-1	20.08	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-04-1	20.08	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-05-1	20.01	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-06-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-07-1	20.03	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-08-1	20.04	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-09-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-11-1	20.04	1 d.u. / 20 ac	1	1	AG-2	VFA
061-360-14-1	20.05	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
061-370-01-1	19.96	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-03-1	19.94	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-04-1	19.94	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-05-1	19.95	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-06-1	19.94	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-07-1	19.94	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-09-1	20.01	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-10-1	20.01	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-11-1	20.01	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-13-1	19.94	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-17-1	20.09	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-18-1	20.06	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-19-1	20.03	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-20-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-29-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-33-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-370-34-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-01-1	19.96	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-02-1	19.97	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-03-1	19.98	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-04-1	19.99	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-06-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-07-1	20.01	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-22-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-23-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-25-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-27-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
061-380-28-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-150-04-1	3.92	1 d.u. / 20 ac	1	1	AG-2	VFA
079-330-01-1	20.28	1 d.u. / 20 ac	1	1	AG-2	VFA
079-330-07-1	23.51	1 d.u. / 20 ac	1	1	AG-2	VFA
079-330-10-1	18.59	1 d.u. / 20 ac	1	1	AG-2	VFA
079-340-01-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA
079-340-02-1	21.04	1 d.u. / 20 ac	1	1	AG-2	VFA
079-340-07-1	20.02	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
079-350-02-1	21.20	1 d.u. / 20 ac	1	1	AG-2	VFA
079-350-11-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
079-350-12-1	15.00	1 d.u. / 20 ac	1	1	AG-2	VFA
085-250-25-1	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-260-02-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-260-04-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-260-06-1I	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-260-07-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-260-08-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-270-02-1	1.32	1 d.u. / 20 ac	1	1	AG-2	VFA
087-270-03-1I	0.00	1 d.u. / 20 ac	1	1	AG-2	VFA
087-270-04-1	0.68	1 d.u. / 20 ac	1	1	AG-2	VFA
087-270-05-1	3.50	1 d.u. / 20 ac	1	1	AG-2	VFA
087-270-06-1	3.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-130-20-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-130-22-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-130-46-1	10.33	1 d.u. / 20 ac	1	1	AG-2	VFA
089-130-47-1	10.33	1 d.u. / 20 ac	1	1	AG-2	VFA
089-130-48-1	10.33	1 d.u. / 20 ac	1	1	AG-2	VFA
089-140-11-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-140-48-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-220-03-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-220-04-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-220-07-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-220-32-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-220-03-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-220-04-1	5.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-290-13-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-290-21-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-290-33-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-290-35-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-310-01-1I	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-310-02-1	20.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-310-03-1I	15.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-310-04-1	15.00	1 d.u. / 20 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
089-310-06-1	15.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-310-09-1	15.00	1 d.u. / 20 ac	1	1	AG-2	VFA
089-310-13-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-33-1	10.43	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-34-1	10.43	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-37-1	13.59	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-41-1	13.39	1 d.u. / 20 ac	1	1	AG-2	VFA
091-070-57-1	10.00	1 d.u. / 20 ac	1	1	AG-2	VFA
007-350-02-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
007-350-03-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-65-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-66-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-67-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-68-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-69-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-71-1	6.2	1 d.u. / 160 ac	1	1	AG-2	VFA
022-020-06-1	0	1 d.u. / 160 ac	1	1	AG-2	VFA
022-020-19-1	3	1 d.u. / 160 ac	1	1	AG-2	VFA
022-020-44-1	39.42	1 d.u. / 160 ac	1	1	AG-2	VFA
022-020-45-1	39.46	1 d.u. / 160 ac	1	1	AG-2	VFA
022-020-52-1	30.19	1 d.u. / 160 ac	1	1	AG-2	VFA
061-220-51-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-220-56-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-02-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-03-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-07-1	16.66	1 d.u. / 160 ac	1	1	AG-2	VFA
061-280-26-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-06-1	10	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-12-1	20	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-13-1I	10	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-15-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-16-1	10	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-24-1	10	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-25-1	10	1 d.u. / 160 ac	1	1	AG-2	VFA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
061-390-32-1	10	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-44-1	10	1 d.u. / 160 ac	1	1	AG-2	VFA
061-390-81-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
085-250-15-1	20	1 d.u. / 160 ac	1	1	AG-2	VFA
085-250-17-1	5	1 d.u. / 160 ac	1	1	AG-2	VFA
Subtotal	7835.2		648	633		
AG-2 Grand Total	7835.2		648	633		
R-1-Moderate						
100-030-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-030-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-040-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-050-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-060-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
100-060-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-080-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-090-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-100-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-110-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-110-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-110-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-120-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-130-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
100-140-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-140-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-29-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-150-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-160-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-170-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-180-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-180-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
100-190-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-190-27-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-190-37-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-200-38-1	0.62	8 d.u. / 1 ac	4	1	R-1	SR
100-210-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-210-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-220-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-230-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
100-240-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-240-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-250-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-260-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-270-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-280-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
100-290-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-290-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-300-31-1	0.32	8 d.u. / 1 ac	2	1	R-1	SR
100-320-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-320-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
100-330-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
100-330-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-010-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-020-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-050-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-060-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-070-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-080-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-080-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-080-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-39-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-41-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-43-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-090-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-100-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-110-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
101-120-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-120-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-130-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-140-27-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-150-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-150-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-22-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-160-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-170-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-180-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-190-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-200-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-200-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
101-200-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-210-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-220-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-230-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-27-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
101-240-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-240-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SR
102-052-01-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-052-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-052-19-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-053-01-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-053-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-053-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-053-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-053-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-054-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-055-18-1	0.35	8 d.u. / ac	3	3	R-1	SP/SR
102-060-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-12-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-24-1	0.21	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-060-25-1	0.15	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-33-1	0.35	16 d.u. / ac	5	4	R-1	SP/SR
102-080-34-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-35-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
102-080-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-39-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-40-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-55-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-080-56-1	0.25	16 d.u. / ac	4	3	R-1	SP/SR
102-080-62-1	0.18	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-090-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-090-49-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-37-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-51-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-52-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-100-61-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-11-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-110-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-39-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-43-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-44-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-45-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-48-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-49-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-110-52-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-04-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-05-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-06-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-17-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-24-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-25-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-26-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-29-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-32-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-35-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-41-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-42-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-43-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-120-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-01-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-02-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-15-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
102-130-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-18-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-19-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-30-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-36-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-37-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-38-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-41-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-44-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-45-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-130-46-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-03-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-07-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-08-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-09-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-10-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-13-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-14-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-16-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-20-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-21-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-23-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-28-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-31-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-33-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-44-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-45-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-47-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-54-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
102-140-66-1	0.30	8 d.u. / 1 ac	2	1	R-1	SP/SR
Subtotal	161.61		992	496		
R-1-A-B- Moderate						
007-590-58-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
007-590-59-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-590-60-1	9.97	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-19-1	8.06	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-21-1	7.34	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-22-1	5.39	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-29-1	4.34	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-42-1	14.07	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-50-1	6.62	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-51-1	13.57	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-52-1	12.27	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-53-1	8.22	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-61-1	10.52	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-64-1	14.20	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-520-66-1	8.51	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-530-61-1	6.69	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
009-530-63-1	14.74	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-08-1	1.53	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-09-1	1.16	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-10-1	2.68	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-12-1	1.12	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-15-1	1.17	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-17-1	1.31	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-18-1	1.73	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-19-1	1.32	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-20-1	1.66	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-22-1	2.82	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-39-1	1.30	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-050-46-1	2.82	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-04-1	1.85	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-05-1	2.43	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-07-1	1.74	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-08-1	1.07	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-15-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-17-1	1.47	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-18-1	4.49	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-060-19-1	2.61	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
022-060-20-1	1.84	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-02-1	1.42	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-18-1	1.21	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-25-1	1.64	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-37-1	3.27	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-53-1	1.52	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-070-59-1	1.20	1 d.u. / 10 ac	1	1	R-1-A-B:435	RS
022-250-51-1	4.81	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-250-64-1	6.27	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-370-36-1	4.99	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-370-52-1	8.30	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-370-56-1	17.52	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-380-08-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
022-380-27-1	4.21	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-290-29-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-13-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-53-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-54-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-55-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-56-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-57-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-59-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-62-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-63-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
024-320-68-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
025-170-10-1	5.58	1 d.u. / 10 ac	1	1	R-1-A-B:435	RL
007-040-26-1	40.00	1 d.u. / 10 ac	4	4	R-1-A-B:435	RL
007-040-27-1	40.00	1 d.u. / 10 ac	4	4	R-1-A-B:435	RL
007-040-29-1	40.00	1 d.u. / 10 ac	4	4	R-1-A-B:435	RL
006-380-37-1	40.00	1 d.u. / 20 ac	4	4	R-1-A-B:435	RL
007-140-42-1	40.00	1 d.u. / 20 ac	4	1	R-1-A-B:435	RL
009-490-05-1	40.00	1 d.u. / 20 ac	4	4	R-1-A-B:435	RL
009-490-09-1	40.09	1 d.u. / 20 ac	4	4	R-1-A-B:435	RL
009-540-08-1	43.69	1 d.u. / 20 ac	4	4	R-1-A-B:435	RL
024-310-05-1	46.63	1 d.u. / 20 ac	4	4	R-1-A-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-020-27-1	9.45	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-020-29-1	8.62	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-020-30-1	8.63	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-031-07-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-031-41-1	10.13	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-400-01-1	36.86	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-400-10-1	11.11	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-400-11-1	4.21	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-400-13-1	35.49	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-400-21-1	5.62	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-400-23-1	3.68	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
006-290-20-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
006-380-51-1	2.32	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
006-380-53-1	2.50	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-031-02-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-031-03-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-031-04-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-031-13-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-032-11-1	9.86	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-032-05-1	0.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-130-42-1	39.09	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-130-47-1	34.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-03-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-05-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-07-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-08-1	30.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-09-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-10-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-11-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-13-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-14-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-19-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-20-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-21-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-22-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-140-24-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-29-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-30-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-31-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-34-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-37-1	5.00	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-140-39-1	5.04	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-230-26-1	39.16	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-230-49-1	5.71	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-230-61-1	41.58	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-230-62-1	37.91	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
007-230-66-1	16.10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
009-530-17-1	11.5	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
009-530-18-1	28.75	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
009-540-02-1	36.39	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
022-250-54-1	3.72	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
025-052-12-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
025-180-31-1	9.69	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-05-1	8	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-06-1	8	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-07-1	9	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-06-1	8	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-07-1	9	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-08-1	14.99	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-04-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-06-1	2	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-15-1	5	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-29-1	5	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-34-1	3.11	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-49-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-56-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-110-65-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-120-11-1	11.04	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-210-08-1	14.23	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-210-15-1	14.32	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-210-27-1	8.31	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-210-58-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-210-70-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-210-74-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-210-76-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
075-220-12-1	8.38	1 d.u. / 20 ac	1	1	R-1-A-B:435	RL
024-320-09-1	10.02	1 d.u. / 40 ac	1	1	R-1-A-B:435	RL
024-320-11-1	1	1 d.u. / 40 ac	1	1	R-1-A-B:435	RL
Subtotal	1,740.1		176	173		
R-1-A-B-Moderate						
004-110-32-1	1.29	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-120-33-1	1.71	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-120-36-1	3.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-120-39-1	0.71	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-220-04-1	5.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
004-320-15-1	1.97	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-37-1	1.56	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-38-1	2.07	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-39-1	1.61	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-42-1	1.94	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-45-1	1.85	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
006-130-47-1	1.51	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-510-05-1	3.38	1 d.u. / 2 ac	1	1	R-1-A-B:86	RL
007-510-19-1	3.02	1 d.u. / 2 ac	1	1	R-1-A-B:86	RL
007-510-36-1	3.02	1 d.u. / 2 ac	1	1	R-1-A-B:86	RL
007-610-07-1	3.52	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-13-1	2.66	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-19-1	2.33	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-24-1	2.01	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-26-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-39-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-40-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
007-610-41-1	2.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
009-390-05-1	1.76	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
009-400-03-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
022-120-55-1	3.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
027-110-51-1	2.64	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
027-110-52-1	2.15	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
027-110-53-1	3.94	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
039-020-38-1	0.51	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
039-041-09-1	0.23	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
039-042-02-1	0.23	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-031-14-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-032-03-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-032-09-1	0.30	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-210-17-1	1.03	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-210-23-1	2.35	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
049-210-34-1	3.08	1 d.u. / 2 ac	1	1	R-1-A-B:86	RS
075-170-40-1	1.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-41-1	0.93	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-43-1	0.46	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-44-1	1.00	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-45-1	0.93	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-46-1	0.50	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-51-1	0.47	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-52-1	0.93	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-77-1	1.31	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-170-78-1	1.02	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-321-03-1	1.10	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-321-05-1	1.96	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
075-321-17-1	2.45	1 d.u. / 2 ac	1	1	R-1-A-B:86	SR
024-010-48-1	40.12	1 d.u. / 20 ac	8	8	R-1-A-B:86	RS
024-010-49-1	40.16	1 d.u. / 20 ac	8	8	R-1-A-B:86	RS
024-010-47-1	40.22	1 d.u. / 20 ac	8	8	R-1-A-B:86	RS
006-230-07-1	13.35	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-12-1	10.19	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-16-1	13.34	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-18-1	13.34	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-25-1	3.34	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-230-31-1	3.01	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-34-1	3.02	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-36-1	3.33	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-37-1	3.34	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-38-1	3.33	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-41-1	3.10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-230-42-1	3.83	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-300-04-1	10.02	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-300-05-1	10.01	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-380-30-1	9.98	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-380-31-1	10.02	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
006-380-32-1	10.02	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-020-41-1	2.10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-020-49-1	7.66	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-070-13-1	20.00	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-080-33-1	3.53	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-020-21-1	2.48	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-290-24-1	0.00	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-370-24-1	0.99	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-050-19-1	10.00	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-03-1	4.87	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-04-1	4.87	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-11-1	5.60	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-12-1	4.92	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-13-1	5.47	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-18-1	7.74	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-19-1	4.39	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-20-1	5.20	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-23-1	4.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-24-1	9.72	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-25-1	4.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-26-1	4.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-27-1	4.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-29-1	4.94	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-31-1	4.87	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-260-32-1	4.89	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-33-1	4.87	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-34-1	4.91	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-260-35-1	4.91	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-380-30-1	3.79	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
008-046-18-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-010-67-1	30.19	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
007-590-62-1	8.02	1 d.u. / 160 ac	1	1	R-1-A-B:86	RS
007-250-03-1	40	1 d.u. / 20 ac	2	1	R-1-A-B:86	RS
035-120-10-1	0.07	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
035-130-09-1	13.89	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-130-10-1	13.89	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-08-1	18.29	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-11-1	2.73	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-25-1	4.95	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-27-1	4.98	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-29-1	4.95	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-34-1	5.73	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-35-1	3.78	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-190-43-1	14.79	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-201-01-1	2.31	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-201-02-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-201-03-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-201-04-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-201-05-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-201-06-1	2.11	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-01-1	2.95	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-02-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-03-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-04-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-05-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-06-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-07-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-08-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
035-202-09-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-10-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-11-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-202-12-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-203-02-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-203-03-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-203-04-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-203-05-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-203-06-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-203-07-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-204-01-1	2.11	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-204-02-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-204-03-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-204-04-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-204-05-1	2.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-01-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-02-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-03-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-04-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-05-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-06-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-07-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-08-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-09-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-205-10-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-206-01-1	1.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-206-02-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-206-03-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-206-04-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-206-05-1	1.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-290-41-1	13.88	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-360-09-1	4.9	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-360-15-1	4.57	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
035-370-11-1	1	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
037-020-15-1	15.7	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
039-140-08-1	9.59	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
039-140-09-1	7.6	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
039-140-17-1	3.94	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
039-140-44-1	12.18	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
039-140-49-1	1.01	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-260-15-1	0.59	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
041-260-30-1	7.2	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
041-270-10-1	0.32	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
041-310-06-1	0.85	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-310-07-1	8.03	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-310-09-1	2.09	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-330-14-1	0.64	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-330-44-1	1.09	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-370-02-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-370-03-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
041-370-05-1	1.08	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
045-031-02-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
045-031-04-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
045-031-08-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
045-031-12-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
045-032-07-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
073-260-39-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-250-08-1	0.5	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-250-42-1	1.09	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-250-54-1	12.16	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-250-56-1	9.98	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-270-56-1	2.19	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-270-64-1	2	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-270-65-1	2	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-02-1	15.74	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-12-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-23-1	5.1	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-41-1	9.1	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-290-42-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-45-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-46-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-47-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-290-48-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
075-300-14-1	2.73	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
078-400-26-1	1.04	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
078-400-27-1	1.06	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
078-400-33-1	2.38	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
078-400-34-1	2.19	1 d.u. / 20 ac	1	1	R-1-A-B:86	SR
087-050-09-1	4.92	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-050-60-1	1.5	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-060-49-1	1.51	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-15-1	4.77	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-16-1	4.71	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-34-1	4.97	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-35-1	2.02	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-39-1	2	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-41-1	0.6	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-070-47-1	3.5	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-100-63-1	9.85	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-190-21-1	9.69	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-190-22-1	9.69	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
087-190-23-1	9.75	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
091-020-10-1	8.78	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
091-040-37-1	2.78	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
091-260-20-1	4.8	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
091-290-35-1	0	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
091-290-36-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
091-290-59-1	10	1 d.u. / 20 ac	1	1	R-1-A-B:86	RS
024-050-51-1	0.37	1 d.u. / 40 ac	1	1	R-1-A-B:86	RS
039-080-17-1	10	1 d.u. / 40 ac	1	1	R-1-A-B:86	RS
039-140-27-1	6.64	1 d.u. / 40 ac	1	1	R-1-A-B:86	RS
039-140-28-1	6.67	1 d.u. / 40 ac	1	1	R-1-A-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
039-140-45-1	61.53	1 d.u. / 40 ac	1	1	R-1-A-B:86	SR
039-150-02-1	10	1 d.u. / 40 ac	1	1	R-1-A-B:86	RS
Subtotal	1,174.4		254	253		
R-1-A-BZ - Moderate						
004-210-64-1	8.00	NO SPLIT	1	1	R-1-A-BZ	RS
006-390-56-1	39.97	NO SPLIT	1	1	R-1-A-BZ	RS
006-390-67-1	8.45	NO SPLIT	1	1	R-1-A-BZ	RS
009-262-03-1	0.00	NO SPLIT	1	1	R-1-A-BZ	RS
022-110-44-1	1.00	NO SPLIT	1	1	R-1-A-BZ	RS
022-110-45-1	1.24	NO SPLIT	1	1	R-1-A-BZ	RS
022-110-46-1	2.98	NO SPLIT	1	1	R-1-A-BZ	RS
022-200-34-1	3.00	NO SPLIT	1	1	R-1-A-BZ	UA
049-230-01-1	3.07	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-02-1	4.47	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-03-1	4.97	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-04-1	3.03	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-06-1	3.06	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-10-1	3.02	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-11-1	3.01	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-12-1	3.01	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-13-1	3.74	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-16-1	3.85	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-20-1	3.14	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-21-1	3.09	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-34-1	2.56	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-37-1	3.16	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-38-1	3.02	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-39-1	3.84	NO SPLIT	1	1	R-1-A-BZ	RS
049-230-41-1	3.98	NO SPLIT	1	1	R-1-A-BZ	RS
Subtotal	122.66		25	25		
R-1-A-MH - Moderate						
006-360-30-1	3.44	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-280-26-1	7.63	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-290-22-1	4.97	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-290-25-1	1.41	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
009-290-36-1	4.98	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-300-40-1	2.33	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-25-1	1.50	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-28-1	5.00	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-29-1	5.05	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-320-30-1	6.00	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-330-15-1	8.12	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-340-19-1	0.30	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-340-20-1	0.35	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-380-01-1	4.33	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
009-530-51-1	4.64	1 d.u. / 4.5 ac	1	1	R-1-A-MH-B:200	RS
Subtotal	60.05		15	15		
R-1-A-MH-B - Moderate						
004-340-07-1	7.10	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
004-340-10-1	6.34	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
004-350-09-1	6.07	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
004-350-24-1	4.91	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-75-1	3.82	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-76-1	7.89	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-77-1	6.76	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-78-1	5.67	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-79-1	6.93	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-450-80-1	3.23	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-30-1	4.80	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-38-1	5.09	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-43-1	7.80	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-46-1	6.27	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-48-1	5.14	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-49-1	5.32	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-54-1	6.59	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-65-1	4.27	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-75-1	5.48	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-76-1	5.13	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-89-1	3.82	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-460-92-1	5.39	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-470-68-1	6.31	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-71-1	3.62	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-72-1	4.91	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-74-1	5.29	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-470-77-1	6.23	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-03-1	4.28	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-04-1	4.77	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-06-1	7.66	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-07-1	6.25	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-08-1	0.77	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-09-1	4.43	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-10-1	0.98	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-11-1	7.66	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-12-1	0.90	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-13-1	2.24	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-14-1	5.47	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-15-1	1.54	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-16-1	3.88	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-17-1	4.83	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-18-1	3.92	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-19-1	0.61	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-20-1	5.06	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-21-1	0.67	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-23-1	4.51	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-25-1	4.55	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-26-1	1.85	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-27-1	2.59	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-28-1	4.02	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-31-1	4.97	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-32-1	6.41	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-33-1	4.56	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-34-1	5.15	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-35-1	5.10	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-36-1	3.34	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-37-1	4.49	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-590-39-1	15.11	1 d.u. / 5 ac	3	3	R-1-A-MH-B:217	RS
007-590-40-1	9.16	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-41-1	8.65	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-43-1	5.02	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-44-1	4.73	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-45-1	3.94	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-46-1	6.04	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
007-590-47-1	8.72	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
037-040-01-1	0.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
037-270-34-1	6.13	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	RS
063-030-15-1	4.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-030-16-1	4.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-030-17-1	4.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-040-12-1	3.37	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-040-21-1	13.40	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-050-39-1	6.22	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-050-42-1	2.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-08-1	5.50	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-32-1	4.99	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-33-1	4.99	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-34-1	4.97	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-070-36-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-090-36-1	3.10	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-090-37-1	2.07	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-37-1	9.86	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-38-1	3.16	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-39-1	3.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-40-1	3.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-41-1	3.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-43-1	5.85	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-130-44-1	4.90	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-54-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-55-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-56-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-140-57-1	5.01	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
063-150-04-1	10.68	1 d.u. / 5 ac	2	2	R-1-A-MH-B:217	VFA/EC
063-150-32-1	6.61	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-160-33-1	5.49	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-180-15-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-180-35-1	8.66	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-36-1	3.49	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-43-1	8.32	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-74-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-75-1	8.63	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-190-77-1	9.05	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-200-34-1	6.02	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-21-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-47-1	7.70	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-57-1	6.07	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-210-58-1	5.90	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-220-28-1	7.45	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-220-33-1	6.42	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-220-35-1	6.72	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-230-19-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-230-27-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-230-35-1	9.59	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
063-240-40-1	5.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-050-17-1	4.55	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-050-39-1	5.03	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-270-22-1	9.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-270-23-1	9.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-280-05-1	1.84	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-310-40-1	8.45	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-320-32-1	5.17	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-340-02-1	8.19	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-340-42-1	1.06	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
064-340-46-1	6.00	1 d.u. / 5 ac	1	1	R-1-A-MH-B:217	VFA/EC
Subtotal	660.65		128	128		
R-1-A-MH-B- Moderate						
007-520-03-1	10.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-520-04-1	7.69	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-14-1	10.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-16-1	10.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-17-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-23-1	9.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-28-1	12.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-39-1	7.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
007-520-40-1	10.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:430	RS
Subtotal	801.53		145	145		
R-1-A-MH-B -Moderate						
004-040-16-1	0.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-040-35-1	5.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-040-50-1	1.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-240-03-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-240-08-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-250-01-1	11.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-04-1	9.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-07-1	9.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-08-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-13-1	5.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
004-300-17-1	4.15	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-030-08-1	1.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-060-02-1	2.15	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-060-14-1	2.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-060-22-1	2.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-060-48-1	12.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-060-49-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-060-50-1	11.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-220-03-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-220-04-1	4.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-06-1	4.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-15-1	10.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-19-1	10.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-29-1	2.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-30-1	2.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
006-270-31-1	3.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-35-1	1.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-36-1	1.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-37-1	1.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-270-38-1	1.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-01-1	3.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-20-1	3.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-21-1	4.18	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-23-1	3.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-24-1	3.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-27-1	1.69	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-28-1	1.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-30-1	6.47	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-31-1	3.38	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-33-1	3.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-37-1	10.39	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-42-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-43-1	4.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-44-1	4.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-280-53-1	4.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-290-02-1	3.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-290-24-1	2.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-290-25-1	2.49	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-290-28-1	2.47	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
006-330-13-1	9.56	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-330-20-1	9.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-330-29-1	9.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-05-1	8.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-07-1	9.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-08-1	9.27	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-12-1	9.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-13-1	9.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-30-1	10.71	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-33-1	10.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-35-1	10.43	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-370-38-1	10.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-52-1	9.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-370-61-1	11.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-33-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-35-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-50-1	13.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
006-380-67-1	1.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-070-14-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-15-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-16-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-19-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-20-1	15.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-27-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-56-1	15.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-61-1	9.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-70-1	10.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-070-71-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-07-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-08-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-11-1	15.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-12-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-13-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-14-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-15-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-16-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-28-1	1.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-30-1	0.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-33-1	10.40	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-51-1	5.22	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-52-1	5.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-59-1	5.34	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-60-1	11.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-61-1	5.27	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-62-1	5.27	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-63-1	5.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-160-66-1	4.49	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-70-1	4.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-160-72-1	4.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-05-1	4.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-09-1	14.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-10-1	1.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-11-1	4.73	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-14-1	19.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-20-1	5.08	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-24-1	3.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-25-1	1.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-34-1	5.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-49-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-56-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-68-1	3.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-77-1	5.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-79-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-80-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-170-81-1	5.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-03-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-04-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-07-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-11-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-14-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-18-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-20-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-22-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-31-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-35-1	5.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-39-1	4.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-45-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-46-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-48-1	4.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-50-1	5.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-52-1	5.18	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-180-53-1	6.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-54-1	5.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-55-1	5.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-56-1	5.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-57-1	5.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-60-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-61-1	5.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-62-1	5.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-63-1	5.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-65-1	5.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-66-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-69-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-70-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-71-1	5.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-72-1	9.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-73-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-74-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-75-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-76-1	5.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-77-1	5.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-78-1	5.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-79-1	5.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-81-1	4.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-84-1	4.38	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-85-1	5.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-86-1	5.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-87-1	0.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-88-1	3.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-180-89-1	3.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-02-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-10-1	4.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-11-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-12-1	4.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-16-1	9.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-20-1	4.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-270-23-1	4.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-26-1	4.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-28-1	4.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-29-1	4.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-30-1	4.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-31-1	4.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-32-1	4.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-270-38-1	4.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-65-1	14.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-66-1	10.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-67-1	11.87	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-68-1	10.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-69-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-370-70-1	6.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	VFA
007-370-71-1	8.87	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	VFA
007-370-72-1	11.15	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	VFA
007-410-46-1	7.55	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-410-50-1	9.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-410-51-1	7.63	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-18-1	13.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-29-1	10.20	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-31-1	6.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-34-1	12.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-35-1	11.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-36-1	7.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-37-1	10.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-38-1	11.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-40-1	10.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-42-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-46-1	10.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-51-1	10.13	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-52-1	11.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-54-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-59-1	10.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-60-1	10.08	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-420-61-1	10.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-62-1	10.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-63-1	8.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-64-1	8.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-65-1	13.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-66-1	10.39	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-420-74-1	11.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-430-05-1	4.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-430-07-1	10.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-430-17-1	11.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-430-38-1	3.53	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-440-09-1	10.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-22-1	8.83	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-27-1	10.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-29-1	7.23	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-30-1	8.66	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-33-1	9.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-34-1	8.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-35-1	10.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-39-1	9.73	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-40-1	11.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-42-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-43-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-440-45-1	10.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-450-04-1	8.51	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-12-1	10.58	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-13-1	9.57	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-24-1	7.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-26-1	8.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-27-1	8.63	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-28-1	10.23	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-29-1	13.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-50-1	11.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-52-1	10.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-54-1	9.47	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-450-55-1	10.40	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-71-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-450-72-1	9.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-460-16-1	10.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-460-21-1	12.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-460-63-1	11.23	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-01-1	10.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-05-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-12-1	10.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-16-1	10.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-17-1	9.34	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-21-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-25-1	9.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-28-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-29-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-35-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-38-1	10.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-45-1	5.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-48-1	7.33	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-49-1	10.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-53-1	7.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-54-1	9.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-55-1	10.57	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-57-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-58-1	12.37	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-59-1	11.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-60-1	9.43	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-63-1	11.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-64-1	10.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-470-65-1	11.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-480-10-1	11.71	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-480-20-1	9.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-480-21-1	6.85	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-480-22-1	15.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-500-05-1	8.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-530-03-1	17.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-09-1	12.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-10-1	9.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-18-1	18.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-19-1	11.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-35-1	8.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-45-1	19.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-46-1	14.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-47-1	11.81	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-49-1	12.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-50-1	16.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-51-1	13.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-53-1	14.11	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-54-1	11.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-55-1	10.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-56-1	17.31	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-57-1	16.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-58-1	18.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-59-1	16.41	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-60-1	12.20	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-530-64-1	15.88	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-01-1	6.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-04-1	9.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-07-1	8.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-09-1	11.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-23-1	5.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-25-1	9.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-26-1	6.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-28-1	5.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-30-1	8.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-44-1	12.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-45-1	7.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-47-1	7.81	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-540-51-1	6.87	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-06-1	13.59	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
007-550-13-1	11.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-14-1	11.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-19-1	6.37	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-23-1	6.51	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-24-1	6.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-25-1	9.49	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-26-1	10.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-27-1	10.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-28-1	6.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-44-1	5.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-48-1	5.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-50-1	6.78	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-53-1	15.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-55-1	8.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-56-1	8.08	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-59-1	8.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-61-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-63-1	9.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-550-66-1	6.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-02-1	15.48	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-05-1	8.77	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-07-1	9.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-12-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-13-1	10.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-15-1	8.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-16-1	11.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-20-1	10.31	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-560-32-1	9.68	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-01-1	9.30	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-02-1	11.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-03-1	10.09	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-08-1	8.69	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-09-1	8.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-12-1	11.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-14-1	11.04	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
007-570-23-1	11.85	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-24-1	11.53	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-25-1	7.45	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-26-1	9.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-27-1	9.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-28-1	10.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-30-1	6.79	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-36-1	0.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-37-1	9.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-570-38-1	7.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
007-580-13-1	12.44	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-14-1	15.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-16-1	15.24	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-17-1	9.21	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-18-1	12.22	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-20-1	13.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-25-1	9.56	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-27-1	10.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-30-1	12.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
007-580-31-1	12.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-10-1	8.61	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	UA
011-050-17-1	3.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-050-21-1	4.54	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-050-35-1	5.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-050-38-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-39-1	11.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-41-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-050-42-1	14.86	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-390-30-1	7.81	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-390-31-1	8.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-390-32-1	11.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-390-33-1	2.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-400-14-1	5.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-02-1	5.14	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-03-1	14.86	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
011-440-10-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-440-12-1	9.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
011-440-20-1	10.63	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	UA
011-440-22-1	10.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-23-1	10.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	UA
011-440-44-1	10.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-47-1	1.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
011-440-54-1	10.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-110-42-1	3.65	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-110-51-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-120-33-1	4.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	SR
022-270-04-1	6.26	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-17-1	15.64	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-35-1	7.39	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-45-1	7.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-46-1	11.03	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-59-1	6.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-270-60-1	5.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-12-1	9.76	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-14-1	10.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-15-1	9.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-21-1	18.07	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-33-1	5.17	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-35-1	15.43	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-280-37-1	15.89	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-25-1	11.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-30-1	9.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-33-1	15.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-56-1	4.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-290-57-1	4.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-310-19-1	11.95	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-320-06-1	9.50	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-340-36-1	8.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-340-37-1	8.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-340-39-1	11.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-370-23-1	5.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	SR
022-400-04-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-400-10-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-400-12-1	5.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-410-05-1	5.00	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-410-07-1	5.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-430-02-1	9.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-03-1	8.42	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-04-1	10.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-05-1	9.34	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-06-1	9.99	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-07-1	10.05	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-08-1	10.12	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-09-1	9.98	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-10-1	9.25	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-11-1	10.85	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-12-1	7.82	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-13-1	9.29	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-14-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-15-1	7.19	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-16-1	8.37	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-17-1	10.52	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-18-1	9.36	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-19-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-20-1	6.21	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-21-1	5.91	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-22-1	6.16	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-23-1	4.67	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-24-1	6.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-25-1	5.60	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-26-1	6.90	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-27-1	5.46	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-28-1	4.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-29-1	4.62	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
022-430-30-1	6.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
022-450-09-1	8.21	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-460-17-1	0.75	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-480-03-1	7.94	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-480-06-1	7.72	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
022-480-07-1	8.41	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-010-33-1	14.01	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-010-34-1	11.96	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-010-35-1	9.70	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-230-03-1	8.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
024-230-22-1	4.80	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
024-280-01-1	10.36	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-06-1	7.74	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-16-1	7.32	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-18-1	10.58	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-20-1	9.83	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-21-1	9.02	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-22-1	9.84	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-24-1	3.93	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
024-280-25-1	2.92	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RS
025-160-33-1	12.28	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
025-160-34-1	8.56	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
025-160-66-1	13.35	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
035-420-02-1	5.06	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
035-420-03-1	7.97	1 d.u. / 10 ac	1	1	R-1-A-MH-B:435	RL
Subtotal	3865.3		469	469		
R-1-A-MH-B-Moderate						
004-080-07-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-31-1	0.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-39-1	1.54	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-40-1	1.66	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-41-1	1.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-090-42-1	1.37	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-100-09-1	1.15	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-100-11-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-150-12-1	0.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
004-160-06-1	1.77	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-160-15-1	1.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-160-17-1	2.39	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-210-44-1	2.11	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-220-23-1	3.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-22-1	0.30	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-25-1	1.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-26-1	1.94	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-27-1	1.85	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-28-1	1.85	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-30-1	1.32	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-32-1	1.30	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-34-1	1.56	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-35-1	1.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-38-1	1.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-39-1	1.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-40-1	1.60	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-41-1	1.76	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-42-1	1.41	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-43-1	1.87	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-44-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-310-46-1	0.42	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-12-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-13-1	2.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-16-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-18-1	3.06	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-36-1	2.16	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
004-320-44-1	0.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-080-08-1	3.03	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-080-22-1	1.19	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-110-24-1	2.68	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-08-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-10-1	1.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-13-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-14-1	0.02	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
006-120-17-1	1.40	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-120-21-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-180-06-1	3.94	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-210-29-1	0.41	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-310-02-1	3.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-310-06-1	3.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-320-01-1	1.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-340-18-1	2.35	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
006-390-75-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-080-12-1	2.86	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	GC
007-080-39-1	0.93	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	GC
007-080-57-1	0.96	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	GC
007-090-27-1	3.63	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-370-25-1	3.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-11-1	1.89	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-14-1	1.70	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-23-1	1.67	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-25-1	0.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-27-1	0.78	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-28-1	0.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-390-40-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
007-510-54-1	1.70	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-55-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-56-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-57-1	1.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-58-1	2.15	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-59-1	2.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-61-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
007-510-62-1	2.92	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RL
009-180-18-1	3.17	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UA
009-190-24-1	2.65	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-190-33-1	0.44	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-300-33-1	2.10	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-300-52-1	0.80	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
009-480-09-1	1.76	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
011-030-23-1	0.81	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-030-24-1	1.11	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-02-1	0.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-03-1	0.21	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-07-1	0.48	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-08-1	1.21	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-10-1	0.11	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-11-1	0.05	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-040-12-1	0.27	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-190-18-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UA
011-190-20-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UA
011-200-22-1	1.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-05-1	0.08	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-06-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-12-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-13-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-17-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-18-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-24-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-36-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-37-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-40-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-46-1	0.24	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-210-47-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-03-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-05-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-13-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-16-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-20-1	0.24	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
011-220-24-1	0.12	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-150-21-1	0.62	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-160-09-1	0.61	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-160-10-1	0.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-350-16-1	1.85	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
045-350-32-1	1.35	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
047-170-18-1	1.04	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-44-1	2.48	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-51-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
047-170-53-1	2.01	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
069-140-46-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-47-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-48-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-49-1	2.47	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-50-1	2.32	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-51-1	2.28	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-52-1	2.21	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-140-53-1	2.27	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-150-52-1	1.46	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
069-150-63-1	1.99	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
071-300-58-1	2.34	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
071-300-65-1	3.20	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
071-300-66-1	2.94	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
071-300-69-1	1.62	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	UR
075-030-12-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-050-16-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-05-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-06-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-07-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-10-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-16-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-17-1	2.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-100-43-1	0.27	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-170-04-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-05-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-07-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-08-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-15-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-21-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-22-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-23-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
075-170-26-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-27-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-28-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-29-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-32-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-33-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-75-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-170-76-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-190-11-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-190-14-1	2.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-190-70-1	2.49	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-04-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-19-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-23-1	0.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-28-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-29-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-200-32-1	0.50	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-240-17-1	1.77	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-240-42-1	2.17	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
075-322-10-1	1.00	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
075-322-20-1	3.33	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	SR
078-030-25-1	2.77	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
078-030-55-1	2.60	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
078-200-55-1	3.82	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-020-03-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-020-04-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-020-10-1	0.37	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-030-06-1	0.54	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-030-07-1	0.68	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
085-040-20-1	0.25	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	RS
091-030-56-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	VFA
091-030-57-1	1.97	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	VFA
091-030-58-1	0.75	1 d.u / 2 ac	1	1	R-1-A-MH-B:86	VFA
Subtotal	254.41		182	182		
R-1-A-MH-BZ-Moderate						

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
004-270-23-1	11.36	NO SPLIT	1	1	R-1-A-MH-BZ	RS
022-530-02-1	1.78	NO SPLIT	1	1	R-1-A-MH-BZ	SR
045-350-30-1	1.42	NO SPLIT	1	1	R-1-A-MH-BZ	RS
045-350-31-1	0.72	NO SPLIT	1	1	R-1-A-MH-BZ	RS
Subtotal	15.28		4	4		
R-1-B-Moderate						
013-290-35-1	0.91	4 d.u. / ac	3	1	R-1-B:10	SR
022-260-52-1	3.04	0.3 d.u./ ac	1	1	R-1-B:129	RS
022-260-85-1	3.05	0.3 d.u./ ac	1	1	R-1-B:129	RS
006-140-02-1	3.60	0.5 d.u. / ac	1	1	R-1-B:86	RS
006-140-06-1	2.50	0.5 d.u. / ac	1	1	R-1-B:86	RS
006-150-21-1	1.41	0.5 d.u. / ac	1	1	R-1-B:86	RS
006-150-23-1	0.83	0.5 d.u. / ac	1	1	R-1-B:86	RS
Subtotal	15.34		9	7		
R-1-BZ-Moderate						
101-250-01-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-05-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-13-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-15-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-16-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-17-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-19-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-20-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-25-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-250-28-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-06-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-09-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-12-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-15-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-18-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-24-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-260-25-1	0.30	NO SPLIT	1	1	R-1-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
101-260-34-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-01-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-02-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-03-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-05-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-06-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-07-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-08-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-09-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-15-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-16-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-18-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-19-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-21-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-24-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-26-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-27-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-29-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-270-35-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-03-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-08-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-10-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-13-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-14-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-17-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-22-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-24-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-35-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-38-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-39-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-42-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-280-45-1	0.30	NO SPLIT	1	1	R-1-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
101-280-46-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-01-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-04-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-14-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-18-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-26-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-32-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-33-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-34-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-36-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-38-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-39-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
101-290-41-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
103-010-06-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
103-010-07-1	0.30	NO SPLIT	1	1	R-1-BZ	SR
Subtotal	21.00		70	70		
R-1-MH-Moderate						
037-164-05-1	0.35	8 d.u. / ac	2	1	R-1-MH	UR
037-181-10-1	0.24	8 d.u. / ac	2	1	R-1-MH	UR
066-185-16-1	0.77	8 d.u. / ac	6	5	R-1-MH	UR
066-185-18-1	0.53	8 d.u. / ac	4	4	R-1-MH	GC
066-212-01-1	0.35	8 d.u. / ac	2	2	R-1-MH	UR
Subtotal	2.24		16	13		
R-1 Grand Total	8894.6		2485	1980		
R-2-Moderate						
102-090-11-1	0.35	16 d.u. / ac	5	4	R-2	SP/SR
102-090-28-1	0.35	16 d.u. / ac	5	4	R-2	SP/SR
102-100-09-1	0.30	8 d.u. / 1 ac	2	1	R-2	SP/SR
102-100-58-1	0.30	8 d.u. / 1 ac	2	1	R-2	SP/SR
078-260-57-1	1.02	4 d.u. / ac	4	4	R-2-MH	RS
Subtotal	2.32		18	14		
R-2Grand Total	2.32		18	14		
R-3-Moderate						
102-010-07-1	0.35	8 d.u. / ac	3	3	R-3	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-010-08-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-010-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-010-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-01-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-02-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-03-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-04-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-11-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-12-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-13-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-14-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-16-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-020-20-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-01-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-03-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-04-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-06-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-08-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-12-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-14-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-16-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-17-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-030-19-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-01-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-02-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-03-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-05-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-06-1	0.35	8 d.u. / ac	3	3	R-3	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
102-040-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-11-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-12-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-13-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-14-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-040-16-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-02-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-04-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-05-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-06-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-07-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-08-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-09-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-10-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-11-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-051-15-1	0.35	8 d.u. / ac	3	3	R-3	SR
102-080-01-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-03-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-05-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-06-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-07-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-08-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-10-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-13-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-14-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-080-15-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-01-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-02-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-04-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-05-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-06-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-07-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
102-090-08-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
102-090-10-1	0.35	8 d.u. / ac	3	3	R-3	SP/SR
Subtotal	25.55		219	219		
R-3 Grand Total	25.55		219	219		
R-4-Moderate						
102-080-22-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-25-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-26-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-080-29-1	0.25	16 d.u. / ac	4	3	R-4	SP/SR
102-080-30-1	0.25	16 d.u. / ac	4	3	R-4	SP/SR
102-080-31-1	0.25	16 d.u. / ac	4	3	R-4	SP/SR
102-090-31-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-32-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-33-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-34-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-35-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-36-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-45-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-55-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-56-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-57-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
102-090-59-1	0.35	16 d.u. / ac	5	4	R-4	SP/SR
041-253-01-1	0.40	16 d.u. / ac	6	4	R-4	UR
078-172-16-1	10.00*	16 d.u. / ac	160	128	R-4	UR
Subtotal	16.05		248	197		
R-4 Grand Total	16.05		248	197		
RE-A-MH-B-Moderate						
024-020-30-1	1.97	4 d.u. / ac	7	1	RE-A-MH-B:10	UR
024-040-57-1	10.00	4 d.u. / ac	40	30	RE-A-MH-B:10	UR
024-040-61-1	10.00	4 d.u. / ac	40	30	RE-A-MH-B:10	UR
024-040-65-1	10.00	4 d.u. / ac	40	30	RE-A-MH-B:10	RS
Subtotal	31.97		127	91		
RE-B-Moderate						

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
024-102-12-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-111-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-111-03-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-111-10-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-112-03-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
024-130-15-1	1.25	4 d.u. / ac	1	1	RE-B:10	SR
024-130-16-1	10.00	4 d.u. / ac	40	5	RE-B:10	SR
024-250-07-1	0.33	4 d.u. / ac	1	1	RE-B:10	RL
027-060-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-070-16-1	0.45	4 d.u. / ac	1	1	RE-B:10	SR
027-070-41-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-070-42-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
027-070-50-1	0.90	4 d.u. / ac	3	1	RE-B:10	SR
039-100-45-1	0.11	4 d.u. / ac	1	1	RE-B:10	SR
039-100-59-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-100-64-1	1.01	4 d.u. / ac	4	1	RE-B:10	SR
039-100-65-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-100-66-1	1.04	4 d.u. / ac	4	1	RE-B:10	SR
039-100-67-1	1.36	4 d.u. / ac	5	1	RE-B:10	SR
039-100-69-1	1.42	4 d.u. / ac	5	1	RE-B:10	SR
039-110-22-1	1.02	4 d.u. / ac	4	1	RE-B:10	SR
039-110-31-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-110-45-1	1.23	4 d.u. / ac	4	1	RE-B:10	SR
039-120-07-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-160-01-1	0.49	4 d.u. / ac	1	1	RE-B:10	SR
039-160-48-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-160-49-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-160-50-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-160-60-1	1.02	4 d.u. / ac	4	1	RE-B:10	SR
039-180-32-1	0.41	4 d.u. / ac	1	1	RE-B:10	SR
039-213-07-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-231-47-1	0.42	4 d.u. / ac	1	1	RE-B:10	SR
039-232-14-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-250-63-1	0.40	4 d.u. / ac	1	1	RE-B:10	SR
039-250-73-1	0.72	4 d.u. / ac	2	1	RE-B:10	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
039-270-11-1	0.40	4 d.u. / ac	1	1	RE-B:10	SR
039-290-04-1	0.64	4 d.u. / ac	2	1	RE-B:10	SR
039-300-37-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-300-38-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-300-41-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-300-42-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-311-24-1	0.75	4 d.u. / ac	3	1	RE-B:10	SR
039-311-25-1	0.75	4 d.u. / ac	3	1	RE-B:10	SR
039-321-24-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-332-24-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-370-45-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
039-370-78-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-370-79-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-370-80-1	1.00	4 d.u. / ac	4	1	RE-B:10	SR
039-370-84-1	1.14	4 d.u. / ac	4	1	RE-B:10	SR
039-370-85-1	1.33	4 d.u. / ac	5	1	RE-B:10	SR
041-061-09-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-081-10-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-143-06-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-162-25-1	0.50	4 d.u. / ac	2	1	RE-B:10	SR
041-172-22-1	0.14	4 d.u. / ac	1	1	RE-B:10	SR
041-181-09-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
041-182-01-1	0.25	4 d.u. / ac	1	1	RE-B:10	SR
043-060-31-1	1.99	4 d.u. / ac	7	1	RE-B:10	VFA
049-220-11-1	0.99	4 d.u. / ac	3	1	RE-B:10	SR
064-070-14-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-080-01-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-080-05-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-080-31-1	1.60	4 d.u. / ac	6	1	RE-B:10	VFA
064-080-34-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-080-35-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-080-36-1	0.17	4 d.u. / ac	1	1	RE-B:10	UR
064-090-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-090-07-1	0.59	4 d.u. / ac	2	1	RE-B:10	VFA
064-100-02-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
064-100-04-1	0.25	4 d.u. / ac	1	1	RE-B:10	UR
064-100-28-1	1.57	4 d.u. / ac	6	1	RE-B:10	VFA
075-324-02-1	2.76	0.5 d.u. / ac	1	1	RE-B:86	SR
Subtotal	60.23		216	81		
RE-MH-B-Moderate						
013-232-07-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-234-08-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-234-12-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-234-21-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-235-09-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-242-02-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-242-07-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-380-12-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-380-44-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-380-45-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-390-48-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
013-390-49-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
022-120-56-1	5.61	4 d.u. / ac	22	5	RE-MH-B:10	RS
022-120-59-1	3.37	4 d.u. / ac	13	3	RE-MH-B:10	RS
022-260-09-1	0.67	4 d.u. / ac	2	1	RE-MH-B:10	UR
022-260-46-1	4.79	4 d.u. / ac	19	4	RE-MH-B:10	UR
022-530-05-1	4.02	4 d.u. / ac	16	4	RE-MH-B:10	SR
024-120-03-1	8.30	4 d.u. / ac	8	8	RE-MH-B:10	SR
035-140-38-1	0.49	4 d.u. / ac	1	1	RE-MH-B:10	RS
037-220-09-1	2.59	4 d.u. / ac	10	2	RE-MH-B:10	VFA
039-060-20-1	0.29	4 d.u. / ac	1	1	RE-MH-B:10	SR
039-332-21-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
039-380-20-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
041-211-03-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
041-211-08-1	0.70	4 d.u. / ac	2	1	RE-MH-B:10	SR
041-213-19-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
049-100-12-1	0.17	4 d.u. / ac	1	1	RE-MH-B:10	SR
049-100-17-1	0.01	4 d.u. / ac	0	0	RE-MH-B:10	SR
049-112-09-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-160-19-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	IG

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
067-192-08-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-192-14-1	0.41	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-193-02-1	0.31	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-193-08-1	0.33	4 d.u. / ac	1	1	RE-MH-B:10	SR
067-200-11-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-080-09-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	IG
075-130-04-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-130-05-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-130-07-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-08-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	RS
075-130-10-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-13-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-14-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-15-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-16-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-17-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-130-18-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-130-24-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-25-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-26-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-27-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-28-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-130-29-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-130-30-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-140-02-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-140-03-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-05-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-06-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-09-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-10-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-16-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
075-140-18-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-19-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-20-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-21-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
075-140-23-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-24-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-140-27-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-150-03-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-150-29-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-30-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-31-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-33-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
075-150-35-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-36-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-44-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-150-50-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-150-61-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-160-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-05-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
075-160-06-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-15-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-16-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-160-17-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	RS
075-200-01-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
075-200-03-11	0.25	4 d.u. / ac	1	1	RE-MH-B:10	RS
078-020-11-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-020-29-1	1.47	4 d.u. / ac	5	1	RE-MH-B:10	RS
078-030-42-1	1.72	4 d.u. / ac	6	1	RE-MH-B:10	RS
078-030-43-1	1.73	4 d.u. / ac	6	1	RE-MH-B:10	RS
078-030-67-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-030-68-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-090-25-1	1.48	4 d.u. / ac	5	1	RE-MH-B:10	RS
078-110-26-1	1.09	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-29-1	1.57	4 d.u. / ac	6	1	RE-MH-B:10	RS
078-110-43-1	1.04	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-44-1	1.13	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-49-1	1.13	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-65-1	1.43	4 d.u. / ac	5	1	RE-MH-B:10	RS

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
078-110-68-1	1.12	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-69-1	0.96	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-110-71-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-72-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-73-1	1.01	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-110-74-1	0.76	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-110-79-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-120-23-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-120-28-1	1.09	4 d.u. / ac	4	1	RE-MH-B:10	RS
078-120-76-1	0.75	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-120-77-1	0.75	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-120-78-1	0.75	4 d.u. / ac	3	1	RE-MH-B:10	RS
078-310-34-1	0.57	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-330-45-1	0.59	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-330-46-1	0.59	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-380-11-1	1.21	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-58-1	1.13	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-78-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-79-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-380-81-1	1.00	4 d.u. / ac	4	1	RE-MH-B:10	SR
078-390-08-1	0.49	4 d.u. / ac	1	1	RE-MH-B:10	SR
078-400-19-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-400-21-1	1.50	4 d.u. / ac	6	1	RE-MH-B:10	SR
078-400-36-1	2.12	4 d.u. / ac	8	2	RE-MH-B:10	SR
078-400-57-1	0.80	4 d.u. / ac	3	1	RE-MH-B:10	SR
078-400-59-1	0.79	4 d.u. / ac	3	1	RE-MH-B:10	SR
078-400-60-1	0.66	4 d.u. / ac	2	1	RE-MH-B:10	SR
078-400-61-1	0.50	4 d.u. / ac	2	1	RE-MH-B:10	SR
079-360-06-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
079-370-44-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
079-370-49-1	0.17	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-020-08-1	0.48	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-020-09-1	0.72	4 d.u. / ac	2	1	RE-MH-B:10	SR
089-030-04-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-030-06-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
089-030-07-1	0.25	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-030-13-1	0.20	4 d.u. / ac	1	1	RE-MH-B:10	SR
089-050-10-1	0.62	4 d.u. / ac	2	1	RE-MH-B:10	SR
089-050-11-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	SR
089-050-12-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	VFA
089-050-13-1	0.62	4 d.u. / ac	2	1	RE-MH-B:10	VFA
089-050-14-1	0.78	4 d.u. / ac	3	1	RE-MH-B:10	VFA
089-070-05-1	3.83	4 d.u. / ac	15	3	RE-MH-B:10	SR
089-080-39-1	1.40	4 d.u. / ac	5	1	RE-MH-B:10	SR
089-080-40-1	1.40	4 d.u. / ac	5	1	RE-MH-B:10	SR
089-080-42-1	1.40	4 d.u. / ac	5	1	RE-MH-B:10	SR
089-110-04-1	1.36	4 d.u. / ac	5	1	RE-MH-B:10	SR
Subtotal	126.90		458	171		
RE-MH-BZ-Moderate						
024-160-54-1	6.12	NO SPLIT	1	1	RE-MH-BZ	SR
Subtotal	6.12		1	1		
RE-BZ-Moderate						
060-010-03-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-010-06-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-010-10-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-010-11-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-010-13-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-010-14-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-010-21-1	1.13	NO SPLIT	1	1	RE-BZ	SR
060-010-26-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-010-35-1	1.29	NO SPLIT	1	1	RE-BZ	SR
060-020-01-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-020-04-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-020-07-1	1.11	NO SPLIT	1	1	RE-BZ	SR
060-020-09-1	1.32	NO SPLIT	1	1	RE-BZ	SR
060-020-12-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-020-28-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-020-36-1	1.11	NO SPLIT	1	1	RE-BZ	SR
060-020-43-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-020-52-1	1.38	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
060-020-64-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-020-66-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-020-77-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-020-78-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-030-01-1	1.40	NO SPLIT	1	1	RE-BZ	SR
060-030-02-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-030-03-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-030-09-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-030-14-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-030-19-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-030-24-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-25-1	1.13	NO SPLIT	1	1	RE-BZ	SR
060-030-30-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-35-1	0.64	NO SPLIT	1	1	RE-BZ	SR
060-030-36-1	0.37	NO SPLIT	1	1	RE-BZ	SR
060-030-41-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-45-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-51-1	1.17	NO SPLIT	1	1	RE-BZ	SR
060-030-56-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-68-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-77-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-79-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-030-82-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-030-84-1	1.16	NO SPLIT	1	1	RE-BZ	SR
060-040-06-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-040-15-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-040-17-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-040-19-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-040-30-1	0.00	NO SPLIT	1	1	RE-BZ	SR
060-040-32-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-040-33-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-040-45-1	1.50	NO SPLIT	1	1	RE-BZ	SR
060-040-48-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-050-05-1	1.12	NO SPLIT	1	1	RE-BZ	SR
060-050-09-1	1.05	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
060-050-10-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-050-13-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-050-15-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-050-16-1	1.12	NO SPLIT	1	1	RE-BZ	SR
060-050-22-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-050-24-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-050-25-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-050-29-1	1.43	NO SPLIT	1	1	RE-BZ	SR
060-050-31-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-050-32-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-050-36-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-050-37-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-050-38-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-050-39-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-050-40-1	1.12	NO SPLIT	1	1	RE-BZ	SR
060-050-41-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-050-43-1	1.18	NO SPLIT	1	1	RE-BZ	SR
060-050-44-1	1.15	NO SPLIT	1	1	RE-BZ	SR
060-050-45-1	0.99	NO SPLIT	1	1	RE-BZ	SR
060-060-01-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-03-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-06-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-08-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-09-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-15-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-16-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-060-17-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-21-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-060-22-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-060-24-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-060-28-1	0.99	NO SPLIT	1	1	RE-BZ	SR
060-060-29-1	0.98	NO SPLIT	1	1	RE-BZ	SR
060-060-30-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-31-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-060-32-1	1.03	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-060-33-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-34-1	1.23	NO SPLIT	1	1	RE-BZ	SR
060-060-35-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-060-38-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-39-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-060-40-1	1.11	NO SPLIT	1	1	RE-BZ	SR
060-060-41-1	1.18	NO SPLIT	1	1	RE-BZ	SR
060-060-45-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-070-03-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-070-05-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-070-07-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-070-08-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-070-11-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-070-14-1	1.25	NO SPLIT	1	1	RE-BZ	GC
060-070-23-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-070-25-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-070-27-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-070-28-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-070-29-1	1.16	NO SPLIT	1	1	RE-BZ	SR
060-070-32-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-070-33-1	1.40	NO SPLIT	1	1	RE-BZ	SR
060-080-01-1	0.99	NO SPLIT	1	1	RE-BZ	SR
060-080-02-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-080-06-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-080-07-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-080-09-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-080-11-1	1.53	NO SPLIT	1	1	RE-BZ	SR
060-080-13-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-080-14-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-080-15-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-080-17-1	1.27	NO SPLIT	1	1	RE-BZ	SR
060-080-18-1	1.61	NO SPLIT	1	1	RE-BZ	SR
060-080-22-1	1.16	NO SPLIT	1	1	RE-BZ	SR
060-080-23-1	1.43	NO SPLIT	1	1	RE-BZ	SR
060-080-27-1	1.08	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
060-080-28-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-080-30-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-080-31-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-080-32-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-080-33-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-080-34-1	1.25	NO SPLIT	1	1	RE-BZ	SR
060-080-35-1	1.15	NO SPLIT	1	1	RE-BZ	SR
060-080-36-1	1.19	NO SPLIT	1	1	RE-BZ	SR
060-080-37-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-080-38-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-080-39-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-080-40-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-080-42-1	1.17	NO SPLIT	1	1	RE-BZ	SR
060-080-43-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-080-45-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-080-46-1	1.44	NO SPLIT	1	1	RE-BZ	SR
060-080-47-1	1.43	NO SPLIT	1	1	RE-BZ	SR
060-080-50-1	1.27	NO SPLIT	1	1	RE-BZ	SR
060-080-54-1	1.31	NO SPLIT	1	1	RE-BZ	SR
060-080-55-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-080-56-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-080-57-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-080-58-1	1.18	NO SPLIT	1	1	RE-BZ	SR
060-090-03-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-090-04-1	1.12	NO SPLIT	1	1	RE-BZ	SR
060-090-05-1	1.15	NO SPLIT	1	1	RE-BZ	SR
060-090-06-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-090-09-1	1.19	NO SPLIT	1	1	RE-BZ	SR
060-090-10-1	1.19	NO SPLIT	1	1	RE-BZ	SR
060-090-11-1	1.26	NO SPLIT	1	1	RE-BZ	SR
060-090-12-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-090-13-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-090-14-1	1.33	NO SPLIT	1	1	RE-BZ	SR
060-090-15-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-090-16-1	4.91	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
060-090-17-1	1.44	NO SPLIT	1	1	RE-BZ	SR
060-090-20-1	1.90	NO SPLIT	1	1	RE-BZ	SR
060-090-21-1	1.25	NO SPLIT	1	1	RE-BZ	SR
060-090-23-1	1.54	NO SPLIT	1	1	RE-BZ	SR
060-090-24-1	2.00	NO SPLIT	1	1	RE-BZ	SR
060-100-05-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-100-07-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-100-08-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-100-09-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-100-11-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-100-12-1	1.35	NO SPLIT	1	1	RE-BZ	SR
060-100-13-1	1.13	NO SPLIT	1	1	RE-BZ	SR
060-100-16-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-100-17-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-100-18-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-100-20-1	1.17	NO SPLIT	1	1	RE-BZ	SR
060-100-21-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-100-23-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-100-24-1	1.62	NO SPLIT	1	1	RE-BZ	SR
060-100-26-1	1.25	NO SPLIT	1	1	RE-BZ	SR
060-100-27-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-100-29-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-100-30-1	1.91	NO SPLIT	1	1	RE-BZ	SR
060-100-31-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-100-33-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-100-36-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-100-37-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-100-38-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-100-41-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-100-42-1	1.32	NO SPLIT	1	1	RE-BZ	SR
060-100-44-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-100-45-1	1.17	NO SPLIT	1	1	RE-BZ	SR
060-100-46-1	1.26	NO SPLIT	1	1	RE-BZ	SR
060-100-48-1	1.23	NO SPLIT	1	1	RE-BZ	SR
060-100-49-1	1.12	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
060-100-50-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-100-51-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-100-52-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-100-53-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-100-54-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-100-55-1	1.23	NO SPLIT	1	1	RE-BZ	SR
060-100-56-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-110-03-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-110-05-1	2.07	NO SPLIT	1	1	RE-BZ	SR
060-110-07-1	0.99	NO SPLIT	1	1	RE-BZ	SR
060-110-08-1	1.19	NO SPLIT	1	1	RE-BZ	SR
060-110-09-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-10-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-11-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-110-12-1	0.94	NO SPLIT	1	1	RE-BZ	SR
060-110-13-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-110-15-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-110-16-1	1.44	NO SPLIT	1	1	RE-BZ	SR
060-110-17-1	1.39	NO SPLIT	1	1	RE-BZ	SR
060-110-18-1	1.11	NO SPLIT	1	1	RE-BZ	SR
060-110-19-1	1.28	NO SPLIT	1	1	RE-BZ	SR
060-110-20-1	1.12	NO SPLIT	1	1	RE-BZ	SR
060-110-21-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-110-22-1	1.15	NO SPLIT	1	1	RE-BZ	SR
060-110-24-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-25-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-26-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-27-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-30-1	1.23	NO SPLIT	1	1	RE-BZ	SR
060-110-31-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-110-32-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-110-34-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-110-36-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-110-38-1	1.17	NO SPLIT	1	1	RE-BZ	SR
060-110-39-1	1.26	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
060-110-40-1	0.96	NO SPLIT	1	1	RE-BZ	SR
060-110-41-1	2.80	NO SPLIT	1	1	RE-BZ	SR
060-110-42-1	1.50	NO SPLIT	1	1	RE-BZ	SR
060-110-43-1	1.13	NO SPLIT	1	1	RE-BZ	SR
060-110-44-1	1.23	NO SPLIT	1	1	RE-BZ	SR
060-110-45-1	1.60	NO SPLIT	1	1	RE-BZ	SR
060-110-46-1	3.40	NO SPLIT	1	1	RE-BZ	SR
060-120-02-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-120-03-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-120-04-1	1.34	NO SPLIT	1	1	RE-BZ	SR
060-120-05-1	1.56	NO SPLIT	1	1	RE-BZ	SR
060-120-06-1	1.26	NO SPLIT	1	1	RE-BZ	SR
060-120-07-1	1.58	NO SPLIT	1	1	RE-BZ	SR
060-120-08-1	1.10	NO SPLIT	1	1	RE-BZ	SR
060-120-09-1	1.12	NO SPLIT	1	1	RE-BZ	SR
060-120-10-1	1.11	NO SPLIT	1	1	RE-BZ	SR
060-120-11-1	1.39	NO SPLIT	1	1	RE-BZ	SR
060-120-12-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-120-14-1	1.15	NO SPLIT	1	1	RE-BZ	SR
060-120-15-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-120-16-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-120-17-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-120-19-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-120-21-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-120-24-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-120-25-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-120-26-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-120-28-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-120-29-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-120-30-1	1.22	NO SPLIT	1	1	RE-BZ	SR
060-120-34-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-130-01-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-130-03-1	1.02	NO SPLIT	1	1	RE-BZ	SR
060-130-04-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-130-05-1	1.05	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
060-130-06-1	1.05	NO SPLIT	1	1	RE-BZ	SR
060-130-07-1	1.00	NO SPLIT	1	1	RE-BZ	SR
060-130-08-1	1.50	NO SPLIT	1	1	RE-BZ	SR
060-130-10-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-130-12-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-130-13-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-130-15-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-130-16-1	1.04	NO SPLIT	1	1	RE-BZ	SR
060-130-17-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-130-18-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-130-19-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-130-21-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-130-22-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-130-23-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-130-24-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-130-26-1	1.30	NO SPLIT	1	1	RE-BZ	SR
060-140-02-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-140-03-1	1.07	NO SPLIT	1	1	RE-BZ	SR
060-140-04-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-140-05-1	1.03	NO SPLIT	1	1	RE-BZ	SR
060-140-11-1	1.09	NO SPLIT	1	1	RE-BZ	SR
060-140-14-1	1.06	NO SPLIT	1	1	RE-BZ	SR
060-140-16-1	1.08	NO SPLIT	1	1	RE-BZ	SR
060-140-17-1	1.26	NO SPLIT	1	1	RE-BZ	SR
060-140-18-1	1.14	NO SPLIT	1	1	RE-BZ	SR
060-140-22-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-140-23-1	1.01	NO SPLIT	1	1	RE-BZ	SR
060-140-24-1	1.17	NO SPLIT	1	1	RE-BZ	SR
060-140-25-1	1.19	NO SPLIT	1	1	RE-BZ	SR
060-140-28-1	1.20	NO SPLIT	1	1	RE-BZ	SR
060-140-30-1	1.50	NO SPLIT	1	1	RE-BZ	SR
060-160-21-1	1.10	NO SPLIT	1	1	RE-BZ	GC
062-010-03-1	1.43	NO SPLIT	1	1	RE-BZ	SR
062-010-04-1	1.95	NO SPLIT	1	1	RE-BZ	SR
062-010-05-1	1.52	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-010-11-1	1.95	NO SPLIT	1	1	RE-BZ	SR
062-010-14-1	2.08	NO SPLIT	1	1	RE-BZ	SR
062-010-19-1	2.00	NO SPLIT	1	1	RE-BZ	SR
062-010-22-1	1.35	NO SPLIT	1	1	RE-BZ	SR
062-010-23-1	1.91	NO SPLIT	1	1	RE-BZ	SR
062-010-24-1	2.24	NO SPLIT	1	1	RE-BZ	SR
062-010-25-1	2.14	NO SPLIT	1	1	RE-BZ	SR
062-010-26-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-010-32-1	1.71	NO SPLIT	1	1	RE-BZ	SR
062-010-41-1	1.12	NO SPLIT	1	1	RE-BZ	SR
062-020-08-1	1.01	NO SPLIT	1	1	RE-BZ	SR
062-020-14-1	0.98	NO SPLIT	1	1	RE-BZ	SR
062-020-16-1	1.12	NO SPLIT	1	1	RE-BZ	SR
062-020-17-1	1.04	NO SPLIT	1	1	RE-BZ	SR
062-020-18-1	1.11	NO SPLIT	1	1	RE-BZ	SR
062-020-22-1	1.00	NO SPLIT	1	1	RE-BZ	SR
062-020-23-1	0.98	NO SPLIT	1	1	RE-BZ	SR
062-020-26-1	1.16	NO SPLIT	1	1	RE-BZ	SR
062-020-29-1	0.97	NO SPLIT	1	1	RE-BZ	SR
062-020-30-1	0.97	NO SPLIT	1	1	RE-BZ	SR
062-020-31-1	1.08	NO SPLIT	1	1	RE-BZ	SR
062-020-34-1	1.33	NO SPLIT	1	1	RE-BZ	SR
062-020-38-1	1.36	NO SPLIT	1	1	RE-BZ	SR
062-020-40-1	1.20	NO SPLIT	1	1	RE-BZ	SR
062-020-45-1	2.11	NO SPLIT	1	1	RE-BZ	SR
062-020-48-1	1.22	NO SPLIT	1	1	RE-BZ	SR
062-020-52-1	1.13	NO SPLIT	1	1	RE-BZ	SR
062-020-53-1	1.36	NO SPLIT	1	1	RE-BZ	SR
062-020-55-1	1.11	NO SPLIT	1	1	RE-BZ	SR
062-020-63-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-020-64-1	2.70	NO SPLIT	1	1	RE-BZ	SR
062-030-01-1	5.29	NO SPLIT	1	1	RE-BZ	SR
062-030-02-1	6.04	NO SPLIT	1	1	RE-BZ	SR
062-030-03-1	3.84	NO SPLIT	1	1	RE-BZ	SR
062-030-05-1	3.92	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-030-07-1	5.32	NO SPLIT	1	1	RE-BZ	SR
062-030-08-1	4.83	NO SPLIT	1	1	RE-BZ	SR
062-030-09-1	8.51	NO SPLIT	1	1	RE-BZ	SR
062-030-14-1	3.09	NO SPLIT	1	1	RE-BZ	SR
062-030-16-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-030-17-1	3.25	NO SPLIT	1	1	RE-BZ	SR
062-030-21-1	2.07	NO SPLIT	1	1	RE-BZ	SR
062-040-01-1	1.39	NO SPLIT	1	1	RE-BZ	SR
062-040-04-1	1.75	NO SPLIT	1	1	RE-BZ	SR
062-040-09-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-040-12-1	1.36	NO SPLIT	1	1	RE-BZ	SR
062-040-16-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-040-20-1	2.69	NO SPLIT	1	1	RE-BZ	SR
062-040-24-1	1.46	NO SPLIT	1	1	RE-BZ	SR
062-040-26-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-040-27-1	2.71	NO SPLIT	1	1	RE-BZ	SR
062-040-35-1	1.33	NO SPLIT	1	1	RE-BZ	SR
062-040-36-1	1.04	NO SPLIT	1	1	RE-BZ	SR
062-040-37-1	2.20	NO SPLIT	1	1	RE-BZ	SR
062-040-40-1	1.54	NO SPLIT	1	1	RE-BZ	SR
062-040-41-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-040-42-1	1.85	NO SPLIT	1	1	RE-BZ	SR
062-050-03-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-050-04-1	2.03	NO SPLIT	1	1	RE-BZ	SR
062-050-06-1	0.99	NO SPLIT	1	1	RE-BZ	SR
062-050-07-1	1.07	NO SPLIT	1	1	RE-BZ	SR
062-050-10-1	1.39	NO SPLIT	1	1	RE-BZ	SR
062-050-11-1	1.01	NO SPLIT	1	1	RE-BZ	SR
062-050-13-1	1.00	NO SPLIT	1	1	RE-BZ	SR
062-050-14-1	0.97	NO SPLIT	1	1	RE-BZ	SR
062-050-35-1	1.03	NO SPLIT	1	1	RE-BZ	SR
062-050-37-1	1.17	NO SPLIT	1	1	RE-BZ	SR
062-050-38-1	2.21	NO SPLIT	1	1	RE-BZ	SR
062-060-01-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-060-02-1	1.60	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-060-06-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-060-07-1	1.23	NO SPLIT	1	1	RE-BZ	SR
062-060-09-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-060-30-1	2.93	NO SPLIT	1	1	RE-BZ	SR
062-060-37-1	2.53	NO SPLIT	1	1	RE-BZ	SR
062-060-38-1	1.26	NO SPLIT	1	1	RE-BZ	SR
062-060-39-1	1.37	NO SPLIT	1	1	RE-BZ	SR
062-060-41-1	2.46	NO SPLIT	1	1	RE-BZ	SR
062-060-42-1	1.48	NO SPLIT	1	1	RE-BZ	SR
062-060-43-1	14.23	NO SPLIT	1	1	RE-BZ	SR
062-070-11-1	1.53	NO SPLIT	1	1	RE-BZ	SR
062-070-12-1	1.75	NO SPLIT	1	1	RE-BZ	SR
062-070-13-1	1.83	NO SPLIT	1	1	RE-BZ	SR
062-070-14-1	4.40	NO SPLIT	1	1	RE-BZ	SR
062-070-15-1	6.49	NO SPLIT	1	1	RE-BZ	SR
062-070-16-1	3.71	NO SPLIT	1	1	RE-BZ	SR
062-070-17-1	4.56	NO SPLIT	1	1	RE-BZ	SR
062-070-18-1	4.59	NO SPLIT	1	1	RE-BZ	SR
062-070-19-1	2.59	NO SPLIT	1	1	RE-BZ	SR
062-070-20-1	2.09	NO SPLIT	1	1	RE-BZ	SR
062-070-21-1	1.83	NO SPLIT	1	1	RE-BZ	SR
062-070-28-1	3.34	NO SPLIT	1	1	RE-BZ	SR
062-070-29-1	1.62	NO SPLIT	1	1	RE-BZ	SR
062-070-31-1	4.09	NO SPLIT	1	1	RE-BZ	SR
062-070-32-1	2.96	NO SPLIT	1	1	RE-BZ	SR
062-070-34-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-070-35-1	1.19	NO SPLIT	1	1	RE-BZ	SR
062-070-37-1	1.44	NO SPLIT	1	1	RE-BZ	SR
062-070-38-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-080-01-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-080-04-1	3.11	NO SPLIT	1	1	RE-BZ	SR
062-080-06-1	1.85	NO SPLIT	1	1	RE-BZ	SR
062-080-14-1	1.19	NO SPLIT	1	1	RE-BZ	SR
062-080-15-1	1.64	NO SPLIT	1	1	RE-BZ	SR
062-080-16-1	1.44	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-090-05-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-090-06-1	2.71	NO SPLIT	1	1	RE-BZ	SR
062-090-07-1	4.65	NO SPLIT	1	1	RE-BZ	SR
062-090-25-1	3.32	NO SPLIT	1	1	RE-BZ	SR
062-090-27-1	2.24	NO SPLIT	1	1	RE-BZ	SR
062-090-28-1	2.16	NO SPLIT	1	1	RE-BZ	SR
062-090-29-1	7.16	NO SPLIT	1	1	RE-BZ	SR
062-090-30-1	1.74	NO SPLIT	1	1	RE-BZ	SR
062-090-32-1	3.11	NO SPLIT	1	1	RE-BZ	SR
062-090-34-1	2.36	NO SPLIT	1	1	RE-BZ	SR
062-090-35-1	3.40	NO SPLIT	1	1	RE-BZ	SR
062-090-37-1	3.66	NO SPLIT	1	1	RE-BZ	SR
062-090-38-1	3.80	NO SPLIT	1	1	RE-BZ	SR
062-100-03-1	1.43	NO SPLIT	1	1	RE-BZ	SR
062-100-07-1	1.48	NO SPLIT	1	1	RE-BZ	SR
062-100-08-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-100-31-1	1.34	NO SPLIT	1	1	RE-BZ	SR
062-100-32-1	1.70	NO SPLIT	1	1	RE-BZ	SR
062-100-33-1	1.12	NO SPLIT	1	1	RE-BZ	SR
062-100-60-1	2.21	NO SPLIT	1	1	RE-BZ	SR
062-100-61-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-100-62-1	2.01	NO SPLIT	1	1	RE-BZ	SR
062-100-63-1	1.91	NO SPLIT	1	1	RE-BZ	SR
062-100-65-1	4.82	NO SPLIT	1	1	RE-BZ	SR
062-100-75-1	1.36	NO SPLIT	1	1	RE-BZ	SR
062-110-01-1	1.30	NO SPLIT	1	1	RE-BZ	SR
062-110-04-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-110-05-1	1.45	NO SPLIT	1	1	RE-BZ	SR
062-110-12-1	1.85	NO SPLIT	1	1	RE-BZ	SR
062-110-13-1	2.32	NO SPLIT	1	1	RE-BZ	SR
062-110-22-1	1.00	NO SPLIT	1	1	RE-BZ	SR
062-120-01-1	1.39	NO SPLIT	1	1	RE-BZ	SR
062-120-07-1	1.20	NO SPLIT	1	1	RE-BZ	SR
062-120-14-1	0.99	NO SPLIT	1	1	RE-BZ	SR
062-120-22-1	1.05	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-120-24-1	1.14	NO SPLIT	1	1	RE-BZ	SR
062-120-51-1	2.43	NO SPLIT	1	1	RE-BZ	SR
062-120-53-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-120-54-1	1.09	NO SPLIT	1	1	RE-BZ	SR
062-120-81-1	1.17	NO SPLIT	1	1	RE-BZ	SR
062-120-83-1	1.45	NO SPLIT	1	1	RE-BZ	SR
062-130-02-1	3.63	NO SPLIT	1	1	RE-BZ	SR
062-130-07-1	1.23	NO SPLIT	1	1	RE-BZ	SR
062-130-08-1	1.75	NO SPLIT	1	1	RE-BZ	SR
062-130-17-1	1.34	NO SPLIT	1	1	RE-BZ	SR
062-130-19-1	1.82	NO SPLIT	1	1	RE-BZ	SR
062-130-20-1	2.09	NO SPLIT	1	1	RE-BZ	SR
062-130-21-1	1.74	NO SPLIT	1	1	RE-BZ	SR
062-130-23-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-130-26-1	2.16	NO SPLIT	1	1	RE-BZ	SR
062-130-27-1	1.29	NO SPLIT	1	1	RE-BZ	SR
062-130-28-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-130-29-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-130-30-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-130-31-1	2.27	NO SPLIT	1	1	RE-BZ	SR
062-130-34-1	1.70	NO SPLIT	1	1	RE-BZ	SR
062-130-35-1	1.92	NO SPLIT	1	1	RE-BZ	SR
062-130-39-1	1.83	NO SPLIT	1	1	RE-BZ	SR
062-130-42-1	1.35	NO SPLIT	1	1	RE-BZ	SR
062-130-43-1	2.13	NO SPLIT	1	1	RE-BZ	SR
062-130-46-1	1.62	NO SPLIT	1	1	RE-BZ	SR
062-140-04-1	1.31	NO SPLIT	1	1	RE-BZ	SR
062-140-05-1	1.24	NO SPLIT	1	1	RE-BZ	SR
062-140-07-1	1.17	NO SPLIT	1	1	RE-BZ	SR
062-140-09-1	1.54	NO SPLIT	1	1	RE-BZ	SR
062-140-10-1	1.38	NO SPLIT	1	1	RE-BZ	SR
062-140-11-1	1.81	NO SPLIT	1	1	RE-BZ	SR
062-140-13-1	1.76	NO SPLIT	1	1	RE-BZ	SR
062-140-15-1	1.65	NO SPLIT	1	1	RE-BZ	SR
062-140-16-1	1.64	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-140-18-1	1.14	NO SPLIT	1	1	RE-BZ	SR
062-140-22-1	1.28	NO SPLIT	1	1	RE-BZ	SR
062-140-24-1	1.06	NO SPLIT	1	1	RE-BZ	SR
062-140-25-1	6.35	NO SPLIT	1	1	RE-BZ	SR
062-140-32-1	1.09	NO SPLIT	1	1	RE-BZ	SR
062-140-34-1	11.24	NO SPLIT	1	1	RE-BZ	SR
062-150-02-1	2.56	NO SPLIT	1	1	RE-BZ	SR
062-150-03-1	2.69	NO SPLIT	1	1	RE-BZ	SR
062-150-04-1	1.81	NO SPLIT	1	1	RE-BZ	SR
062-150-05-1	2.29	NO SPLIT	1	1	RE-BZ	SR
062-150-12-1	1.16	NO SPLIT	1	1	RE-BZ	SR
062-150-14-1	1.82	NO SPLIT	1	1	RE-BZ	SR
062-150-15-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-150-16-1	2.23	NO SPLIT	1	1	RE-BZ	SR
062-150-29-1	2.16	NO SPLIT	1	1	RE-BZ	SR
062-150-30-1	1.87	NO SPLIT	1	1	RE-BZ	SR
062-150-31-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-150-32-1	2.96	NO SPLIT	1	1	RE-BZ	SR
062-150-33-1	1.59	NO SPLIT	1	1	RE-BZ	SR
062-150-34-1	2.76	NO SPLIT	1	1	RE-BZ	SR
062-150-35-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-160-01-1	3.47	NO SPLIT	1	1	RE-BZ	SR
062-160-02-1	1.88	NO SPLIT	1	1	RE-BZ	SR
062-160-03-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-160-06-1	1.55	NO SPLIT	1	1	RE-BZ	SR
062-160-08-1	6.74	NO SPLIT	1	1	RE-BZ	SR
062-160-09-1	2.55	NO SPLIT	1	1	RE-BZ	SR
062-160-12-1	1.99	NO SPLIT	1	1	RE-BZ	SR
062-160-13-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-160-14-1	1.95	NO SPLIT	1	1	RE-BZ	SR
062-160-15-1	1.83	NO SPLIT	1	1	RE-BZ	SR
062-160-16-1	1.44	NO SPLIT	1	1	RE-BZ	SR
062-160-17-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-160-19-1	1.65	NO SPLIT	1	1	RE-BZ	SR
062-160-20-1	1.80	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-160-21-1	2.31	NO SPLIT	1	1	RE-BZ	SR
062-170-01-1	4.06	NO SPLIT	1	1	RE-BZ	SR
062-170-02-1	2.47	NO SPLIT	1	1	RE-BZ	SR
062-170-03-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-170-05-1	3.06	NO SPLIT	1	1	RE-BZ	SR
062-170-06-1	2.83	NO SPLIT	1	1	RE-BZ	SR
062-170-07-1	2.50	NO SPLIT	1	1	RE-BZ	SR
062-170-08-1	1.86	NO SPLIT	1	1	RE-BZ	SR
062-170-09-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-170-10-1	4.75	NO SPLIT	1	1	RE-BZ	SR
062-170-11-1	2.07	NO SPLIT	1	1	RE-BZ	SR
062-170-12-1	2.16	NO SPLIT	1	1	RE-BZ	SR
062-170-13-1	2.28	NO SPLIT	1	1	RE-BZ	SR
062-170-14-1	5.18	NO SPLIT	1	1	RE-BZ	SR
062-170-15-1	1.95	NO SPLIT	1	1	RE-BZ	SR
062-170-16-1	2.28	NO SPLIT	1	1	RE-BZ	SR
062-170-23-1	1.58	NO SPLIT	1	1	RE-BZ	SR
062-170-30-1	1.63	NO SPLIT	1	1	RE-BZ	SR
062-170-35-1	1.86	NO SPLIT	1	1	RE-BZ	SR
062-170-36-1	1.53	NO SPLIT	1	1	RE-BZ	SR
062-170-37-1	2.20	NO SPLIT	1	1	RE-BZ	SR
062-170-38-1	2.05	NO SPLIT	1	1	RE-BZ	SR
062-170-39-1	7.57	NO SPLIT	1	1	RE-BZ	SR
062-170-40-1	4.46	NO SPLIT	1	1	RE-BZ	SR
062-180-01-1	2.28	NO SPLIT	1	1	RE-BZ	SR
062-180-02-1	1.84	NO SPLIT	1	1	RE-BZ	SR
062-180-03-1	1.35	NO SPLIT	1	1	RE-BZ	SR
062-180-04-1	2.96	NO SPLIT	1	1	RE-BZ	SR
062-180-05-1	4.60	NO SPLIT	1	1	RE-BZ	SR
062-180-06-1	2.61	NO SPLIT	1	1	RE-BZ	SR
062-180-07-1	2.84	NO SPLIT	1	1	RE-BZ	SR
062-180-08-1	3.98	NO SPLIT	1	1	RE-BZ	SR
062-180-09-1	3.35	NO SPLIT	1	1	RE-BZ	SR
062-180-10-1	3.60	NO SPLIT	1	1	RE-BZ	SR
062-180-11-1	3.14	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-180-13-1	2.52	NO SPLIT	1	1	RE-BZ	SR
062-180-15-1	2.83	NO SPLIT	1	1	RE-BZ	SR
062-180-16-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-180-17-1	2.37	NO SPLIT	1	1	RE-BZ	SR
062-180-18-1	2.14	NO SPLIT	1	1	RE-BZ	SR
062-180-19-1	2.75	NO SPLIT	1	1	RE-BZ	SR
062-180-20-1	3.74	NO SPLIT	1	1	RE-BZ	SR
062-180-21-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-180-22-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-180-23-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-180-24-1	2.38	NO SPLIT	1	1	RE-BZ	SR
062-180-27-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-180-28-1	2.30	NO SPLIT	1	1	RE-BZ	SR
062-180-29-1	1.52	NO SPLIT	1	1	RE-BZ	SR
062-190-01-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-190-02-1	1.64	NO SPLIT	1	1	RE-BZ	SR
062-190-03-1	1.54	NO SPLIT	1	1	RE-BZ	SR
062-190-05-1	2.26	NO SPLIT	1	1	RE-BZ	SR
062-190-06-1	1.72	NO SPLIT	1	1	RE-BZ	SR
062-190-07-1	2.22	NO SPLIT	1	1	RE-BZ	SR
062-190-08-1	2.98	NO SPLIT	1	1	RE-BZ	SR
062-190-10-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-190-11-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-190-12-1	1.52	NO SPLIT	1	1	RE-BZ	SR
062-190-19-1	2.33	NO SPLIT	1	1	RE-BZ	SR
062-190-21-1	1.85	NO SPLIT	1	1	RE-BZ	SR
062-190-25-1	2.01	NO SPLIT	1	1	RE-BZ	SR
062-190-26-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-190-27-1	1.10	NO SPLIT	1	1	RE-BZ	SR
062-190-28-1	1.86	NO SPLIT	1	1	RE-BZ	SR
062-190-29-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-190-30-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-190-31-1	2.77	NO SPLIT	1	1	RE-BZ	SR
062-200-06-1	1.74	NO SPLIT	1	1	RE-BZ	SR
062-200-07-1	1.57	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-200-09-1	2.52	NO SPLIT	1	1	RE-BZ	SR
062-200-10-1	2.66	NO SPLIT	1	1	RE-BZ	SR
062-200-11-1	1.46	NO SPLIT	1	1	RE-BZ	SR
062-200-12-1	1.08	NO SPLIT	1	1	RE-BZ	SR
062-200-17-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-200-18-1	1.04	NO SPLIT	1	1	RE-BZ	SR
062-200-20-1	1.35	NO SPLIT	1	1	RE-BZ	SR
062-210-04-1	1.31	NO SPLIT	1	1	RE-BZ	SR
062-210-05-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-210-10-1	1.17	NO SPLIT	1	1	RE-BZ	SR
062-210-20-1	1.38	NO SPLIT	1	1	RE-BZ	SR
062-210-24-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-210-25-1	1.59	NO SPLIT	1	1	RE-BZ	SR
062-210-28-1	1.14	NO SPLIT	1	1	RE-BZ	SR
062-210-29-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-210-34-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-210-35-1	1.58	NO SPLIT	1	1	RE-BZ	SR
062-210-39-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-210-40-1	4.08	NO SPLIT	1	1	RE-BZ	SR
062-210-42-1	2.06	NO SPLIT	1	1	RE-BZ	SR
062-210-44-1	3.50	NO SPLIT	1	1	RE-BZ	SR
062-210-45-1	2.99	NO SPLIT	1	1	RE-BZ	SR
062-210-47-1	2.08	NO SPLIT	1	1	RE-BZ	SR
062-220-01-1	1.88	NO SPLIT	1	1	RE-BZ	SR
062-220-05-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-220-10-1	2.63	NO SPLIT	1	1	RE-BZ	SR
062-220-11-1	2.25	NO SPLIT	1	1	RE-BZ	SR
062-220-12-1	2.83	NO SPLIT	1	1	RE-BZ	SR
062-220-13-1	2.47	NO SPLIT	1	1	RE-BZ	SR
062-220-15-1	1.74	NO SPLIT	1	1	RE-BZ	SR
062-220-16-1	2.09	NO SPLIT	1	1	RE-BZ	SR
062-220-19-1	10.52	NO SPLIT	1	1	RE-BZ	SR
062-220-20-1	10.09	NO SPLIT	1	1	RE-BZ	SR
062-220-22-1	3.68	NO SPLIT	1	1	RE-BZ	SR
062-220-24-1	2.20	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-220-25-1	1.46	NO SPLIT	1	1	RE-BZ	SR
062-220-26-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-220-27-1	3.97	NO SPLIT	1	1	RE-BZ	SR
062-230-01-1	5.32	NO SPLIT	1	1	RE-BZ	SR
062-230-02-1	2.02	NO SPLIT	1	1	RE-BZ	SR
062-230-04-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-230-05-1	3.74	NO SPLIT	1	1	RE-BZ	SR
062-230-11-1	1.89	NO SPLIT	1	1	RE-BZ	SR
062-230-12-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-230-25-1	1.25	NO SPLIT	1	1	RE-BZ	SR
062-230-28-1	3.19	NO SPLIT	1	1	RE-BZ	SR
062-230-29-1	4.60	NO SPLIT	1	1	RE-BZ	SR
062-230-32-1	1.49	NO SPLIT	1	1	RE-BZ	SR
062-230-33-1	2.05	NO SPLIT	1	1	RE-BZ	SR
062-230-34-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-230-35-1	1.52	NO SPLIT	1	1	RE-BZ	SR
062-230-37-1	2.11	NO SPLIT	1	1	RE-BZ	SR
062-230-38-1	3.15	NO SPLIT	1	1	RE-BZ	SR
062-230-39-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-230-40-1	3.52	NO SPLIT	1	1	RE-BZ	SR
062-230-41-1	1.33	NO SPLIT	1	1	RE-BZ	SR
062-230-42-1	1.12	NO SPLIT	1	1	RE-BZ	SR
062-230-43-1	2.97	NO SPLIT	1	1	RE-BZ	SR
062-230-46-1	1.36	NO SPLIT	1	1	RE-BZ	SR
062-230-47-1	3.52	NO SPLIT	1	1	RE-BZ	SR
062-240-01-1	2.24	NO SPLIT	1	1	RE-BZ	SR
062-240-02-1	1.76	NO SPLIT	1	1	RE-BZ	SR
062-240-05-1	1.79	NO SPLIT	1	1	RE-BZ	SR
062-240-06-1	1.92	NO SPLIT	1	1	RE-BZ	SR
062-240-07-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-240-08-1	1.72	NO SPLIT	1	1	RE-BZ	SR
062-240-11-1	1.57	NO SPLIT	1	1	RE-BZ	SR
062-240-12-1	1.95	NO SPLIT	1	1	RE-BZ	SR
062-240-14-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-240-15-1	3.71	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-240-16-1	2.12	NO SPLIT	1	1	RE-BZ	SR
062-240-17-1	2.43	NO SPLIT	1	1	RE-BZ	SR
062-240-21-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-240-25-1	2.30	NO SPLIT	1	1	RE-BZ	SR
062-240-26-1	3.14	NO SPLIT	1	1	RE-BZ	SR
062-240-27-1	1.80	NO SPLIT	1	1	RE-BZ	SR
062-240-28-1	2.18	NO SPLIT	1	1	RE-BZ	SR
062-240-29-1	2.47	NO SPLIT	1	1	RE-BZ	SR
062-240-34-1	1.17	NO SPLIT	1	1	RE-BZ	SR
062-240-36-1	1.19	NO SPLIT	1	1	RE-BZ	SR
062-240-38-1	1.02	NO SPLIT	1	1	RE-BZ	SR
062-240-39-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-240-43-1	1.29	NO SPLIT	1	1	RE-BZ	SR
062-240-46-1	2.34	NO SPLIT	1	1	RE-BZ	SR
062-240-49-1	1.90	NO SPLIT	1	1	RE-BZ	SR
062-240-50-1	1.59	NO SPLIT	1	1	RE-BZ	SR
062-240-51-1	1.31	NO SPLIT	1	1	RE-BZ	SR
062-240-54-1	1.08	NO SPLIT	1	1	RE-BZ	SR
062-240-55-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-240-56-1	1.89	NO SPLIT	1	1	RE-BZ	SR
062-250-01-1	1.80	NO SPLIT	1	1	RE-BZ	SR
062-250-04-1	2.19	NO SPLIT	1	1	RE-BZ	SR
062-250-05-1	2.76	NO SPLIT	1	1	RE-BZ	SR
062-250-06-1	2.62	NO SPLIT	1	1	RE-BZ	SR
062-250-07-1	2.21	NO SPLIT	1	1	RE-BZ	SR
062-250-09-1	1.65	NO SPLIT	1	1	RE-BZ	SR
062-250-10-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-250-11-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-250-12-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-250-13-1	1.78	NO SPLIT	1	1	RE-BZ	SR
062-250-14-1	3.38	NO SPLIT	1	1	RE-BZ	SR
062-250-15-1	1.32	NO SPLIT	1	1	RE-BZ	SR
062-250-16-1	1.80	NO SPLIT	1	1	RE-BZ	SR
062-250-17-1	1.63	NO SPLIT	1	1	RE-BZ	SR
062-250-18-1	1.88	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-250-25-1	3.30	NO SPLIT	1	1	RE-BZ	SR
062-250-27-1	1.42	NO SPLIT	1	1	RE-BZ	SR
062-250-28-1	1.44	NO SPLIT	1	1	RE-BZ	SR
062-250-31-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-250-32-1	1.24	NO SPLIT	1	1	RE-BZ	SR
062-250-34-1	1.20	NO SPLIT	1	1	RE-BZ	SR
062-250-41-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-250-42-1	1.21	NO SPLIT	1	1	RE-BZ	SR
062-260-01-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-260-02-1	1.47	NO SPLIT	1	1	RE-BZ	SR
062-260-05-1	1.23	NO SPLIT	1	1	RE-BZ	SR
062-260-12-1	3.49	NO SPLIT	1	1	RE-BZ	SR
062-260-14-1	2.16	NO SPLIT	1	1	RE-BZ	SR
062-260-15-1	2.09	NO SPLIT	1	1	RE-BZ	SR
062-270-01-1	1.24	NO SPLIT	1	1	RE-BZ	SR
062-270-05-1	1.22	NO SPLIT	1	1	RE-BZ	SR
062-270-08-1	1.92	NO SPLIT	1	1	RE-BZ	SR
062-270-09-1	2.25	NO SPLIT	1	1	RE-BZ	SR
062-270-10-1	3.36	NO SPLIT	1	1	RE-BZ	SR
062-270-11-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-270-12-1	2.22	NO SPLIT	1	1	RE-BZ	SR
062-270-14-1	3.34	NO SPLIT	1	1	RE-BZ	SR
062-270-16-1	1.58	NO SPLIT	1	1	RE-BZ	SR
062-270-17-1	1.46	NO SPLIT	1	1	RE-BZ	SR
062-270-19-1	2.90	NO SPLIT	1	1	RE-BZ	SR
062-280-02-1	1.40	NO SPLIT	1	1	RE-BZ	SR
062-280-04-1	1.39	NO SPLIT	1	1	RE-BZ	SR
062-280-08-1	3.12	NO SPLIT	1	1	RE-BZ	SR
062-280-10-1	5.80	NO SPLIT	1	1	RE-BZ	SR
062-280-11-1	3.95	NO SPLIT	1	1	RE-BZ	SR
062-280-12-1	2.27	NO SPLIT	1	1	RE-BZ	SR
062-280-13-1	6.38	NO SPLIT	1	1	RE-BZ	SR
062-280-17-1	3.29	NO SPLIT	1	1	RE-BZ	SR
062-280-18-1	3.67	NO SPLIT	1	1	RE-BZ	SR
062-280-20-1	5.63	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-280-21-1	2.88	NO SPLIT	1	1	RE-BZ	SR
062-280-22-1	4.00	NO SPLIT	1	1	RE-BZ	SR
062-290-01-1	3.37	NO SPLIT	1	1	RE-BZ	SR
062-290-03-1	1.84	NO SPLIT	1	1	RE-BZ	SR
062-290-04-1	3.42	NO SPLIT	1	1	RE-BZ	SR
062-290-05-1	4.06	NO SPLIT	1	1	RE-BZ	SR
062-290-06-1	3.62	NO SPLIT	1	1	RE-BZ	SR
062-290-07-1	5.28	NO SPLIT	1	1	RE-BZ	SR
062-290-08-1	3.65	NO SPLIT	1	1	RE-BZ	SR
062-290-11-1	1.62	NO SPLIT	1	1	RE-BZ	SR
062-290-13-1	5.72	NO SPLIT	1	1	RE-BZ	SR
062-290-17-1	4.03	NO SPLIT	1	1	RE-BZ	SR
062-300-01-1	6.22	NO SPLIT	1	1	RE-BZ	SR
062-300-02-1	4.89	NO SPLIT	1	1	RE-BZ	SR
062-300-03-1	1.99	NO SPLIT	1	1	RE-BZ	SR
062-300-07-1	4.14	NO SPLIT	1	1	RE-BZ	SR
062-300-10-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-300-12-1	1.77	NO SPLIT	1	1	RE-BZ	SR
062-300-17-1	1.75	NO SPLIT	1	1	RE-BZ	SR
062-300-18-1	1.28	NO SPLIT	1	1	RE-BZ	SR
062-300-19-1	1.39	NO SPLIT	1	1	RE-BZ	SR
062-300-20-1	3.20	NO SPLIT	1	1	RE-BZ	SR
062-300-21-1	1.90	NO SPLIT	1	1	RE-BZ	SR
062-300-23-1	1.45	NO SPLIT	1	1	RE-BZ	SR
062-300-26-1	3.21	NO SPLIT	1	1	RE-BZ	SR
062-300-27-1	1.45	NO SPLIT	1	1	RE-BZ	SR
062-300-29-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-300-33-1	2.83	NO SPLIT	1	1	RE-BZ	SR
062-300-34-1	3.53	NO SPLIT	1	1	RE-BZ	SR
062-300-36-1	4.35	NO SPLIT	1	1	RE-BZ	SR
062-310-01-1	3.08	NO SPLIT	1	1	RE-BZ	SR
062-310-02-1	4.02	NO SPLIT	1	1	RE-BZ	SR
062-310-03-1	1.77	NO SPLIT	1	1	RE-BZ	SR
062-310-04-1	1.22	NO SPLIT	1	1	RE-BZ	SR
062-310-05-1	1.20	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-310-09-1	3.02	NO SPLIT	1	1	RE-BZ	SR
062-310-10-1	2.77	NO SPLIT	1	1	RE-BZ	SR
062-310-11-1	2.34	NO SPLIT	1	1	RE-BZ	SR
062-310-13-1	1.82	NO SPLIT	1	1	RE-BZ	SR
062-310-14-1	1.66	NO SPLIT	1	1	RE-BZ	SR
062-310-15-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-310-16-1	5.71	NO SPLIT	1	1	RE-BZ	SR
062-310-18-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-310-19-1	1.63	NO SPLIT	1	1	RE-BZ	SR
062-310-21-1	4.57	NO SPLIT	1	1	RE-BZ	SR
062-310-22-1	1.32	NO SPLIT	1	1	RE-BZ	SR
062-310-26-1	2.30	NO SPLIT	1	1	RE-BZ	SR
062-320-01-1	5.81	NO SPLIT	1	1	RE-BZ	SR
062-320-02-1	2.37	NO SPLIT	1	1	RE-BZ	SR
062-320-04-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-320-06-1	2.94	NO SPLIT	1	1	RE-BZ	SR
062-320-08-1	2.08	NO SPLIT	1	1	RE-BZ	SR
062-320-09-1	2.63	NO SPLIT	1	1	RE-BZ	SR
062-320-10-1	1.77	NO SPLIT	1	1	RE-BZ	SR
062-320-14-1	1.99	NO SPLIT	1	1	RE-BZ	SR
062-320-18-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-320-23-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-320-26-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-320-27-1	2.25	NO SPLIT	1	1	RE-BZ	SR
062-320-36-1	1.49	NO SPLIT	1	1	RE-BZ	SR
062-320-37-1	1.43	NO SPLIT	1	1	RE-BZ	SR
062-320-38-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-320-41-1	2.23	NO SPLIT	1	1	RE-BZ	SR
062-330-01-1	1.88	NO SPLIT	1	1	RE-BZ	SR
062-330-05-1	5.15	NO SPLIT	1	1	RE-BZ	SR
062-330-06-1	5.03	NO SPLIT	1	1	RE-BZ	SR
062-330-07-1	4.01	NO SPLIT	1	1	RE-BZ	SR
062-330-11-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-330-13-1	2.50	NO SPLIT	1	1	RE-BZ	SR
062-330-23-1	3.07	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-330-24-1	2.42	NO SPLIT	1	1	RE-BZ	SR
062-330-25-1	3.22	NO SPLIT	1	1	RE-BZ	SR
062-330-27-1	2.27	NO SPLIT	1	1	RE-BZ	SR
062-340-03-1	2.49	NO SPLIT	1	1	RE-BZ	SR
062-340-05-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-340-06-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-340-07-1	1.72	NO SPLIT	1	1	RE-BZ	SR
062-340-11-1	1.96	NO SPLIT	1	1	RE-BZ	SR
062-340-13-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-340-14-1	1.58	NO SPLIT	1	1	RE-BZ	SR
062-340-15-1	1.75	NO SPLIT	1	1	RE-BZ	SR
062-340-16-1	2.52	NO SPLIT	1	1	RE-BZ	SR
062-340-20-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-340-22-1	1.87	NO SPLIT	1	1	RE-BZ	SR
062-340-23-1	1.72	NO SPLIT	1	1	RE-BZ	SR
062-340-25-1	1.67	NO SPLIT	1	1	RE-BZ	SR
062-340-26-1	2.13	NO SPLIT	1	1	RE-BZ	SR
062-340-27-1	1.84	NO SPLIT	1	1	RE-BZ	SR
062-340-28-1	4.95	NO SPLIT	1	1	RE-BZ	SR
062-350-01-1	1.58	NO SPLIT	1	1	RE-BZ	SR
062-350-02-1	1.64	NO SPLIT	1	1	RE-BZ	SR
062-350-06-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-350-07-1	2.27	NO SPLIT	1	1	RE-BZ	SR
062-350-10-1	2.63	NO SPLIT	1	1	RE-BZ	SR
062-350-11-1	2.13	NO SPLIT	1	1	RE-BZ	SR
062-350-13-1	1.91	NO SPLIT	1	1	RE-BZ	SR
062-350-14-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-350-22-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-360-02-1	4.24	NO SPLIT	1	1	RE-BZ	SR
062-360-03-1	3.01	NO SPLIT	1	1	RE-BZ	SR
062-360-04-1	1.08	NO SPLIT	1	1	RE-BZ	SR
062-360-05-1	7.21	NO SPLIT	1	1	RE-BZ	SR
062-360-06-1	5.52	NO SPLIT	1	1	RE-BZ	SR
062-360-08-1	2.10	NO SPLIT	1	1	RE-BZ	SR
062-360-12-1	6.01	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-360-13-1	4.70	NO SPLIT	1	1	RE-BZ	SR
062-360-14-1	1.54	NO SPLIT	1	1	RE-BZ	SR
062-360-15-1	1.05	NO SPLIT	1	1	RE-BZ	SR
062-360-16-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-360-17-1	1.42	NO SPLIT	1	1	RE-BZ	SR
062-360-18-1	1.32	NO SPLIT	1	1	RE-BZ	SR
062-360-20-1	1.85	NO SPLIT	1	1	RE-BZ	SR
062-360-21-1	5.37	NO SPLIT	1	1	RE-BZ	SR
062-370-01-1	4.09	NO SPLIT	1	1	RE-BZ	SR
062-370-03-1	3.21	NO SPLIT	1	1	RE-BZ	SR
062-370-05-1	2.54	NO SPLIT	1	1	RE-BZ	SR
062-370-08-1	2.63	NO SPLIT	1	1	RE-BZ	SR
062-370-10-1	1.71	NO SPLIT	1	1	RE-BZ	SR
062-370-11-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-370-12-1	1.58	NO SPLIT	1	1	RE-BZ	SR
062-370-13-1	1.74	NO SPLIT	1	1	RE-BZ	SR
062-370-14-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-370-15-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-370-16-1	2.22	NO SPLIT	1	1	RE-BZ	SR
062-370-17-1	3.41	NO SPLIT	1	1	RE-BZ	SR
062-370-19-1	1.48	NO SPLIT	1	1	RE-BZ	SR
062-370-20-1	1.59	NO SPLIT	1	1	RE-BZ	SR
062-370-22-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-370-23-1	3.06	NO SPLIT	1	1	RE-BZ	SR
062-380-01-1	3.80	NO SPLIT	1	1	RE-BZ	SR
062-380-03-1	2.36	NO SPLIT	1	1	RE-BZ	SR
062-380-04-1	6.44	NO SPLIT	1	1	RE-BZ	SR
062-380-06-1	1.28	NO SPLIT	1	1	RE-BZ	SR
062-380-08-1	1.97	NO SPLIT	1	1	RE-BZ	SR
062-380-15-1	2.04	NO SPLIT	1	1	RE-BZ	SR
062-380-16-1	3.05	NO SPLIT	1	1	RE-BZ	SR
062-380-18-1	3.57	NO SPLIT	1	1	RE-BZ	SR
062-380-19-1	1.26	NO SPLIT	1	1	RE-BZ	SR
062-380-21-1	2.20	NO SPLIT	1	1	RE-BZ	SR
062-380-22-1	2.82	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-380-23-1	2.51	NO SPLIT	1	1	RE-BZ	SR
062-380-27-1	2.82	NO SPLIT	1	1	RE-BZ	SR
062-380-30-1	2.95	NO SPLIT	1	1	RE-BZ	SR
062-380-32-1	3.10	NO SPLIT	1	1	RE-BZ	SR
062-390-01-1	3.48	NO SPLIT	1	1	RE-BZ	SR
062-390-02-1	4.05	NO SPLIT	1	1	RE-BZ	SR
062-390-05-1	4.90	NO SPLIT	1	1	RE-BZ	SR
062-390-06-1	2.57	NO SPLIT	1	1	RE-BZ	SR
062-390-07-1	5.87	NO SPLIT	1	1	RE-BZ	SR
062-390-08-1	3.55	NO SPLIT	1	1	RE-BZ	SR
062-390-10-1	2.34	NO SPLIT	1	1	RE-BZ	SR
062-390-11-1	2.56	NO SPLIT	1	1	RE-BZ	SR
062-390-12-1	5.43	NO SPLIT	1	1	RE-BZ	SR
062-390-13-1	2.90	NO SPLIT	1	1	RE-BZ	SR
062-390-14-1	3.29	NO SPLIT	1	1	RE-BZ	SR
062-390-15-1	4.34	NO SPLIT	1	1	RE-BZ	SR
062-390-16-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-390-17-1	2.19	NO SPLIT	1	1	RE-BZ	SR
062-390-18-1	1.86	NO SPLIT	1	1	RE-BZ	SR
062-390-19-1	2.09	NO SPLIT	1	1	RE-BZ	SR
062-400-03-1	1.66	NO SPLIT	1	1	RE-BZ	SR
062-400-05-1	2.85	NO SPLIT	1	1	RE-BZ	SR
062-400-07-1	1.62	NO SPLIT	1	1	RE-BZ	SR
062-400-08-1	3.34	NO SPLIT	1	1	RE-BZ	SR
062-400-09-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-400-10-1	1.57	NO SPLIT	1	1	RE-BZ	SR
062-400-13-1	2.08	NO SPLIT	1	1	RE-BZ	SR
062-400-15-1	2.57	NO SPLIT	1	1	RE-BZ	SR
062-400-16-1	4.74	NO SPLIT	1	1	RE-BZ	SR
062-400-17-1	1.87	NO SPLIT	1	1	RE-BZ	SR
062-400-18-1	2.14	NO SPLIT	1	1	RE-BZ	SR
062-400-21-1	5.08	NO SPLIT	1	1	RE-BZ	SR
062-400-30-1	2.09	NO SPLIT	1	1	RE-BZ	SR
062-400-32-1	2.17	NO SPLIT	1	1	RE-BZ	SR
062-400-34-1	2.96	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-400-36-1	1.92	NO SPLIT	1	1	RE-BZ	SR
062-400-37-1	5.68	NO SPLIT	1	1	RE-BZ	SR
062-410-01-1	5.42	NO SPLIT	1	1	RE-BZ	SR
062-410-02-1	3.38	NO SPLIT	1	1	RE-BZ	SR
062-410-03-1	2.20	NO SPLIT	1	1	RE-BZ	SR
062-410-04-1	3.29	NO SPLIT	1	1	RE-BZ	SR
062-410-05-1	3.16	NO SPLIT	1	1	RE-BZ	SR
062-410-07-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-410-08-1	1.50	NO SPLIT	1	1	RE-BZ	SR
062-410-09-1	1.53	NO SPLIT	1	1	RE-BZ	SR
062-410-10-1	1.36	NO SPLIT	1	1	RE-BZ	SR
062-410-11-1	1.61	NO SPLIT	1	1	RE-BZ	SR
062-410-12-1	1.71	NO SPLIT	1	1	RE-BZ	SR
062-410-14-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-410-15-1	1.76	NO SPLIT	1	1	RE-BZ	SR
062-410-19-1	3.71	NO SPLIT	1	1	RE-BZ	SR
062-410-20-1	2.51	NO SPLIT	1	1	RE-BZ	SR
062-410-23-1	2.11	NO SPLIT	1	1	RE-BZ	SR
062-410-26-1	2.89	NO SPLIT	1	1	RE-BZ	SR
062-410-27-1	1.66	NO SPLIT	1	1	RE-BZ	SR
062-410-28-1	1.82	NO SPLIT	1	1	RE-BZ	SR
062-420-01-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-420-02-1	2.81	NO SPLIT	1	1	RE-BZ	SR
062-420-06-1	1.65	NO SPLIT	1	1	RE-BZ	SR
062-420-10-1	1.43	NO SPLIT	1	1	RE-BZ	SR
062-420-13-1	1.49	NO SPLIT	1	1	RE-BZ	SR
062-420-16-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-420-17-1	2.69	NO SPLIT	1	1	RE-BZ	SR
062-420-20-1	2.29	NO SPLIT	1	1	RE-BZ	SR
062-420-21-1	2.44	NO SPLIT	1	1	RE-BZ	SR
062-420-23-1	4.52	NO SPLIT	1	1	RE-BZ	SR
062-430-03-1	2.07	NO SPLIT	1	1	RE-BZ	SR
062-430-04-1	1.57	NO SPLIT	1	1	RE-BZ	SR
062-430-05-1	2.47	NO SPLIT	1	1	RE-BZ	SR
062-430-06-1	1.90	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-430-09-1	4.71	NO SPLIT	1	1	RE-BZ	SR
062-430-10-1	3.95	NO SPLIT	1	1	RE-BZ	SR
062-430-11-1	3.37	NO SPLIT	1	1	RE-BZ	SR
062-430-14-1	1.77	NO SPLIT	1	1	RE-BZ	SR
062-430-15-1	1.75	NO SPLIT	1	1	RE-BZ	SR
062-430-17-1	1.56	NO SPLIT	1	1	RE-BZ	SR
062-430-18-1	1.70	NO SPLIT	1	1	RE-BZ	SR
062-430-19-1	3.19	NO SPLIT	1	1	RE-BZ	SR
062-430-20-1	1.62	NO SPLIT	1	1	RE-BZ	SR
062-440-02-1	5.60	NO SPLIT	1	1	RE-BZ	SR
062-440-03-1	4.28	NO SPLIT	1	1	RE-BZ	SR
062-440-04-1	4.51	NO SPLIT	1	1	RE-BZ	SR
062-440-05-1	2.49	NO SPLIT	1	1	RE-BZ	SR
062-440-06-1	6.76	NO SPLIT	1	1	RE-BZ	SR
062-450-01-1	4.68	NO SPLIT	1	1	RE-BZ	SR
062-450-02-1	6.26	NO SPLIT	1	1	RE-BZ	SR
062-450-04-1	1.37	NO SPLIT	1	1	RE-BZ	SR
062-450-05-1	4.98	NO SPLIT	1	1	RE-BZ	SR
062-450-07-1	5.57	NO SPLIT	1	1	RE-BZ	SR
062-450-09-1	2.42	NO SPLIT	1	1	RE-BZ	SR
062-450-10-1	7.74	NO SPLIT	1	1	RE-BZ	SR
062-450-11-1	6.30	NO SPLIT	1	1	RE-BZ	SR
062-450-12-1	1.55	NO SPLIT	1	1	RE-BZ	SR
062-460-01-1	6.09	NO SPLIT	1	1	RE-BZ	SR
062-460-02-1	7.15	NO SPLIT	1	1	RE-BZ	SR
062-460-03-1	5.72	NO SPLIT	1	1	RE-BZ	SR
062-460-04-1	3.49	NO SPLIT	1	1	RE-BZ	SR
062-460-05-1	2.16	NO SPLIT	1	1	RE-BZ	SR
062-460-06-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-460-07-1	2.42	NO SPLIT	1	1	RE-BZ	SR
062-460-09-1	4.91	NO SPLIT	1	1	RE-BZ	SR
062-470-01-1	5.11	NO SPLIT	1	1	RE-BZ	SR
062-470-06-1	1.65	NO SPLIT	1	1	RE-BZ	SR
062-470-07-1	2.37	NO SPLIT	1	1	RE-BZ	SR
062-470-10-1	3.46	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-470-11-1	2.78	NO SPLIT	1	1	RE-BZ	SR
062-470-12-1	1.77	NO SPLIT	1	1	RE-BZ	SR
062-470-13-1	4.59	NO SPLIT	1	1	RE-BZ	SR
062-470-15-1	1.63	NO SPLIT	1	1	RE-BZ	SR
062-470-16-1	4.49	NO SPLIT	1	1	RE-BZ	SR
062-470-17-1	2.36	NO SPLIT	1	1	RE-BZ	SR
062-470-18-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-470-24-1	2.05	NO SPLIT	1	1	RE-BZ	SR
062-470-25-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-470-26-1	2.00	NO SPLIT	1	1	RE-BZ	SR
062-470-27-1	4.30	NO SPLIT	1	1	RE-BZ	SR
062-470-28-1	3.32	NO SPLIT	1	1	RE-BZ	SR
062-470-30-1	4.25	NO SPLIT	1	1	RE-BZ	SR
062-480-01-1	1.99	NO SPLIT	1	1	RE-BZ	SR
062-480-02-1	3.60	NO SPLIT	1	1	RE-BZ	SR
062-480-04-1	1.72	NO SPLIT	1	1	RE-BZ	SR
062-480-05-1	4.00	NO SPLIT	1	1	RE-BZ	SR
062-480-06-1	5.63	NO SPLIT	1	1	RE-BZ	SR
062-480-07-1	2.58	NO SPLIT	1	1	RE-BZ	SR
062-480-08-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-480-09-1	3.75	NO SPLIT	1	1	RE-BZ	SR
062-480-10-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-480-11-1	1.97	NO SPLIT	1	1	RE-BZ	SR
062-480-14-1	2.28	NO SPLIT	1	1	RE-BZ	SR
062-480-16-1	4.45	NO SPLIT	1	1	RE-BZ	SR
062-480-17-1	3.13	NO SPLIT	1	1	RE-BZ	SR
062-480-19-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-480-20-1	1.87	NO SPLIT	1	1	RE-BZ	SR
062-480-21-1	2.58	NO SPLIT	1	1	RE-BZ	SR
062-480-22-1	1.49	NO SPLIT	1	1	RE-BZ	SR
062-480-23-1	1.66	NO SPLIT	1	1	RE-BZ	SR
062-480-24-1	3.00	NO SPLIT	1	1	RE-BZ	SR
062-480-25-1	1.73	NO SPLIT	1	1	RE-BZ	SR
062-480-26-1	3.09	NO SPLIT	1	1	RE-BZ	SR
062-480-27-1	1.33	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-480-28-1	1.84	NO SPLIT	1	1	RE-BZ	SR
062-480-29-1	1.42	NO SPLIT	1	1	RE-BZ	SR
062-480-30-1	2.01	NO SPLIT	1	1	RE-BZ	SR
062-490-03-1	5.25	NO SPLIT	1	1	RE-BZ	SR
062-490-05-1	1.87	NO SPLIT	1	1	RE-BZ	SR
062-490-07-1	1.88	NO SPLIT	1	1	RE-BZ	SR
062-490-08-1	1.48	NO SPLIT	1	1	RE-BZ	SR
062-490-09-1	2.93	NO SPLIT	1	1	RE-BZ	SR
062-490-10-1	2.96	NO SPLIT	1	1	RE-BZ	SR
062-490-11-1	1.66	NO SPLIT	1	1	RE-BZ	SR
062-490-12-1	1.69	NO SPLIT	1	1	RE-BZ	SR
062-490-13-1	1.93	NO SPLIT	1	1	RE-BZ	SR
062-490-14-1	2.01	NO SPLIT	1	1	RE-BZ	SR
062-490-15-1	2.00	NO SPLIT	1	1	RE-BZ	SR
062-490-17-1	1.98	NO SPLIT	1	1	RE-BZ	SR
062-500-01-1	5.22	NO SPLIT	1	1	RE-BZ	SR
062-500-06-1	3.07	NO SPLIT	1	1	RE-BZ	SR
062-500-07-1	3.13	NO SPLIT	1	1	RE-BZ	SR
062-500-08-1	1.42	NO SPLIT	1	1	RE-BZ	SR
062-500-11-1	2.46	NO SPLIT	1	1	RE-BZ	SR
062-500-12-1	2.60	NO SPLIT	1	1	RE-BZ	SR
062-500-13-1	2.08	NO SPLIT	1	1	RE-BZ	SR
062-500-15-1	3.20	NO SPLIT	1	1	RE-BZ	SR
062-500-16-1	3.27	NO SPLIT	1	1	RE-BZ	SR
062-500-17-1	1.37	NO SPLIT	1	1	RE-BZ	SR
062-500-19-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-500-20-1	1.37	NO SPLIT	1	1	RE-BZ	SR
062-500-29-1	1.62	NO SPLIT	1	1	RE-BZ	SR
062-500-32-1	1.94	NO SPLIT	1	1	RE-BZ	SR
062-500-33-1	2.10	NO SPLIT	1	1	RE-BZ	SR
062-500-37-1	1.78	NO SPLIT	1	1	RE-BZ	SR
062-500-38-1	1.49	NO SPLIT	1	1	RE-BZ	SR
062-500-39-1	1.00	NO SPLIT	1	1	RE-BZ	SR
062-500-40-1	1.08	NO SPLIT	1	1	RE-BZ	SR
062-500-45-1	4.12	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
062-500-46-1	2.40	NO SPLIT	1	1	RE-BZ	SR
062-500-47-1	4.81	NO SPLIT	1	1	RE-BZ	SR
062-500-48-1	1.68	NO SPLIT	1	1	RE-BZ	SR
062-510-01-1	3.54	NO SPLIT	1	1	RE-BZ	SR
062-510-02-1	3.59	NO SPLIT	1	1	RE-BZ	SR
062-510-05-1	2.03	NO SPLIT	1	1	RE-BZ	SR
062-510-06-1	2.26	NO SPLIT	1	1	RE-BZ	SR
062-510-08-1	1.87	NO SPLIT	1	1	RE-BZ	SR
062-510-09-1	1.48	NO SPLIT	1	1	RE-BZ	SR
062-510-10-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-510-14-1	5.74	NO SPLIT	1	1	RE-BZ	SR
062-510-16-1	3.36	NO SPLIT	1	1	RE-BZ	SR
062-510-17-1	2.10	NO SPLIT	1	1	RE-BZ	SR
062-510-18-1	2.28	NO SPLIT	1	1	RE-BZ	SR
062-520-01-1	3.08	NO SPLIT	1	1	RE-BZ	SR
062-520-03-1	1.71	NO SPLIT	1	1	RE-BZ	SR
062-520-04-1	2.72	NO SPLIT	1	1	RE-BZ	SR
062-520-09-1	1.41	NO SPLIT	1	1	RE-BZ	SR
062-520-10-1	1.60	NO SPLIT	1	1	RE-BZ	SR
062-520-20-1	1.44	NO SPLIT	1	1	RE-BZ	SR
062-520-23-1	5.05	NO SPLIT	1	1	RE-BZ	SR
062-520-24-1	2.36	NO SPLIT	1	1	RE-BZ	SR
062-520-26-1	1.72	NO SPLIT	1	1	RE-BZ	SR
062-520-27-1	1.63	NO SPLIT	1	1	RE-BZ	SR
062-520-28-1	1.82	NO SPLIT	1	1	RE-BZ	SR
062-520-29-1	2.98	NO SPLIT	1	1	RE-BZ	SR
062-520-31-1	3.46	NO SPLIT	1	1	RE-BZ	SR
062-520-32-1	3.42	NO SPLIT	1	1	RE-BZ	SR
062-530-02-1	4.05	NO SPLIT	1	1	RE-BZ	SR
062-530-03-1	2.73	NO SPLIT	1	1	RE-BZ	SR
062-530-04-1	1.91	NO SPLIT	1	1	RE-BZ	SR
062-530-05-1	1.63	NO SPLIT	1	1	RE-BZ	SR
062-530-06-1	2.41	NO SPLIT	1	1	RE-BZ	SR
062-530-11-1	1.51	NO SPLIT	1	1	RE-BZ	SR
062-530-12-1	1.18	NO SPLIT	1	1	RE-BZ	SR

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
062-530-16-1	2.34	NO SPLIT	1	1	RE-BZ	SR
062-530-17-1	3.76	NO SPLIT	1	1	RE-BZ	SR
062-530-20-1	2.73	NO SPLIT	1	1	RE-BZ	SR
062-530-21-1	2.61	NO SPLIT	1	1	RE-BZ	SR
Subtotal	2252.9		1072	1072		
RE-Grand Total	2434.4		1725	1318		
AG-1Moderate						
009-360-09-1	240	1 d.u. / 20 ac	12	3	AG-1	UA
011-150-57-1	160	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-01-1	84.85	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-25-1	81.54	1 d.u. / 160 ac	1	1	AG-1	UA
011-400-24-1	6.06	1 d.u. / 20 ac	1	1	AG-1	UA
061-400-47-1	18.75	1 d.u. / 20 ac	1	1	AG-1	UA
061-400-48-1	18.75	1 d.u. / 20 ac	1	1	AG-1	UA
061-400-49-1	25.76	1 d.u. / 20 ac	1	1	AG-1	UA
006-030-02-1	10	1 d.u. / 160 ac	1	1	AG-1	UA
006-030-04-1	10	1 d.u. / 160 ac	1	1	AG-1	UA
006-030-05-1	10	1 d.u. / 160 ac	1	1	AG-1	UA
006-040-07-1	20	1 d.u. / 160 ac	1	1	AG-1	UA
007-600-67-1	38.44	1 d.u. / 20 ac	1	1	AG-1	UA
003-100-03-1	26	1 d.u. / 160 ac	1	1	AG-1	UA
003-170-02-1	4.63	1 d.u. / 160 ac	1	1	AG-1	UA
006-040-12-1	1.74	1 d.u. / 160 ac	1	1	AG-1	UA
009-180-19-1	7.42	1 d.u. / 160 ac	1	1	AG-1	UA
011-230-33-1	40	1 d.u. / 160 ac	1	1	AG-1	UA
011-250-10-1	0.6	1 d.u. / 160 ac	1	1	AG-1	UA
059-080-04-1	15	1 d.u. / 160 ac	1	1	AG-1	UA
059-080-16-1	27.71	1 d.u. / 160 ac	1	1	AG-1	UA
085-030-32-1	27.22	1 d.u. / 160 ac	1	1	AG-1	UA
087-340-37-1	3.98	1 d.u. / 160 ac	1	1	AG-1	UA
001-050-11-1	3.56	1 d.u. / 160 ac	1	1	AG-1	UA
003-020-12-1	40	1 d.u. / 160 ac	1	1	AG-1	UA
003-020-15-1	20	1 d.u. / 160 ac	1	1	AG-1	UA
003-210-21-1	40	1 d.u. / 160 ac	1	1	AG-1	UA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District¹	GP Land Use
003-210-22-1	40	1 d.u. / 160 ac	1	1	AG-1	UA
011-020-07-1	3.92	1 d.u. / 160 ac	1	1	AG-1	UA
011-030-37-1	2.5	1 d.u. / 160 ac	1	1	AG-1	UA
011-060-01-1	16.89	1 d.u. / 160 ac	1	1	AG-1	UA
011-060-29-1	2	1 d.u. / 160 ac	1	1	AG-1	UA
011-060-37-1	12.56	1 d.u. / 160 ac	1	1	AG-1	UA
011-060-42-1	7.93	1 d.u. / 160 ac	1	1	AG-1	UA
011-110-14-1	10.54	1 d.u. / 160 ac	1	1	AG-1	UA
011-190-26-1	20	1 d.u. / 160 ac	1	1	AG-1	UA
011-230-18-1	40	1 d.u. / 160 ac	1	1	AG-1	UA
011-240-07-1	6.06	1 d.u. / 160 ac	1	1	AG-1	UA
011-420-12-1	1.68	1 d.u. / 160 ac	1	1	AG-1	UA
019-190-15-1	40	1 d.u. / 160 ac	1	1	AG-1	UA
021-260-02-1	18.76	1 d.u. / 160 ac	1	1	AG-1	UA
021-270-01-1	9.42	1 d.u. / 160 ac	1	1	AG-1	UA
021-270-02-1	18.86	1 d.u. / 160 ac	1	1	AG-1	UA
021-270-03-1	9.43	1 d.u. / 160 ac	1	1	AG-1	UA
022-020-53-1	6.69	1 d.u. / 160 ac	1	1	AG-1	UA
022-020-54-1	2.45	1 d.u. / 160 ac	1	1	AG-1	UA
059-110-37-1	41.56	1 d.u. / 160 ac	1	1	AG-1	UA
059-110-39-1	41.19	1 d.u. / 160 ac	1	1	AG-1	UA
059-110-40-1	41.49	1 d.u. / 160 ac	1	1	AG-1	UA
059-110-44-1	41.55	1 d.u. / 160 ac	1	1	AG-1	UA
059-110-47-1	41.8	1 d.u. / 160 ac	1	1	AG-1	UA
059-110-53-1	40.52	1 d.u. / 160 ac	1	1	AG-1	UA
059-240-51-1	34.4	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-03-1	42.54	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-05-1	32.53	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-07-1	39.16	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-14-1	42.63	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-21-1	49.47	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-23-1	61.16	1 d.u. / 160 ac	1	1	AG-1	UA
059-250-29-1	5.34	1 d.u. / 160 ac	1	1	AG-1	UA
059-260-01-1	20.3	1 d.u. / 160 ac	1	1	AG-1	UA

Vacant Land Inventory						
APN	Acres	Density	Maximum Units	Realistic Units	Zoning District ¹	GP Land Use
079-060-14-1	12.43	1 d.u. / 160 ac	1	1	AG-1	UA
AG-1 Grand Total	1839.77		73	64		
Moderate Grand Total	20864.9		5243	4287		
R-1-MH-Moderate						
078-170-48-1	15.90	8 d.u. / ac	127	15	R-1-MH	UR
078-170-56-1	0.46	8 d.u. / ac	3	1	R-1-MH	UR
078-170-57-1	0.46	8 d.u. / ac	3	1	R-1-MH	UR
078-170-61-1	1.99	8 d.u. / ac	15	2	R-1-MH	RS
078-170-76-1	2.76	8 d.u. / ac	22	2	R-1-MH	UR
078-170-78-1	1.31	8 d.u. / ac	10	1	R-1-MH	RS
R-1-MH-Grand Total	22.88		180	22		
R-3-Moderate						
041-011-12-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-011-13-1	0.43	8 d.u. / ac	3	3	R-3	RS
041-011-14-1	0.38	8 d.u. / ac	3	3	R-3	UR
041-011-15-1	0.29	8 d.u. / ac	3	3	R-3	UR
041-011-16-1	1.25	8 d.u. / ac	10	10	R-3	UR
041-021-05-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-021-24-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-021-25-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-024-04-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-025-06-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-032-04-1	0.35	8 d.u. / ac	3	3	R-3	UR
041-350-09-1	0.35	8 d.u. / ac	3	3	R-3	UR
R-3- Grand Total	5.15		43	43		
R-4-Lower						
024-030-19-1	10.00	16 d.u. / ac	160	128	R-4	UR
024-030-22-1**	8.95	16 d.u. / ac	143	115	R-4	UR
102-080-41-1	0.83	16 d.u. / ac	12	8	R-4	SP/SR
R-4 Subtotal	19.78		316	253		

*Site has split zoning; 10 acres are zoned R-4

**See program HE -3.D