



CITY OF **RIDGECREST**

2015-2023 HOUSING ELEMENT UPDATE

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TABLE OF CONTENTS

CHAPTER ONE – INTRODUCTION	1-1
Housing Element Intent	1-1
State Housing Element Law.....	1-1
State Required Local Program Strategy.....	1-1
General Plan Consistency	1-2
Scope of Research and Analysis	1-2
Organization of the Housing Element.....	1-3
Application and Flexibility of the Document	1-3
CHAPTER TWO – EVALUATION OF PREVIOUS HOUSING ELEMENT.....	2-1
CHAPTER THREE – POPULATION AND HOUSING DATA	3-1
Population Characteristics	3-1
Household Characteristics	3-4
Special Needs Groups.....	3-11
Employment.....	3-18
Housing Unit Characteristics and Their Relationship to Housing Need	3-22
CHAPTER FOUR – LAND FOR HOUSING.....	4-1
Overview and Housing Sites.....	4-1
Future Housing Needs.....	4-1
Progress Toward Meeting the RHNA.....	4-3
Land Availability	4-4
City Infrastructure.....	4-73
Wastewater.....	4-73
Sanitary Sewer Collection.....	4-73
Water.....	4-74
Storm Drain Collection.....	4-74
Streets and Roads.....	4-74
CHAPTER FIVE – CONSTRAINTS TO HOUSING PRODUCTION.....	5-1
Governmental Constraints	5-1
Non-Governmental Constraints	5-22
Opportunities for Energy Conservation	5-23
CHAPTER SIX – GOALS, POLICIES, AND PROGRAMS	6-1
Goals and Policies.....	6-2
Programs	6-4

CHAPTER SEVEN – PUBLIC PARTICIPATION.....	7-1
Planning Commission Study Session – August 12, 2014.....	7-1
Planning Commission Hearing to Review the draft Housing Element – November 18, 2014.....	7-4
Additional Input Received during Housing Element Review Period.....	7-6
Response to Input Received.....	7-8

TABLES AND FIGURES

Table 2-1 Existing Housing Policies and Programs and Recommended Changes.....	2-2
Table 3-1 Kern County Population, 2010.....	3-2
Table 3-2 Kern County Population Trends and Projections, 2000–2023.....	3-2
Table 3-3 City of Ridgecrest Age Characteristics.....	3-3
Table 3-4 City of Ridgecrest Household Trends, 2000–2010.....	3-4
Table 3-5 City of Ridgecrest Overcrowding.....	3-5
Table 3-6 City of Ridgecrest Household Income.....	3-6
Table 3-7 Income Levels for Kern County.....	3-6
Table 3-8 Households Overpaying by Tenure, 2010.....	3-8
Table 3-9 Median Home Sale Prices 2010–2013.....	3-9
Table 3-10 Home Sale Prices 2011–2014.....	3-9
Table 3-11 Residential Rental Prices, 2014.....	3-10
Table 3-12 Housing Affordability.....	3-11
Table 3-13 Households with Elderly Occupants.....	3-12
Table 3-14 Elderly Households by Owner and Renter.....	3-12
Table 3-15 Persons with a Disability by Age and Type, 2000.....	3-13
Table 3-16 Persons with a Disability by Employment Status.....	3-13
Table 3-17 Developmentally Disabled Residents by Age.....	3-14
Table 3-18 Developmentally Disabled Residents by Residence Type.....	3-14
Table 3-19 Large Households Within Ridgecrest, Bakersfield, and Kern County, 2000 and 2010.....	3-15
Table 3-20 City of Ridgecrest Tenure by Unit, 2010.....	3-15
Table 3-21 Female Heads of Household, 2010.....	3-16
Table 3-22 Major Employers in Ridgecrest.....	3-18
Table 3-23 Employment by Industry City of Ridgecrest and Kern County.....	3-19
Table 3-24 Fastest-Growing Occupations in Kern County 2008–2018.....	3-20
Table 3-25 Travel Time to Work.....	3-21
Table 3-26 Housing Unit – Job Projections, 2010–2023.....	3-21
Table 3-27 Total Housing Units, 1990–2010.....	3-22
Table 3-28 Occupied Households by Jurisdiction.....	3-22

Table 3-29 City of Ridgecrest Total Housing Units by Type, 2000–2010.....	3-23
Table 3-30 City of Ridgecrest Age of Housing Stock	3-24
Table 3-31 Number of Housing Units, Occupied and Vacant 2010	3-24
Table 3-32 Total Households with Any Housing Problem*	3-25
Table 3-33 Sample Field Survey Tabulation	3-27
Table 3-34 Residential Building Permits City of Ridgecrest, 2006–2014.....	3-28
Table 4-1 2006–2012 Regional Housing Needs Allocation	4-2
Table 4-2 2013–2023 Regional Housing Needs Allocation	4-2
Table 4-3 Lower-Income Projects Since 2006.....	4-3
Table 4-4 Progress in Meeting Regional Housing Need Allocation.....	4-4
Table 4-5 Inventory of Available Incorporated Land	4-5
Table 4-6 Land Inventory	4-6
Table 5-1 Ridgecrest General Plan Residential Land Use Designations	5-2
Table 5-2 Ridgecrest General Plan Residential Land Use Designations	5-5
Table 5-3 City of Ridgecrest Zones where Residential Uses are Allowed.....	5-5
Table 5-4 City of Ridgecrest Development Standards by Zoning District	5-6
Table 5-5 City of Ridgecrest Housing Types Permitted by Zoning District	5-8
Table 5-6 Residential Parking Standards	5-10
Table 5-7 Inventory of Assisted Units	5-15
Table 5-8 Rental Assistance Required.....	5-16
Table 5-9 Local Nonprofit Organizations Interested in Preserving At-Risk Housing.....	5-17
Table 5-10 City of Ridgecrest Impact Fees, 2009	5-19
Table 5-11 City of Ridgecrest Impact Fees for a Typical Single-Family Dwelling, 2009	5-19
Table 5-12 Permit Processing Fess	5-20
Table 5-13 Proportion of Fee in Overall Development Cost for a Typical Residential Development	5-21
Table 5-14 Typical Processing Procedures by Project Type	5-22
Table 5-15 Conforming Loan Interest Rates	5-22
Table 6-1 Quantified Objectives by Income Group.....	6-15
Table 7-1 2015–2023 Ridgecrest Housing Element Schedule Spring 2014 – Spring 2015	7-1
Figure 4-1 Land Inventory Map	4-71

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CHAPTER ONE – INTRODUCTION

Housing Element Intent

The Housing Element is one of seven General Plan Elements that is mandated by California state law. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, the Housing Element is intended to:

- 1) Provide comprehensive housing-related information through compilation of data from numerous sources.
- 2) Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock.
- 3) Act as a tool for coordination between governmental bodies and the local building industry.
- 4) Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies.
- 5) Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems.
- 6) Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and act as a meaningful guide to decision-makers considering housing related issues.

State Housing Element Law

State law delineating Housing Element requirements is found in California Government Code Sections 65580 through 65589, Chapter 1143, Article 10.6. The law is administered by the California Department of Housing and Community Development (HCD).

Section 65300.7 of the law provides that local agencies may prepare their General Plans to accommodate local conditions and circumstances, while meeting the law's minimum requirements.

State Required Local Program Strategy

Housing program requirements call for development of a local housing program strategy consisting of two primary components: a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

General Plan Consistency

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 2009 General Plan contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The City will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all General Plan elements. Due to the passage of Assembly Bill 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation Elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation Elements.

Scope of Research and Analysis

Two major classifications of data important to an analysis of housing needs are population and housing stock. Some of the more important population data is related to changing household size, population growth or decline, change in special needs, and the income levels of various segments of the community.

Housing stock information of major significance includes an analysis of units by various types, age and quality of the housing stock, owner/renter ratios, recent building activity, and housing cost trends. Future housing need indicators include: projected population growth income and forecasted availability of housing types and expected growth in employment opportunities.

In preparing the Housing Element, various sources of information were consulted. The Kern County Council of Governments (Kern COG) developed a data packet for jurisdictions in Kern County that contains much of the information required for the background information chapters of this Housing Element (Chapters 3, 4 and 5) and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Kern COG data packet, DOF data, and other local sources were used in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required by HCD in the Housing Element. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on

samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Ridgecrest, some of the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

Organization of the Housing Element

Chapter 1 states the relationship of the General Plan Housing Element to California state law. It also states the overall intent of the Housing Element and how the Housing Element is consistent with the remainder of the General Plan, and provides an overview of the organization of the 2015–2023 Housing Element.

Chapter 2 reviews and evaluates the previous Housing Element's goals, policies, and programs related to the effectiveness of the element and the appropriateness of the goals, policies, and programs. Determinations are made where the previous Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the 2015–2023 Housing Element.

Chapter 3 discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.

Chapter 4 discusses land that is available for housing development and the City infrastructure capacity.

Chapter 5 describes market, governmental and non-governmental constraints which may limit adequate housing development.

Chapter 6 identifies goals, policies, and programs and quantified objectives relative to housing needs identified in previous chapters.

Chapter 7 describes public participation conducted for the 2015–2023 Housing Element.

Application and Flexibility of the Document

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Ridgecrest to achieve the fair share allocation and estimated quantitative objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments over the next eight years. Specific programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocation may change over the planning period and other options may need to be explored to achieve the identified goals.

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CHAPTER TWO – EVALUATION OF PREVIOUS HOUSING ELEMENT

The City of Ridgecrest has reviewed and evaluated the previous Housing Element pursuant to pertinent Government Code Sections as follows:

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies" – Based on the above analysis, a determination has been made to keep the program as is, modify, or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2002 Housing Element.

Section 65588 (a)(2): "Effectiveness of the Element" – The City of Ridgecrest has reviewed the results of the previous element's goals, objectives, policies, and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "Progress in Implementation" – The City of Ridgecrest has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful, or neutral in achieving the previous element's stated goals, objectives, and policies.

Table 2-1 below provides the review of each of these requirements of the City's 2002 Housing Element.

**Table 2-1
Existing Housing Policies and Programs and Recommended Changes**

Program	Accomplishments	Continue, Modify or Delete Program
<p>A. ArcView and Metroscan</p> <p>1) Arc View and Metroscan will be used in compiling and maintaining a residential land use database. The database will be reviewed, updated and summarized every five years as necessary to review the changes in population and housing characteristics. This database will be used to update the Housing Element in 2007.</p>	<p>The City compiled a residential land database during the 2009 General Plan update. The database is being updated as part of this Housing Element update. Kern COG also provided a summary of vacant residential land by income category in its 2014–2023 RHNA plan. This program will be modified and continued.</p>	<p>Modify to say City will coordinate with Kern COG to update this data during the upcoming planning period.</p>
<p>B. 2002 Housing Element</p> <p>1) Ensure the Element is in compliance with State Housing Law. The goal is to certify, and adopt the Housing Element and implementation plan by June 30, 2002.</p>	<p>The 2002 Housing Element was certified by HCD on October 24, 2002. The City will continue to update its Housing Element per state law in future cycles; therefore, a program is not needed. This program will not be continued.</p>	<p>Delete.</p>
<p>C. Code Enforcement Program</p> <p>1) Code enforcement may continue to monitor all housing for compliance with City Codes and regulations.</p> <p>2) Code Enforcement may update the Housing Quality Survey once every three years to identify substandard units, and provide information to the Director of Community Development.</p> <p>3) The Code Enforcement Officer may make available information to owners and renters of substandard units regarding availability of various programs, loans and grants.</p> <p>4) Dwelling units that are unsafe and determined to not be habitable by the Chief Building Official may be demolished by the fire department, City of Ridgecrest,</p>	<p>The City contracts with Kern County Building Department for Building and Safety Services including code enforcement. The City estimates that between 10 and 15 percent of the City housing stock needs some amount of rehabilitation. The Housing Quality Survey has not been updated since adoption of the 2002 Housing Element. Sixteen single-family units have been demolished in the City between 2003 to 2014.</p> <p>The City has not required all street addresses to be lit and visible from the adjacent street.</p> <p>The Code Enforcement Division of the Ridgecrest Police Department monitors and abates structurally unsound buildings.</p>	<p>Modify for consistency with current City resources and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>the Ridgecrest Redevelopment Agency (RRA), or other appropriate means between 2002-2007.</p> <p>5) Establish a formal program and procedure for the abatement of structurally unsound buildings.</p> <p>6) Require all street addresses to be lit and visible from the adjacent street. A program may be established by 2003 to assist very low, low income, and other special needs groups in complying with this requirement.</p>	<p>This program will be modified and continued.</p>	
<p>D. Community Development Block Grants (CDBG)</p> <p>1) The Community Development Block Grant Program was established by the Housing and Community Development Act of 1974 (as amended). Ridgecrest is considered an entitlement jurisdiction. One of three National Objectives must be met by each funded project or program:</p> <ul style="list-style-type: none"> • Principally Benefit Low and Moderate Income Persons • Aid in the Prevention or Elimination of Slums, Blight or Blighting Influences <p>Meet a Community Development Need of "Particular Urgency" (per HUD's definition)</p> <p>Federal regulations specify that all projects and programs funded with CDBG funds must be both "Eligible" for funding and meet one of three "National Objectives." Home funding is an example of CDBG residential assistance type activities. (Also see Handicap Accessibility (K).)</p> <p>The City of Ridgecrest is participating in a cooperative agreement with the County of Kern, and receives a fair share allocation. Because funding may significantly vary from year to year, in addition to the required process of public hearings, it is not possible or feasible to identify future programs. The City can</p>	<p>The City currently has CDBG funding through Kern County and applies regularly for additional funding. The amount received annually is relatively small. It would be difficult to compile enough CDBG funding to fund a housing project. The funds are not used for housing-related needs currently. Some recent CDBG fund spending includes ADA sidewalk improvements and upgrades to the Senior Center. The City's Economic Development Project Manager estimates that CDBG funds are committed at least through 2019. Recent affordable housing projects in the city were not funded through CDBG.</p>	<p>Modify to remove extensive description of CDBG program and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>identify programs which may be recommended for consideration by the public and Council for inclusion in the Action Plan, but no firm commitment can be given to any specific program without public hearings. The City will conduct public hearings, as required, usually in October or November to have public participation in the process of identifying suitable CDBG projects during the Plan period. A public hearing notice is circulated in the local paper. The process includes project review by city staff, and Kern County Community Development (KCCD). KCCD incorporates them into an Annual Action Plan and the Board of Supervisors either approves or disapproves. Ridgecrest is committed to using CDBG funds for: rehabilitating housing and other property, building public facilities, education and job training, public services for youths, disabled, and the elderly, crime reduction initiatives, assisting low-income home buyers with down payment assistance and subsidizing interest rates, etc. Possible activities include acquisition and disposition of real property, public facility and infrastructure improvements, clearance activities, public services, housing rehabilitation, home ownership assistance, micro-enterprise assistance, economic development, and planning activities. These activities will target special needs groups meeting the required income guidelines.</p>		
<p>E. Density Bonus Program</p> <p>Density Bonuses shall be granted in a manner consistent with State Density Bonus Law and summarized as follows:</p> <ol style="list-style-type: none"> 1) A 25 percent density bonus shall be granted for housing that includes 50 percent of all units for seniors and elderly persons plus one additional incentive, or financially equivalent incentive(s). (California Government Code Section 65915) 	<p>The City's Density Bonus Ordinance was last updated in 2004 to be consistent with Government Code 65915 et seq. No density bonuses have been requested since the previous Housing Element was adopted in 2002. Ridgecrest development standards tend to accommodate requested projects without needing a density bonus.</p> <p>None of the recent affordable housing projects needed a</p>	<p>Delete.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<ul style="list-style-type: none"> 2) Exempt all handicap units from maximum residential density requirements. 3) Provide incentives for the development of Planned Unit Developments that include amenities and the preservation of common open space, accommodate seniors and very low and low income projects with a 25 percent density bonus pursuant to Government Code Section 65915). 4) Grant a 25 percent density bonus for market rate residential developments that set aside 20 percent of the total number of units (with restrictions) for low and very low-income persons. 5) City of Ridgecrest to provide a 10 percent Density Bonus to accommodate large family units if requested. 6) Grant a density bonus equal to the number of lots or units lost as a result of providing additional usable recreational open space for low, very low and special needs housing in Planned Unit Developments. 7) The City's Density Bonus and Zone Ordinance shall be amended to not require a CUP if the density bonus is in compliance with State Density Bonus Law (Government Code Section 65915 et. seq.). 	<p>density bonus.</p> <p>The City has removed the conditional use permit requirement for density bonuses.</p> <p>The City is currently processing an amendment to the Density Bonus Ordinance to address updates to Government Code 65915 et seq. as a result of changes in state density bonus law in 2005 and 2008. The ordinance updates will be completed before or at the same time as adoption of the Housing Element.</p>	
<p>F. Fair Housing Services</p> <p>Federal and state laws provide that it is unlawful "to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, marital status, handicap, national origin or ancestry."</p> <p>Under the Community Development Block Grant Program, the County of Kern operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal</p>	<p>Those in need of referral to the County's Fair Housing Program are referred to the Ridgecrest City Clerk. In addition, as needed, the City connects groups, agencies, individuals and private enterprises that are involved in fair housing.</p> <p>The City has not provided fair housing educational materials or outreach. To the City's knowledge no fair housing hotline currently exists. The phone number included in the previous Housing Element program is no longer in service. This program will be modified and</p>	<p>Modify to remove the legal background and reflect current City resources and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>discrimination in housing. In 1986 the program was jointly funded by the County and the City of Bakersfield. In August 1994 the City of Bakersfield and County of Kern divided responsibility for separate Fair Housing Programs, with some shared services.</p> <p>Fair Housing Services:</p> <ul style="list-style-type: none"> • Education Activities - Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities. • Hotline Service - Provide a Hotline number (862-5299) both in English and Spanish. Any person who believes they are discriminated against unfairly in the matter of housing issues may call the hotline number. County and City will take calls from people in their respective jurisdiction. • Investigation/Testing - Investigate the validity of a discrimination complaint. • Mediation - Serve as a mediator and offer a resolution to the conflict between two parties. The program is not an enforcement agency, but an impartial third party. • Coordination - Provide connecting links between groups, agencies, individuals and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services. <p>Information will be disseminated throughout the community in a variety of ways. Educational activities and other services will be promoted on a regular basis on public access TV once a month, newspaper, brochures at the library, community center, senior center, service clubs, schools, and businesses.</p>	<p>continued.</p>	

Program	Accomplishments	Continue, Modify or Delete Program
<p>G. General Plan Consistency</p> <p>1) Ensure compliance and consistency of all Elements of the General Plan upon adoption of the 2002 Housing Element. If inconsistencies exist, other General Plan Elements may be amended within one year of adoption of the 2002 Housing Element. The 2002 Housing Element will be reviewed once every fiscal year as a part of the General Plan Status Report for compliance with legal requirements and changes in local conditions (See H-1.1).</p>	<p>Annual General Plan status reports have not been prepared. The City is ensuring consistency with the 2009 General Plan as part of the 5th Cycle Housing Element update. Consistency between elements of the General Plan is practiced by the City as a matter of course. This program is not necessary and will not be continued.</p>	<p>Delete.</p>
<p>H. General Plan Status Report</p> <p>1) During the annual General Plan status report, if it is determined that land costs have significantly increased and vacancy rates have decreased, the City may give consideration to increase the amount of medium density residential land to 20 percent of the housing stock.</p>	<p>The 2009 General Plan update changed the mix of land uses, resulting in more land designated residential. There has not been any development pressure and additional actions to implement this program have not been needed. Due to the very slow rate of growth in the city, this program is no longer necessary and will not be continued.</p>	<p>Delete.</p>
<p>I. Grants Coordinator/Administrator</p> <p>1) The City may consider hiring a part-time grants administrator by 2003 to apply for various grants and programs to further the intent of this Housing Element.</p>	<p>The City hired a part-time grants coordinator for one year of the previous planning period (around 2010) but did not have the budget to maintain the position. The City does not have resources to implement this program during the upcoming planning period. It will not be continued.</p>	<p>Delete.</p>
<p>J. Non-Profit Housing Provider (such as Habitat for Humanity)</p> <p>1) Substandard units may be improved and/or constructed between 2002-2007 utilizing various nonprofit organization and resources such as Habitat for Humanity.</p>	<p>Habitat for Humanity built 11 homes in Ridgecrest between 2006 and 2013. One home is currently under construction as of the middle of 2014. All of the homes are single-family and have been or will be sold to very low-income households. This program will be modified and continued.</p>	<p>Modify to clarify program language and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>K. Handicap Accessibility Program</p> <p>1) Retrofit dwelling units for handicap accessibility for very low and low-income households between 2002 and 2007. Handicap accessibility grants would be utilized to provide access to handicapped individuals, and may include items such as wheelchair ramps, grab bars, and other retrofit type projects. Community Development offers over the counter assistance/grants for this purpose to qualifying individuals. The program falls under the CDBG Guidelines.</p>	<p>No units for very low- and low-income households been retrofitted for handicapped accessibility since 2002. The City no longer offers grants or over the counter assistance for retrofitting.</p> <p>Over the counter assistance is offered by the City Engineering Division. CDBG funds have been allocated on behalf of providing access to handicapped individuals.</p> <p>Due to limited City resources this program will not be continued.</p>	<p>Delete.</p>
<p>L. HOME Funding</p> <p>1) The City will encourage and support HOME funding assistance, depending on availability, for the development of very low, low and special needs seniors between 2002 and 2007.</p> <p>The Community Development Program Department administers the HOME program. For this source of funds, the list of potentially eligible activities related to housing development and rehabilitation is long and includes:</p> <ul style="list-style-type: none"> • Rehabilitation of owner and rental units • Acquisition of real property for housing • Construction of new units for sale or rent • Acquisition of land for new construction • Reconstruction of residential units • Development costs/fees • Transitional housing, single room occupancy housing and group homes • Demolition of substandard structures where new units will be built • Home buyer programs 	<p>HOME funding is available through Kern County on a competitive basis. The City has received some HOME funding since 2002 but no longer administers the HOME program. This program will be modified and continued.</p>	<p>Modify to describe program administration by Kern County on a competitive basis and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>Eligible properties include those that are or will be owner-occupied, rental units, transition housing for people who are homeless, and units that meet needs of those who are classified as special users, people with a developmental disability, mental illness or other condition which restricts their ability to function independently.</p> <p>The HOME Investment Partnerships Program provides formula grants to States and localities that communities use in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.</p> <p>HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.</p> <p>The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD adjusted median family income for the area. In rental projects with five or more assisted units, at least 20 percent of the units must be occupied by families with incomes that do not exceed 50 percent of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.</p>		

Program	Accomplishments	Continue, Modify or Delete Program
<p>The city supports and is committed to the use of HOME funds. Proposed applications for HOME funds during this element will be used for new housing, rehabilitation of older housing, and homeowner and renter assistance for low-income people.</p>		
<p>M. Housing Committee</p> <p>1) The City will continue to participate in the United Way non-profit collaborative to discuss and better understand ongoing housing concerns and needs of the various special needs groups.</p>	<p>The City has not participated in the United Way nonprofit collaborative in recent years and is unaware of these meetings occurring currently. This program will not be continued.</p>	<p>Delete.</p>
<p>N. Kern County Housing Authority (HACK)</p> <p>Public Services and Programs Available:</p> <p>Section 8 Housing:</p> <p>Section 8 is a rent subsidy program, whereby low-income residents of Kern County are awarded vouchers which enable them to obtain housing in the private sector. HACK contracts with landlords to subsidize the participants' rents. The housing must meet HUD Housing Quality Standards in order for HACK to enter into a Housing Assistance Payment contract with the landlord. The subsidy is the difference between 30 percent of tenant income and the Section 8 Payment Standard amount for Kern County. Make sure to obtain all necessary documentation prior to your interview.</p> <p>For information on applying for Section 8, come to the Central Office at 525 Roberts Lane, Bakersfield, CA 93308 or call 393-2150 x2274.</p> <p>FSSP:</p> <p>This exciting program is designed to assist public housing tenants receiving welfare or other assistance with becoming self-sufficient, primarily through employment, within five years. Participants set goals for them to reach during that time.</p>	<p>There are currently 47 Housing Choice (Section 8) Vouchers in use in the City of Ridgecrest.</p> <p>The Family Self-Sufficiency Program remains available through the Housing Authority of Kern County.</p> <p>Benefits to the City of Ridgecrest and its residents did not occur due to the HOPE program.</p>	<p>Modify to remove some or all of the background descriptions of the programs and remove the HOPE program and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>In return, HACK sets up escrow (savings) accounts for participants, with a portion of the extra rent paid when participants obtain employment. They are also eligible for HACK's First-Time Home-Buyer Program.</p> <p>The FSS coordinator identifies Section 8 and Low Income Public Housing participants and motivates them to become self-sufficient. Referrals are made to assist them in obtaining educational training and/or employment services in the community. This program is coordinated with the collaborative services of the Employment Development Department, Regional Occupational Center, CalWORKs, Employers' Training Resource, & other supportive services in Kern County.</p> <p>HOPE:</p> <p>This special, grant-funded program is to assist public housing residents in purchasing their own homes. With HUD approval over the next two years, HACK will convert approximately 160 public housing rentals to homes for purchase by residents.</p> <p>Activities will include training residents regarding the advantages, responsibilities, and process of home ownership; assisting those who are employable to obtain work; and making physical improvements to the units so that they are marketable and desirable to own.</p>		
<p>O. Mobile Home Improvement Program</p> <p>1) The City may act as a liaison between mobile home park, dwelling unit owners and the State and County in identifying and coordinating grants and funding for the improvement of mobile home units. Rehabilitation assistance shall be given to low and very low-income families which can include repair of damaged mobile homes.</p>	<p>The City has not acted as a liaison between mobile home parks, dwelling unit owners, and the state and the County to identify and coordinate grants/funding for improvement of mobile home units. No mobile homes have been improved or rehabilitated through City assistance.</p>	<p>Continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>P. Mortgage Assistance Program</p> <p>1) The City may participate in a Mortgage Assistance Program to provide financial assistance to five very low, ten low and five qualifying moderate-income families for the purchase of an existing home. 5(#) special needs groups such as seniors; female head-of-household and large families may be targeted for assistance within these income groups as well.</p>	<p>Before the dissolution of the Ridgecrest Redevelopment Agency (RRA) the City was planning to participate in a Mortgage Assistance Program with a proposed subdivision, but that project did not get completed. This program is not longer feasible for the City since the dissolution of the RRA. This program will not be continued.</p> <p>Maybe also around 2004-2005 – City is checking</p>	<p>Delete.</p>
<p>Q. Mortgage Credit Certificate Program</p> <p>1) The City may qualify and participate in a Mortgage Credit Certificate (MCC) Program either solely or jointly with Kern County if one becomes available between 2002-2007 and provide down payment assistance to at least five moderate-income households.</p>	<p>The City hasn't participated in a Mortgage Credit Certificate Program since 2002. Kern County offers a Mortgage Credit Certificate Program. The County's fair share allocation is distributed through California Rural Home Mortgage Finance Authority. The County isn't involved in program administration. Residents can participate through the Kern County Community Development Department.</p>	<p>Modify to remove objective and continue.</p>
<p>R. Outreach Program</p> <p>1) Provide information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for handicap accessibility. Establish a key contact person at City Hall to distribute information as requested, and to assist for further information.</p> <p>2) Provide rehab program and Redevelopment assistance information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for low and very low-income families. Establish a key contact person at City Hall to distribute information as requested, and to assist for further information.</p> <p>3) Update housing rehabilitation brochure between 2002-2007 or as necessary as information changes.</p>	<p>Before the dissolution of the RRA, mandatory outreach occurred as required for redevelopment agencies.</p> <p>The City reaches out to homeowners about the opportunity for CDBG-funded ADA curb cut accessibility improvements.</p> <p>The remaining objectives in this program have not been met due to limited City resources. This program will be modified and continued.</p>	<p>Modify to remove redevelopment-related portions of the program and continue. Fair housing-related portions of this program will be combined into Program F.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>4) Brochures and printed information may be produced by 2003 for public distribution at City hall upon request. Public access television may advertise the availability of such information at City Hall.</p> <p>5) Brochures and printed information regarding fair housing practices may be made available for public distribution at City hall upon request. Public access television may advertise the availability of such information at City Hall along with telephone numbers for further information.</p> <p>6) The City may provide the public with at least one key contact that will identify grant sources and coordinate efforts between the private individual and the grant source.</p>		
<p>S. PACT Program</p> <p>1) Continue and fund the PACT neighborhood watch program between 2002-2007 for increased safety.</p>	<p>The City continued to fund the Policy and Community Together (PACT) neighborhood watch program. The PACT program conducts neighborhood outreach and neighborhood watch. This program will be continued.</p>	<p>Continue.</p>
<p>T. Parking Reduction Program</p> <p>1) Reduce parking requirements by fifty percent for developments that provide at least half of the units exclusively for elderly persons.</p> <p>2) Reduce parking ratio for non-handicap units on-site by 20 percent.</p>	<p>The Ridgecrest Senior Housing project received a parking reduction of close to 50 percent. There is plenty of parking in the completed project. This program will be continued.</p>	<p>Continue.</p>
<p>U. Reduced or Waived Sewer Capacity Fees</p> <p>The City will make every reasonable effort to assist in the development of very low, and low income housing as well as housing for persons with special needs through programs identified in this Housing Element. When no other programs are feasible in the provision of such housing, the City will give favorable consideration to the following:</p>	<p>This program has not been needed and has not been implemented. This program will be modified and continued.</p>	<p>Modify to remove water.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<ol style="list-style-type: none"> 1) The City may approve sewer and/or water capacity fee waivers or reductions based upon the demonstration of financial need by a qualifying low or very low income family or special needs person. 2) The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of new senior's housing projects between 2002-2007. 3) The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of handicapped units between 2002-2007. 4) The City of Ridgecrest may reduce or waive the sewer capacity fees for low income, large family units. 		
<p>V. Rehabilitation Program</p> <p>Development of an FHA 203K program for the purchase and rehabilitation of an existing dwelling unit. The City will actively market the Kern County Rehabilitation Program, or through the RRA if one becomes available during the planning period.</p>	<p>No FHA 203K program has been developed. Development of this type of program is not within the City's resources at this time.</p> <p>Kern County offers a Mortgage Credit Certificate Program. The County's fair share allocation is distributed through California Rural Home Mortgage Finance Authority. The County isn't involved in program administration.</p> <p>The County offers a homeowner rehabilitation program for owner-occupied households who qualify, and provides up to a \$100,000 deferred payment loan. The County has had this program in place for several years. Residents can participate through the Kern County Community Development Department.</p>	<p>Modify to remove the FHA 203K program and reference to the RRA and continue.</p>
<p>W. Seniors Outreach Program</p> <ol style="list-style-type: none"> 1) Establish a new policy regarding redevelopment of existing dwelling units to meet the needs of seniors: <ol style="list-style-type: none"> a. Establish a seniors purchase and rehabilitation 	<p>The City did not establish a seniors purchase and rehabilitation program established. This program is not feasible given current City resources and will not be continued.</p>	<p>Delete.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>program by 2004.</p> <p>b. Create a seniors housing brochure identifying housing programs available to meet their needs.</p> <p>2) Rehabilitate existing dwelling units to meet the needs of low and very low-income seniors.</p>		
<p>X. Ridgecrest Redevelopment Agency (RRA)</p> <p>The RRA will continue the Mortgage Assistance Program (P) and may establish a Rehabilitation Program during the planning period. The Agency will continue information outreach programs (R) (W). The Redevelopment Agency may coordinate with Kern County and local non-profit organizations to provide assistance and support to homeless persons. During the 2002-2007 planning period, the Redevelopment Agency may explore the feasibility of implementing a Hotel Voucher Program to assist homeless families and individuals in obtaining emergency shelter and/or transitional housing.</p> <p>The Ridgecrest Redevelopment Agency Low and Moderate income housing fund, defined as the 20 percent set-aside, accrues approximately \$190,000 each fiscal year. The Redevelopment Agency has allocated these funds between the years 2002 and 2007 for the following purposes:</p> <ol style="list-style-type: none"> 1) Bond on "The Ridge," Affordable Residential Community (60 low income units, completed in 1991) 2) \$90,000 toward the RRA Mortgage Assistance Program <p>During this Planning Period, it is not anticipated that new programs other than those described in this Element will be available for use with the 20 percent set aside unless substantial new revenues are generated within the Agency.</p>	<p>The Mortgage Assistance Program no longer exists due to the dissolution of the RRA. The City has not yet pursued a Rehabilitation Program or Hotel Voucher Program. The City will continue both of these components of the program and will work within current City resources to assist or partner on efforts to support these programs. This program will be modified and continued.</p>	<p>Modify to remove the Mortgage Assistance Program and other RRA components and revise the remainder of the program to be consistent with current City resources and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>Y. Update Zoning Ordinance</p> <p>1) The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) identified that the Zoning Code in Ridgecrest "seems" more restrictive than State Law. "Although group homes are not specifically mentioned, all single family and multi-family residential zones in Ridgecrest require a Conditional Use Permit for 'Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes.' Further, the code specifically excludes 'hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases' as a conditionally permitted use. Restriction on group homes beyond state mandated requirements would constitute an impediment to fair housing choice for persons with special needs."</p> <p>The Zoning Ordinance will be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.</p> <p>2) Eliminate the requirement for a conditional use permit in order to obtain a density bonus. When the request is commitment with State Security Bonus Law (Government Code Section 65915 et. seq.) The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) states that the requirement is in excess of state requirements and adds additional regulatory and financial burden to the development of affordable housing units, thus, resulting in an impediment to fair housing choice. California Government Code Section 65915 provides that a local</p>	<p>In 2012, the City revised its definition of family to remove impediments to residential uses of six persons or fewer being allowed by right. The definition has not been updated to remove a limit on the number of persons in a family.</p> <p>The City has not amended the Zoning Ordinance to allow group homes/residential care facilities as required by state law.</p> <p>The City has removed the conditional use permit requirement for density bonuses.</p>	<p>Modify to clarify program language, amend the definition of family to fully comply with state law, and amend the Zoning Ordinance to allow group homes/residential care facilities per state law and continue.</p>

Program	Accomplishments	Continue, Modify or Delete Program
<p>government shall grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s) to a developer of a housing development agreeing to construct at least (a) 20 percent of all the units for lower income households; or (b) 10 percent of all the units for very low income households; or (c) 50 percent of the units for senior citizens.</p> <p>3) Revise the Zoning Code to support Ridgecrest's housing objectives The Kern County Analysis of Impediments to Fair Housing Choice (July 1996), page 4-11.</p>		
<p>Z. SB 520 Compliance</p> <p>The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p>The Ridgecrest Community Development Department, funded by the City General Fund, will be responsible for conducting an evaluation each year as part of the General Plan Status Report, and if any constraints are found, the City will take subsequent actions within six months of the completion of such evaluation.</p>	<p>The City is in the process of adopting a reasonable accommodation procedure prior to the adoption of the Housing Element.</p>	<p>Delete.</p>

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CHAPTER THREE – POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and the region. This section discusses the components of housing need. The components include the trends between 2000 and 2010 (and other more recent data when available) in Ridgecrest's population, households, employment base, and the type of housing units available. Comparisons are made to Countywide statistical data.

Much of the information in the 2015–2023 Housing Element is provided by Kern Council of Governments (Kern COG). This information is based on statistical data provided by the US Decennial Census, the American Community Survey (ACS), and the Department of Finance (DOF). The Decennial Census is an important source of information for the Housing Needs Assessment. Completed every 10 years, it provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is another source of information provided by the US Census Bureau. The ACS is a nationwide survey that collects information such as age, race, income, commute time to work, home value, veteran status, and other important data. The ACS uses this information to estimate the statistical data for a community. However, this is just an estimate based on a random survey and therefore can have a fairly large margin of error. As such, the ACS is not as accurate as the Decennial Census. The DOF is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The analysis that follows is divided into four major subsections. Population Characteristics analyzes the City of Ridgecrest in terms of individual persons and identifies population trends that may affect future housing needs. Household Characteristics analyzes Ridgecrest by households, or living groups, to see how past and expected household changes will affect housing needs. Employment analyzes individual persons in Ridgecrest by occupation and employment sources. Housing Unit Characteristics and Their Relationship to Housing Need analyzes the housing units in Ridgecrest by availability, affordability, and condition. This information can be used to help identify programs needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections provides data upon which decisions concerning programs and policies for the provision of adequate housing in the City can be made.

Population Characteristics

Number of Inhabitants

Table 3-1 shows current population estimates for Ridgecrest, Kern County, and other incorporated places within Kern County. The 2010 Census estimated 27,616 residents in the City of Ridgecrest, an increase of 2,513 persons or about 9 percent of the City's population from 2000.

**Table 3-1
Kern County Population, 2010**

City	Population
Arvin	19,304
Bakersfield	347,483
California City	14,120
Delano	53,041
Maricopa	1,154
McFarland	12,707
Ridgecrest	27,616
Shafter	16,988
Taft	9,327
Tehachapi	14,414
Wasco	25,545
Total Incorporated	541,699
Unincorporated	297,932
Kern County Total Population	839,631

Source: 2010 US Census

**Table 3-2
Kern County Population Trends and Projections, 2000–2023**

	2000	2010	2013	2023	% Increase from 2013– 2023
Kern County	661,649	839,631	857,882	1,110,000	29.4%
Arvin	12,956	19,304	19,960	26,600	33.3%
Bakersfield	253,562	347,483	359,221	409,300	13.9%
California City	8,838	14,120	13,150	19,300	46.8%
Delano	40,036	53,041	51,963	64,100	23.3%
Maricopa	1,173	1,154	1,165	1,200	3.0%
McFarland	9,932	12,707	12,577	15,700	24.8%
Ridgecrest	25,103	27,616	28,348	32,100	13.2%
Shafter	13,045	16,988	17,029	28,400	66.7%
Taft	8,975	9,327	8,911	11,900	33.5%
Tehachapi	10,861	14,414	13,313	16,900	26.9%
Wasco	21,604	25,545	25,710	34,700	35.0%

Source: 2010 US Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Good access to Highways 178, 14, and 395 enables workers to live in Ridgecrest and commute to Trona, California City, Mojave, and Lone Pine. A large inventory of developable land also facilitates an ongoing supply of affordable market rate housing in the area. According to the 2008–2012 ACS, the mean travel to work time was 15 minutes.

In **Table 3-2**, the growth rate of Kern County communities can be compared. Kern COG projects that Ridgecrest will continue to grow over the next 10 years, reaching a population of 32,100 by the year 2023. This represents an increase of 3,752 persons over the 17-year period, or approximately 13 percent growth.

Age Characteristics

As shown in **Table 3-3**, between 2000 and 2010, the median age has decreased 1.6 years while the total population has increased 1.2 percent. The most significant change occurred in the 25–34 age range which increased from 11.8 percent of the total population in 2000 to 14.6 percent in 2010. A significant change was also seen in the 35–44 age range which decreased from 16.3 percent to 11.4 percent in the same time period.

**Table 3-3
City of Ridgecrest Age Characteristics**

Age Range	2000		2010	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total
0-4	1,845	7.4%	2,265	8.2%
5-9	2,125	8.5%	2,012	7.3%
10-14	2,097	8.4%	1,992	7.2%
15-19	1,889	7.6%	2,081	7.5%
20-24	1,420	5.7%	1,848	6.7%
25-34	2,935	11.8%	4,022	14.6%
35-44	4,063	16.3%	3,135	11.4%
45-54	3,323	13.3%	3,832	13.8%
55-64	2,407	9.6%	3,012	10.9%
65-74	1,639	6.6%	1,873	6.8%
75+	1,184	4.7%	1,544	5.6%
Totals	24,927	100.0%	27,616	100%
Median Age	35.5		33.8	

Source: 2000 and 2010 US Census

Household Characteristics

Household Trends

Table 3-4 indicates that the number of households, average number of persons per household, and total population in households have all increased in the City of Ridgecrest between 2000 and 2010.

Table 3-4
City of Ridgecrest Household Trends, 2000–2010

Year	Number of Households	Population in Households	Average Household Size
2000	9,919	24,794	2.50
2010	10,882	27,420	2.54

Source: 2010 US Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Household Size

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size will decline where the population is aging, or when there is an influx of single residents outside childbearing age.

As shown in **Table 3-4**, average household size in Ridgecrest was 2.5 persons per unit in 2000 and increased to 2.54 persons per unit in 2010. Based on data from Kern COG, Kern County's average household size was slightly higher than Ridgecrest, increasing from 3.03 to 3.15 from 2000 to 2010.

Overcrowding

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. The definition used in this Housing Element is 1.01 or more persons per room. As shown in **Table 3-5**, 180 households of the total occupied housing units in Ridgecrest are overcrowded, or 1.7 percent of the occupied housing units.

Table 3-5
City of Ridgecrest Overcrowding

Persons per unit	Number of Households	Percent
1.00 or less	10,532	98.3%
1.01 to 1.50	113	1.1%
1.51 or more	67	0.6%
Occupied Units	10,712	100%

*Source: 2008–2010 American Community Survey 3-Year
Estimates, Table DP-04*

Income

The major factor which constrains the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. Median income of a community is one key indicator used to determine housing needs. Median income is a statistic which marks the halfway point in a community's income distribution. Fifty percent of all households earn more than the median; fifty percent earn less. **Table 3-6** shows Ridgecrest household income distribution. A total of 11 percent of the city's households earn less than \$15,000 per year, and 4.1 percent earn less than \$10,000 annually. At the upper end of the spectrum, 24.3 percent of Ridgecrest households earn \$100,000 or more. When looking at income data for seniors or those over the age of 65 differences emerge from the total household income trends. Fifteen percent of seniors earn less than \$15,000 per year, four percent greater than for total households in the City. Approximately 19 percent of seniors earn more than \$100,000 per year. Both seniors and total households have significant numbers earning between \$35,000 and \$75,000 per year, 34 percent of total households and 35 percent of senior households.

**Table 3-6
City of Ridgecrest Household Income**

Income Range	Number of Total Households	Percent of Total Households	Number of Senior Households (65 years and older)	Percent of Senior Households
Less than \$10,000	437	4.1%	161	6.2%
\$10,000 to \$14,999	744	6.9%	230	8.8%
\$15,000 to \$24,999	1,003	9.4%	362	13.9%
\$25,000 to \$34,999	892	8.3%	215	8.2%
\$35,000 to \$49,999	1,409	13.2%	387	14.8%
\$50,000 to \$74,999	2,229	20.8%	529	20.2%
\$75,000 to \$99,999	1,392	13.0%	222	8.5%
\$100,000 to \$149,999	2,101	19.6%	434	16.6%
\$150,000 to \$199,999	287	2.7%	23	<1%
\$200,000 or more	218	2.0%	50	2%
Total	10,712	100	2,613	

Source: 2008–2010 American Community Survey

The Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) have established five income classifications using the county median as a guideline for defining housing needs. The current 2014 Kern County limits are shown in **Table 3-7**. Incomes are specifically defined as follows:

**Table 3-7
Income Levels for Kern County**

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

Extremely Low-Income: Less than 30 percent of the county median.

Very Low Income: 31 to 50 percent of the county area median.

Low Income: 51 to 80 percent of the county area median.

Moderate Income: 81 to 120 percent of the county area median.

Above Moderate Income: More than 120 percent of the county area median.

Older parts of the city generally contain the largest concentrations of persons with lower incomes. The age of the housing stock is often correlated with income, which results in lower-income persons living in older housing stock. The Crumville area (area bounded by Norma Street, China Lake Boulevard, Upjohn Avenue, and Church Street) has been identified as a blighted area. This neighborhood is predominantly multi-family with single-family residential throughout. This area is over 40 years old and may be in need of rehabilitation before other neighborhoods of the same vintage.

Housing Affordability and Overpayment of Rent

Affordability is calculated assuming a household can pay up to 30 percent of its monthly income toward housing. **Table 3-11** identifies the maximum monthly housing costs affordable to households in Ridgecrest by income group.

The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. Maximum rents and sales prices are shown, respectively, that are affordable to extremely low-, very low-, low-, and moderate- income households. Affordability is based on a household spending 30 percent or less of its total household income for shelter and is based on the maximum household income levels established by HCD (**Table 3-7**).

State and federal standards for housing overpayment are defined as an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and healthcare. It is recognized, however, that moderate- and above moderate-income households are generally capable of paying a larger proportion of their income on housing. Therefore, estimates of housing overpayment generally focus on low-income groups.

As shown in **Table 3-8**, 610 renters (5.7 percent) were overpaying for shelter. Of the 610 renters overpaying, 65 renter households had income less than \$16,990. On the other hand, 20 owner households with incomes less than \$16,999 were overpaying out of a total 425 owner households overpaying for shelter in 2010.

**Table 3-8
Households Overpaying by Tenure, 2010**

	All Occupied Housing		Owner-Occupied		Renter-Occupied	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (Less than \$16,990)	85	0.8%	20	0.2%	65	0.6%
Very Low (\$16,990 to \$28,320)	450		4.2%	180	1.7%	270
Low (\$28,320 to \$45,320)	280	2.6%	110	1.0%	170	1.6%
Moderate (\$45,320 to \$56,650)	220	2.0%	115	1.1%	105	1.0%
Total	1,035	9.6%	425	3.9%	610	5.7%

Source: HUD Enterprise GIS Portal, CPD Maps

Note: Income limits were provided in the Kern COG data packet as corresponding to the rest of the data in this table.

The Kern COG Regional Housing Needs Allocation (RHNA) plan has allocated 290 housing units as Ridgecrest's 2013–2023 regional housing share for low- and very low-income households. The distinction between renter and owner housing overpayment is important. Although homeowners may overextend themselves to afford to purchase a house, the owner is building equity and is likely to have fixed housing costs, or to have a relatively predictable increase in mortgage payments over time. In addition, the option to sell the home always remains.

Sales Cost

The median home sale price in Ridgecrest was \$136,500 in 2013, a decrease of approximately 2.5 percent from the 2012 median of \$140,000. Both of these years were decreases from 2010 and 2011, while Kern County has seen an increase in housing prices of 25.9 percent in 2012–2013. **Table 3-9** shows median home sales prices in Ridgecrest and Kern County from 2010 through 2013. Assuming a 4.25 percent interest rate and 10 percent down payment, a family of four would need to make approximately \$33,000 per year to afford a \$136,500 house. Half of the homes sold in 2013 cost \$136,500 or less. A median-priced home in Ridgecrest would not be affordable to extremely or very low-income families but would be affordable to other income categories. Overall, there are housing options available to all income categories with a greater supply for those with higher incomes.

**Table 3-9
Median Home Sale Prices 2010–2013**

Year	Ridgecrest		Kern County	
	Median Sales Price	Percent Change	Median Sales Price	Percent Change
2010	\$160,000		\$130,000	
2011	\$156,500	-2.2%	\$125,000	-3.8%
2012	\$140,000	-10.5%	\$135,000	8.0%
2013	\$136,500	-2.5%	\$170,000	25.9%

Source: QuickData 2010–2013

Additional local data provides additional trends for sales prices from 2011 through 2014. Data provided by the Ridgecrest Area Association of Realtors in December 2014 is shown in **Table 3-10** below. Similar to most other parts of California, prices haven risen during this timeframe. The lowest end of the range of sales prices has remained very affordable at around \$25,000 for a 1,000 square foot unit.

**Table 3-10
Home Sale Prices 2011–2014**

Year	Ridgecrest	
	Range	Sales Price
2011	Low	\$25,000 - Approximately 1,000 sf
	Medium	\$139,000 - Approximately 1,500 to 1,700 sf
	High	\$275,000 to \$325,000 - Approximately 2,200-2,600 sf
2012	Low	\$23,000 - Approximately 1,000 sf
	Medium	\$152,000 -, Approximately 1,480 – 1,620 sf
	High	\$245,000 to \$310,000 - Approximately 2,100-2,600 sf
2013	Low	\$27,000 – Approximately 1,000 sf
	Medium	\$145,000 to \$165,000 - Approximately 1,420 – 1,710 sf
	High	\$240,000 to \$315,000 - Approximately 2,100 to 2,850 sf
2014	Low	\$25,000 - Approximately 1,000 sf
	Medium	\$153,000 to \$178,000 - Approximately 1,417 – 1,820 sf
	High	\$255,000 - \$380,000 - Approximately 2,240 – 3,200 sf

Source: Ridgecrest Association of Realtors, December 2014

Rental Costs

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. **Table 3-11** provides samples of “typical” rental housing in the Ridgecrest area as identified through a point-in-time survey conducted using the online rental listing website Craigslist in June 2014. The City has sought additional data with a larger sample size and has been unsuccessful in locating more robust local data.

Table 3-11
Residential Rental Prices, 2014

	Number of Units Surveyed	Low	High	Average
1-bedroom	1	\$395	\$395	\$395
2-bedroom	5	\$450	\$750	\$615
3-bedroom	8	\$695	\$1,200	\$925
4+ bedrooms	2	\$1,200	\$1,250	\$1,225

Source: Rental survey from Craigslist.com, June 2014

Although the monthly cost of rental housing is important, most landlords require the first and last month rental payment plus a security deposit prior to moving in. Many landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, often the actual cost of moving into a rental unit is a greater burden.

According to the 2014 HCD income limits (**Table 3-12**), a very low-income household of four could afford up to \$709 a month for rent. If this household lived in a three-bedroom unit in Ridgecrest, according to the rental survey, this household would be paying between \$695 and \$1,200. This would not be affordable to someone in the extremely low-income category. This indicates a need for more affordable housing for households with extremely low-incomes in the city.

**Table 3-12
Housing Affordability**

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	\$12,150	\$13,900	\$15,650	\$1,7350
Monthly income	\$1,013	\$1,158	\$1,304	\$1,446
Max. monthly rent	\$304	\$348	\$391	\$434
Max. sales price	\$41,812	\$47,251	\$58,129	\$63,568
Very Low				
Annual income limit	\$20,300	\$23,200	\$26,100	\$28,350
Monthly income	\$1,692	\$1,933	\$2,175	\$2,363
Max. monthly rent	\$508	\$580	\$653	\$709
Max. sales price	\$79,886	\$90,764	\$107,081	\$117,960
Low				
Annual income limit	\$32,450	\$37,050	\$41,700	\$46,300
Monthly income	\$2,704	\$3,088	\$3,475	\$3,858
Max. monthly rent	\$811	\$926	\$1,043	\$1,158
Max. sales price	\$134,277	\$156,033	\$177,790	\$199,546
Moderate				
Annual income limit	\$48,650	\$55,600	\$62,550	\$39,500
Monthly income	\$4,054	\$4,633	\$5,213	\$5,792
Monthly rent	\$1,216	\$1,390	\$1,564	\$1,738
Max. sales price	\$204,986	\$237,620	\$270,255	\$302,890

Source: HCD Income Limits 2014; Monthly mortgage calculation and maximum sales price calculation: <http://www.realtytrac.com/vcapps>

Notes: Affordable monthly rent assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 4.25% annual interest rate.

Special Needs Groups

Elderly

The special needs of many elderly households often result from lower fixed incomes, physical disabilities, and dependence needs. As **Table 3-13** shows, an estimated 2,895 households with elderly (65 years and over) occupants reside in Ridgecrest. The 65 years and over age group in Ridgecrest increased from 11.3 percent of the population in 2000 to 12.4 percent of the population in 2010. As detailed earlier in Table 3-6 the incomes of elderly households in Ridgecrest are lower overall when compared to total households. Housing needs of the elderly can be addressed through congregate housing, housing rehabilitation assistance, and repair

programs. In addition, the needs of elderly with lower incomes can also be addressed through rental subsidies and mortgage assistance programs.

**Table 3-13
Households with Elderly Occupants**

Area	Age 65+ Households	Total Households	Age 65+ Percent
Ridgecrest	2,895	10,781	26.9%
Kern County	93,502	254,610	36.7%

Source: US 2010 Census, 2008-2010 American Community Survey 3-Year Estimates

As shown in **Table 3-14**, there were approximately 3,710 owner-occupied elderly householders (79 percent) age 65 or older in the City of Ridgecrest, and 896 (21 percent) renter-occupied householders. Ridgecrest has a slightly higher percentage of owner-occupied age 65 and older householders than Kern County.

**Table 3-14
Elderly Households by Owner and Renter**

Area	Owner-Occupied		Renter-Occupied	
	Age 65+ Households	Percent of Age 65+ Households	Age 65+ Households	Percent of Age 65+ Households
Ridgecrest	3,710	79.0%	896	21.0%
Kern County	72,018	77.0%	21,484	23.0%

Source: US 2010 Census, 2008-2010 American Community Survey 3-Year Estimates

Disabled Population

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. 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 a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities often 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. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (lowered countertops, grab bars, adjustable shower heads, etc.), and special sensory devices including smoke alarms and flashing lights.

The Kern Regional Housing Data Report estimates there are 3,636 persons with some form or type of disability which may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants. **Table 3-15** shows a breakdown of persons with disabilities by age and type in 2000. Approximately 64.6 percent of persons with one or more disability in 2000 were 16 to 65 years in age. **Table 3-16** estimates approximately 36.5 percent of this population is employed in the work force.

**Table 3-15
Persons with a Disability by Age and Type, 2000**

	Age 5 to 15	Age 16 to 64	Age 65+	Total
Sensory disability	72	471	439	982
Physical disability	76	1,178	762	2,016
Mental disability	318	774	342	1,434
Self-care disability	40	229	180	449
Go-outside-home disability	-	697	565	1,262
Employment disability	-	1,847	-	1,847
Total	506	5,196	2,288	8,044

Source: US Census 2000

**Table 3-16
Persons with a Disability by Employment Status**

	Number	Percent
Employed	725	36.5%
Unemployed	158	8.0%
Not in the labor force	1,105	55.6%
Total	1,988	100%

Source: 2008–2012 American Community Survey 5-Year Estimates

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “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.

Many developmentally disabled persons can live and work independently in 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 currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based 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. **Table 3-17** provides information about Ridgecrest’s population of developmentally disabled persons; **Table 3-18** provides information about those persons’ place of residence.

Table 3-17
Developmentally Disabled Residents by Age

	0-14 years	15-22 years	23-54 years	55-64 years	65+ years	Total
Ridgecrest	129	52	121	<10	<10	308

Source: California Department of Developmental Services 2014

Table 3-18
Developmentally Disabled Residents by Residence Type

	Community Care	Foster Parent/ Guardian	Independent Care Facility	Independent Living	Own Home	Other	Total
Ridgecrest	<10	<10	<10	63	233	<10	308

Source: California Department of Developmental Services 2014

A number of housing types are 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 types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family 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. Program Q. is proposed to specifically address the needs of the developmentally disabled.

Large Households

Large households are defined as households with five or more persons. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units, and sometimes two or more persons per room. Large families may also have difficulty finding rental units that qualify for the Section 8 Housing Assistance Program, because larger units often exceed maximum rent limits, and there are fewer large units to choose from. The majority of apartments for rent are either one-bedroom or two-bedroom units. In addition, some landlords are reluctant to rent to large families. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably priced larger units.

Table 3-19 provides 2000 and 2010 comparative information on the number and percentage of large households for Ridgecrest, Bakersfield, and Kern County. In 2010, approximately 10.8 percent of households in Ridgecrest had five or more persons, compared to approximately 15.0 percent in 2000. Bakersfield's and Kern County's percentages of large households also decreased from 2000 to 2010: Bakersfield from approximately 22.0 percent to 20.2 percent, and Kern County from approximately 24.8 percent to 21.6 percent.

Table 3-19
Large Households Within Ridgecrest, Bakersfield, and Kern County, 2000 and 2010

Area	2000		2010	
	Number of Large Households	% of Total Households	Number of Large Households	% of Total Households
Ridgecrest	998	15.0%	1,158	10.8%
Bakersfield	13,390	22.0%	22,436	20.2%
Kern County	38,801	24.8%	55,102	21.6%

Source: 2000 and 2010 US Census

As shown in **Table 3-20**, of the 1,158 households reported in Ridgecrest consisting of five persons or more, 641 (55.4 percent) were owner and 517 (44.6 percent) were renter.

Table 3-20
City of Ridgecrest Tenure by Unit, 2010

Persons Per Unit	Owner Occupied	Percent	Renter Occupied	Percent
1 Person	1,568	24%	1,410	33.1%
2 Person	2,462	37.7%	1,023	24.0%
3 Person	990	15.2%	715	16.8%
4 Person	864	13.2%	591	13.9%
5 Person	397	6.1%	300	7.0%
6 Person	153	2.3%	136	3.2%
7 or More Persons	91	1.4%	81	1.9%
Total	6,525	100.0%	4,256	100.0%

Source: 2010 US Census

Extremely Low-Income Households

The City of Ridgecrest must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the City's very low-income RHNA number qualifies as extremely low income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 160 very low-income housing needed, the City is estimating 80 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

Female Heads of Household

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination.

Table 3-21 illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 14.4 percent of all households in the city.

Table 3-21
Female Heads of Household, 2010

Area	Total Households	Female-Headed Households	Percent of All Households
Ridgecrest	10,781	1,557	14.4%
Kern County	254,610	48,896	19.2%

Source: US 2010 Census, 2008–2010 American Community Survey 3-Year Estimates

Note: Total households based on 2010 Census data

Farm Workers

There is no agriculture within the City of Ridgecrest at present. However, during the past three years, a significant amount of land, (2,000 – 3,000 acres) in the Indian Wells Valley has been converted to intense pistachio farms. Therefore, farmworkers now constitute part of the area's population. The US Census of Agriculture estimated that in 2012 there were 34,501 farm workers on 1,004 farms in Kern County. The 2008–2010 ACS 3-Year Estimates indicates 192 residents employed in the "agriculture, forestry, fishing, and hunting, and mining" industries in Ridgecrest. The Bureau of Land Management (BLM) has a field office located in Ridgecrest, with 50–60 employees, and approximately 10 contract workers. It is believed that approximately one third all of those employed in the farming industry are BLM-related and not farm workers.

Program S. is proposed in this Housing Element update to comply with state requirements to allow farmworker housing.

Homeless

Throughout the county, homelessness has become an increasing concern. General factors contributing to the rise in homeless include the lack of affordable housing to low- and very low-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Ridgecrest's location off the main highway limits the number of transient homeless who pass through the community; however, in recent years numbers of chronic homeless persons are increasing in the city. There are a number of organizations which provide services to the homeless in the Ridgecrest area, but none provide emergency shelter. The Kern County Homeless Collaborative conducted a point-in-time survey regarding the homeless population in Kern County. The countywide survey was completed on January 22, 2014. The survey found there were 6 homeless persons residing in Ridgecrest on that date.

Some local information was gathered about those using homeless services. This data is more qualitative but helps further describe the current situation for those who are homeless in Ridgecrest. The Salvation Army received 71 requests for assistance from homeless persons or those in fear of becoming homeless from approximately 50 individuals between January 1, 2014 and July 1, 2014. The Salvation Army provides emergency food four days a week, as well as other assistance including utility bill, prescription drug, and eye glass assistance. It serves between 10 and 25 clients per day. The Women's Shelter also provides emergency food and household items and reported providing motel rooms to homeless persons on occasion, but usually refers clients to other services for shelter. Other service providers include the Family Resource Centers, which supports families and children, and the Ridgecrest Senior Center.

The chairman of the City's Veterans Affairs Committee concurs that there is some homeless need in Ridgecrest. In his role assisting veterans in need, he has had contact in 2014 with approximately 20 homeless persons but believes the actual overall number of homeless in Ridgecrest to be higher. He believes there is often undercounting in homeless censuses.

He reported that there is a huge need for mental health services in the city. The closest services are a couple to several hours away in Lancaster or Bakersfield. He understands that the shelters in Lancaster are full. The biggest issue facing homeless persons in Ridgecrest is the lack of local resources and no transit available to get to other cities. A place in Ridgecrest that provides access to medication, medical services, and shelter is needed. There also are no adult protective services in Ridgecrest; the closest location for this type of service is Bakersfield.

Emergency shelters and transitional housing are allowed in zones R-2, R-3, and R-4 with a conditional use permit. Conditional uses may be authorized by the granting of a conditional use permit by the Planning Commission. Conditional use permits are discretionary, and the approved process is described on page 5-20 of this element. The City will identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an

emergency shelter. The City is currently processing ordinances to address the requirements of Senate Bill 2 to allow emergency shelters and transitional and supportive housing. Program Q. addresses special needs groups including the homeless.

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The major employers in Ridgecrest are shown in **Table 3-22**. The Naval Air Warfare Center Weapons Division (NAWCWD) is the largest employer employing between 5,000–9,999 people.

**Table 3-22
Major Employers in Ridgecrest**

Employer	Number of Jobs
Naval Air Warfare Center Weapons Division	5,000–9,999
Naval Air Weapons Station China Lake	0–499

Source: <http://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000029> and NAWS China Lake, December 2014

Current employment data was obtained from NAWCWD and the Naval Air Weapons Station (NAWS) China Lake. NAWCWD and NAWS report that there are 4,138 civilians, 722 military, and 1,774 contractors employed at the base. The majority of these jobs include engineers, scientists, technicians, and office and administrative staff.

Table 3-23 shows employment by industry for the City of Ridgecrest and Kern County. In Ridgecrest, the "public administration" and "educational services" industries employed the most people, with 22.8 percent and 16.2 percent, respectively. Kern County's top two industries by employment were "educational services" (19.8 percent) and "agriculture, forestry, fishing and hunting, and mining" 15.4 percent).

Although industries are categorized as non-civilian by the ACS, due to the NAWCWD and NAWS China Lake being located partially within city boundaries, it is important to note the number of residents in the city currently serving in the armed services as reported earlier on this page.

Table 3-23
Employment by Industry
City of Ridgecrest and Kern County

Industry	City of Ridgecrest		Kern County	
	Number	Percent	Number	Percent
Employed persons 16 years and over				
Agriculture, forestry, fishing and hunting, and mining	192	1.6%	48,348	15.4%
Construction	504	4.3%	19,346	6.1%
Manufacturing	572	4.9%	17,186	5.5%
Transportation and warehousing, and utilities	607	5.2%	16,193	5.1%
Information	130	1.1%	3,451	1.1%
Wholesale trade	108	0.9%	9,371	3.0%
Retail trade	1,198	10.2%	34,387	10.9%
Finance, insurance, and real estate	339	2.9%	13,154	4.2%
Professional, scientific, and management, and administration	1,860	15.9%	26,104	8.3%
Arts, entertainment and recreation, accommodation and food services	1,103	9.4%	26,116	8.3%
Educational services, healthcare, and social assistance	1,900	16.2%	62,309	19.8%
Other services, except public administration	523	4.5%	15,228	4.8%
Public administration	2,663	22.8%	23,558	7.5%
Total Employed	11,699	100.0	314,751	100.0

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Note: This does not include 736 persons employed in the armed forces

The fastest-growing occupations in Kern County are listed in **Table 3-24**. While this information is not specific to Ridgecrest, it is nevertheless applicable because Ridgecrest residents work both inside and outside of the city. The fastest-growing occupations are healthcare support occupations (40.8%) and healthcare practitioners and technical occupations (33.6%), followed by personal care and service occupations (31.2%).

**Table 3-24
Fastest-Growing Occupations in Kern County 2008–2018**

Occupational Title	Annual Average Employment		Employment Change	
	2008	2018	Net	Percent
Office and Administrative Support Occupations	37,630	42,200	4,570	12.1%
Food Preparation and Serving Related Occupations	20,030	24,350	4,320	21.6%
Healthcare Practitioners and Technical Occupations	10,870	14,520	3,650	33.6%
Personal Care and Service Occupations	9,270	12,160	2,890	31.2%
Sales and Related Occupations	23,610	26,390	2,780	11.8%
Healthcare Support Occupations	6,670	9,390	2,720	40.8%
Transportation and Material Moving Occupations	23,600	26,220	2,620	11.1%
Construction and Extraction Occupations	22,900	25,040	2,140	8.9%
Installation, Maintenance, and Repair Occupations	13,460	15,220	1,760	13.1%
Production Occupations	12,510	14,240	1,730	13.8%
Protective Service Occupations	8,850	10,040	1,190	13.4%
Building and Grounds Cleaning and Maintenance Occupations	8,350	8,900	550	6.6%
Arts, Design, Entertainment, Sports, and Media Occupations	2,470	2,820	350	14.2%
Farming, Fishing, and Forestry Occupations	41,760	41,530	-230	-0.6%
Total, All Occupations	241,980	273,020	-31,040	12.8%

Source: 2008–2010 American Community Survey 3-Year Estimates

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. **Table 3-25** indicates that the vast majority of Ridgecrest residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence.

**Table 3-25
Travel Time to Work**

Travel Time to Work	Percent
Less than 30 minutes	85.8%
30 to 59 minutes	9.9%
60 or more minutes	4.5%
Total	100%

Source: 2008–2012 American Community Survey

Jobs/Housing Ratio

The jobs/housing balance is the ratio of jobs in a city compared to the number of housing units in that city. The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work and how far they will have to commute. An unbalanced jobs/housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. Further examination of the jobs/housing balance would identify what future type industries are needed in a city or town, future trends of employment, the future wage indicators, needed future housing to match the projected incomes of new jobs, etc., and be a study in and of itself, beyond the scope of a Housing Element. If the jobs/housing ratio is greater than one, the city is likely to import workers. If the ratio is less than one, the city is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work in their city of residence compared to the number of housing units. A perfect jobs/housing ratio results when the number of employed households working in a city is equal to the number of housing units in that city. However, there is no perfect scenario for a city, and what works in one area may not work in another.

According to **Table 3-26**, there were 13,480 employed persons in Ridgecrest and 12,088 housing units in 2013. This results in a ratio of 1.12 employed workers per housing unit, which indicates an imbalance in the jobs/housing ratio.

**Table 3-26
Housing Unit – Job Projections, 2010–2023**

	2010	2013	2023	Net Change (2013–2023)	% Change
Jobs	13300	13,480	14200	720	5%
Housing Units	11915	12088	13600	1512	13%
Jobs/Housing Ratio	1.12	1.12	1.04	-0.07	-6%

Source: 2010 US Census, Kern COG Preliminary 2014 RTP

Housing Unit Characteristics and Their Relationship to Housing Need

Housing Units

Table 3-27 identifies the total housing units for Ridgecrest, Bakersfield, California City, and Kern County. The increase in the number of housing units from 2000 to 2010 in Ridgecrest was modest compared with other Kern County jurisdictions.

Table 3-27
Total Housing Units, 1990–2010

Jurisdiction	2000		2010	
	Housing Units	Percent Change From 1990	Housing Units	Percent Change From 2000
Ridgecrest	11,309	-0.6%	11,915	5.1%
Bakersfield	88,262	26.5%	120,725	26.9%
California City	3,560	42.1%	5,210	31.7%
Kern County	231,564	13.0%	294,367	21.3%

Source: 2000 and 2010 US Census

Occupied Households

Table 3-28 identifies total occupied households, and owner- and renter-occupied households for Ridgecrest, Bakersfield, California City, and Kern County.

Table 3-28
Occupied Households by Jurisdiction

Jurisdiction	Total Occupied Households	Owner-Occupied Households	Percent of Total Households	Renter-Occupied Households	Percent of Total Households
Ridgecrest	10,712	6,283	58.7%	4,429	41.3%
Bakersfield	107,557	63,718	59.2%	43,839	40.8%
California City	4,326	2,707	62.6%	1,619	37.4%
Kern County	254,255	146,975	57.8%	107,280	42.2%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

The percentage of owner-occupied households in Ridgecrest was 58.7 percent, and 41.3 percent for renter-occupied households.

Housing Units by Type

As shown in **Table 3-29**, the percentage of single-family housing units increased in Ridgecrest between 2000 and 2010 from 69.4 percent to 70.0 percent, while the percentage of multiple family housing units increased from 21.8 percent to 22.1 percent. The percentage of mobile homes decreased from 8.6 percent to 7.8 percent during the same time period.

Table 3-29
City of Ridgecrest
Total Housing Units by Type, 2000–2010

Housing Type	2000		2010	
	Number of Units	Percent of Total Units	Number of Units	Percent of Total Units
Single-family, detached	7,486	65.8%	7,879	66.1%
Single-family, attached	414	3.6%	470	3.9%
Multi-Family 2-4 Units	1,706	15.0%	1,852	15.5%
Multi-Family 5 or More Units	769	6.8%	782	6.6%
Mobile Homes	979	8.6%	932	7.8%
Other	16	0.1%	932	7.8%
Total Housing Units	11,370	100.0%	12,847	100.0%

Source: 2000 US Census and 2010 California Department of Finance, Table E-5

Because land is abundant and very inexpensive in Ridgecrest by state and Kern County standards, single-family dwelling units are the preferred dwelling unit type and that is reflected in demand. This is also reflected in the vacancy rates.

The housing stock in Ridgecrest is typical of many communities in Central and Southern California. The vast majority of housing units in the city were built after World War II (see **Table 3-30**). Approximately 76.3 percent of all the housing units in the city were built after 1980.

Table 3-30
City of Ridgecrest Age of Housing Stock

Year Built	Demolition	Rehabilitation			New Construction
		Major	Moderate	Minor	
1910s	-	-	1	-	-
1920s	-	-	-	-	-
1930s	-	-	6	-	-
1940s	20	79	28	4	1
1950s	30	435	239	149	134
1960s	14	65	281	144	291
1970s	37	113	609	422	1,279
1980s	23	68	179	269	3,945
1990s	45	19	36	45	720
2000s	18	2	9	9	731
2010–May 2014	3	3	3	-	88
Total	190	784	1,391	1,042	7,189

Source: City of Ridgecrest 2014, Kern COG

Note: No homes in the survey were constructed in the 1920s time period.

Vacancy Rates

Considering information provided in **Table 3-31**, the total vacancy rate in 2010 was 9.5 percent for Ridgecrest. These vacancy rates include dilapidated units, seasonal units, units rented or sold and waiting for occupancy, units held for occasional use, and units held off the market for other reasons. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

Table 3-31
Number of Housing Units, Occupied and Vacant 2010

Type	Number	Percent
Occupied Housing Units	10,781	90.5%
Vacant Housing Units	1,134	9.5%
For Rent	435	3.7%
For Sale	194	1.6%
Rented/Sold, Not Occupied	96	0.8%
For Seasonal/Recreational or Occasional Use	168	1.4%
For Migrant Workers	2	0.0%
Other Vacant	239	2.0%
Total Housing Units	11,915	100%

Source: US 2010 Census, ESRI Business Analyst

Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to **Table 3-32**, there were 315 owner households and 720 renter households earning less than 50 percent of the median family income with one or more housing problems, which includes one or more of the following: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent).

Table 3-32
Total Households with Any Housing Problem*

Income Range	Total Renters	Total Owners	Total Households
Household Income \leq 30% AMI with Any Housing Problems	450	195	645
Household Income $>$ 30% to \leq 50% AMI with Any Housing Problems	270	120	390
Household Income $>$ 50% to \leq 80% AMI with Any Housing Problems	130	45	175

Source: 2006–2010 CHAS

Housing Conditions

As a part of the development of the 2002 Housing Element, a citywide housing quality survey was conducted, which was completed in January 2002. A representative sample was completed for every census tract of significant residential use. The sample size was based on HCD's sampling requirements contained in HCD's Program Guidelines. The completed tabulation appears in **Table 3-33**.

The ratings are defined by HCD as:

SOUND - a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category. A sound unit will reflect 9 or less points on survey.

MINOR – a unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.

MODERATE – a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL – a unit that requires replacement of several major systems and possible other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

DILAPIDATED – a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

It is important to note that the rating system used is based on exterior conditions only. The highest concentration of minor, moderate, and substantial housing units is located within census tract 54.03 with 2.5 percent of surveyed units needing some type of repair. This correlates with the age of the housing stock for this census tract which is the oldest in the city. In census tract 55.01, where all of the units are relatively new, there were no surveyed units found in need of repair. Census tracts 54.01 and 54.02 also had no surveyed units found needing repairs (reference **Table 3-32**).

**Table 3-33
Sample Field Survey Tabulation**

Census Tracts	Total Units In	Total Units In Survey	Sound	% Sound	Minor	% Minor	Moderate	% Moderate	Substantial	% Substantial	Dilapidated	% Dilapidated	Total Units Needing Work	% Needing Work
53	812	340	339	99.7	1	0.3	0	0.0	0	0.0	0	0.0	1	0.3
54.01	2,776	458	458	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
54.02	2,071	436	436	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
54.03	3,153	565	551	97.5	7	1.2	5	0.9	2	0.4	0	0.0	14	2.5
54.04	3,030	418	417	99.8	1	0.2	0	0.0	0	0.0	0	0.0	1	0.2
55.01	2,689	294	294	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total Surveyed		2,511	2,495	99.4	9	0.4	5	0.2	2	0.1	0	0.0	16	0.6
Estimated Total	14,531		14,438	99.4	52	0.4	29	0.2	12	0.1	0	0.0	93	0.6

Overall, only 16 units of those surveyed needed repairs. The survey sample size was approximately 2,500 housing units. Undoubtedly there are more units in need of repair if interior conditions were included in the survey. Also, the rear and side yards of most dwelling units are inaccessible to survey crews to assist in the housing quality determination.

Updated Housing Stock Conditions

From 2003 to 2014, 16 single-family units were demolished. Based on a consensus between the code enforcement officer, city planner, and police captain, the City estimates that approximately 10 to 15 percent of the city’s housing stock is in need some type of rehabilitation as of 2014. This includes all identified rehabilitation needs from minor to dilapidated.

Residential Building Permits

This section presents information on residential building permit activity for the local housing market area. It can be used to identify and analyze market trends and to project future building activity. During the eight-year period between January 1, 2006 and April 30, 2014, the City of Ridgecrest experienced new construction of 443 housing units and demolition of 17 units, resulting in a net gain of 426 units in the housing stock, or an average of 53 units per year (reference **Table 3-34**). Single-family housing activities comprised 88.0 percent of all housing construction, while multiple family housing activities accounted for 3.2 percent of all housing construction.

**Table 3-34
Residential Building Permits City of Ridgecrest, 2006–2014**

Total New Housing Units	575
Single-Family Permits Issued	388
Multi-Family Permits Issued	129
Mobile Home Permits Issued	41
Demolitions	17
Average Housing Units Per Year	71

Source: City of Ridgecrest, Planning Department 2014

CHAPTER FOUR – LAND FOR HOUSING

Overview and Housing Sites

Ridgecrest is a rural city with relatively low housing costs compared to many areas of California. Over the past decade, Ridgecrest has grown at a very slow rate. Ridgecrest has added multi-family housing, some focused on special needs groups including seniors and those with disabilities. As noted in Chapter 3, as of 2013, a median-priced home in Ridgecrest would not be affordable to extremely or very low-income families but would be affordable to the low-, moderate-, and above moderate-income categories, or those making 80 percent or more of area median income. A family of four would need to make approximately \$42,840 to afford a \$136,500 house, the 2013 median sales price in Ridgecrest.

To determine whether Ridgecrest has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under state law (California Government Code Section 65583[c] [1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Also per state law the analysis of land looks at sites within the City’s boundary.

Future Housing Needs

State law (California Government Code Section 65584) provides for councils of governments to prepare regional housing allocation plans that assign a share of a region’s housing need to each city and county. In Kern County, the Kern County Council of Governments (Kern COG) is the council of governments authorized under state law to identify existing and future housing needs for the region. Kern COG adopted a Regional Housing Needs Plan (RHNP) on June 19, 2014. This plan addresses the RHNA for the period from January 1, 2013, through December 31, 2023.

Kern COG’s methodology is based on the regional numbers supplied by the California Department of Housing and Community Development (HCD). The numbers produced by HCD are provided to Kern COG in the form of a regional goal number, which is then broken into income categories. Kern COG is mandated to distribute the numbers to Kern County jurisdictions by income categories.

The RHNP allocation is a minimum needs number—cities and counties may plan for, and accommodate, a larger number of dwelling units than the allocation. The City must, however, use the numbers allocated under the RHNP to identify measures (policies and programs) that are consistent with these goals. While the City must also show how it will accommodate these units to be built, it is not obligated to build any of the units itself or finance their construction.

The RHNA for the current 2015–2023 planning period and for the 2007–2015 planning period are presented below. Because the City did not adopt a Housing Element during the previous period, the City must identify adequate sites to meet the current and previous RHNA allocations. Ridgecrest’s share of regional housing needs during the previous planning period totaled 379 new units. **Table 4-1** provides the detailed breakdown of units by income category for the previous planning period. The RHNA for the current planning period totals 1,346 new units.

Table 4-1 provides a breakdown of Ridgecrest’s share of the regional housing need by the affordability level/income category: extremely low, very low, low, moderate, and above moderate. Extremely low-, very low-, and low-income categories are often referred to as a group as lower-income. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these new units.

**Table 4-1
2006–2012 Regional Housing Needs Allocation**

Income Category	RHNA Allocation	
	Percentage	Number of Units
Extremely Low	12.1%	46
Very Low	12.1%	46
Low	16.6%	63
Moderate	18.3%	69
Above Moderate	40.9%	155
Total	100%	379

Source: Kern COG, 2007

**Table 4-2
2013–2023 Regional Housing Needs Allocation**

Income Category	RHNA Allocation	
	Percentage	Number of Units
Extremely Low	5.9%	80
Very Low	5.9%	80
Low	9.7%	131
Moderate	15.5%	207
Above Moderate	63.0%	848
Total	100%	1,346

Source: Kern COG, 2014

State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2015–2023 for the Kern COG region) to facilitate and encourage sufficient housing sites are available for the RHNA. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. To that end, the Housing Element must inventory land suitable for residential development, including vacant and underutilized sites (if appropriate), and analyze the relationship of zoning and public facilities and services to these sites.

In complying with the adequate sites requirement, jurisdictions can take credit for the number of new units built during the 2006–2012 and 2012–2023 RHNA cycles toward the RHNA. New housing units include either those built (issued a certificate of occupancy) or approved since January 1, 2006 (the beginning of the 4th RHNA cycle).

The following discussion identifies how the City may provide for a sufficient number of sites to facilitate housing production commensurate with the 2006–2012 and 2013–2023 RHNA numbers. In evaluating the adequacy of sites to fulfill the RHNA by income level, HCD assesses a jurisdiction’s development potential by zoning district and corresponding density level. The assumption is that increased density can reduce the per-unit cost of development and therefore the sales price or rent of the housing units developed.

Progress Toward Meeting the RHNA

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Ridgecrest’s share of regional housing needs as determined by Kern COG. Between January 1, 2006, and May 2014, 558 housing units were completed or approved but not yet under construction (see **Table 4-4**). Of these units, 429 were market rate.

Three projects built with units affordable to those with lower incomes are detailed in **Table 4-3**. Two of the projects provided rental units affordable to lower income households. Desert Willow Apartments has 14 units that serve those with mental health disabilities and are in the low-income category and one moderate-income manager unit. Larkspur Apartments has 80 units serving extremely low, very low, and low-income families. Ridgecrest Senior Citizen Apartments has 31 units for extremely low, very low, and low-income seniors and one moderate-income manager unit. The affordability levels units are rented to are maintained at Ridgecrest Senior apartments and Larkspur Apartments. The two projects are under the same management. Households applying to live at the Larkspur Apartments or the Ridgecrest Senior Apartments are income qualified when they apply and then annually as long as they reside there. Desert Willow Apartments are reserved for those of low incomes with a mental disability. Those applying to live at Desert Willow must be income qualified as low-income. The breakout of the units by income category is detailed in **Table 4-3** below.

**Table 4-3
Lower-Income Projects Since 2006**

Project Description	Year Completed	Affordable Units	Income-Category /Group Served
Desert Willow Apartments	2006	14	Low Income Mentally Disabled
Larkspur Apartments	2007	80	8 Extremely Low, 47 Very Low, and 25 Low Income Family Housing
Ridgecrest Senior Citizen Apartments	2011	31	4 Extremely Low, 11 Very Low, and 16 Low
Total Units		125	

Source: City of Ridgecrest, 2014; telephone discussion with managers of projects, 2015

After considering units constructed and approved, the City’s remaining housing allocation to be accommodated is 1,076 housing units: 321 lower-income units and 755 moderate and above-income units. **Table 4-4** summarizes the status of housing units provided or approved since January 2006.

**Table 4-4
Progress in Meeting Regional Housing Need Allocation**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
2006–2012 RHNA	46	46	63	69	155	379
2013–2023 RHNA	80	80	131	207	848	1,346
Total RHNA from both cycles	126	126	194	276	1,003	1,725
2006–2012 Constructed and Approved	12	58	55	422 ²		547
2013–2023 Constructed and Approved	0			102		102
Remaining Unaccommodated RHNA	321			755		1,076
Land Inventory			1,301	1,949	1,779	5,029
RHNA Surplus			980 ¹	2,973		3,953

Source: Kern COG, 2007 and 2014; City of Ridgecrest, 2014

Notes:

1. Per HCD guidance, the RHNA for extremely low, very low, and low income can be combined and addressed by sites allowing a jurisdiction’s default density. Ridgecrest’s default density is 20 units per acre.
2. Single-family units constructed have been counted toward moderate and above-moderate RHNA based on market-rate units in Ridgecrest being affordable to those with low incomes and above in 2013.

Land Availability

The City of Ridgecrest follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites are outlined below. The inventory of available land as summarized in **Tables 4-5** and detailed in **Table 4-6** and shown on Figure 4-1 identifies the amount of zoned land available for residential development that may be utilized to meet the projected housing need through 2023. All of the sites in Table 4-6 were available during the 4th Housing Element planning period and are still available currently. The analysis of vacant land is based upon zoning of the parcels and not on approvals. As long as projects aren’t under construction or understood to be very near to construction, the analysis of the parcels included in the land inventory (Table 4-6) rely on what the underlying zoning allows. For zones that allow more than 1 unit per site, 80 percent of maximum development capacity was used to estimate the realistic dwelling unit potential. This takes into account areas of a parcel that may be needed for infrastructure, access, and areas that may be less easy to develop due to slopes or other constraints.

**Table 4-5
Inventory of Available Incorporated Land**

Zone	Dwelling Units Per Acre	Vacant Acres	Realistic Dwelling Unit Potential	Approximate Number of Vacant Lots
A-5	1 du per site	38.33	9	9
E-1	1 du per site	131.27	3	3
E-2	1 du per site	298.85	246	246
E-3	1 du per site	74.01	11	11
R-1	1 du per site	521.27	1,260	1,260
R-2	14.52	171.83	1,949	150
R-3	21.78	74.03	1,220	134
R-4	43.56	4.67	81	2
RMH	1 du per site	41.32	86	86
UR	1 du per acre and 2 du per acre	111.76	164	9
Total		1,467.34	5,029	1,910

Source: Kern COG and PMC, 2014

**Table 4-6
Land Inventory**

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
080-020-20	A-5 Agricultural	RR Residential Rural Density	4.98197445624	1	Yes	No
080-020-29	A-5 Agricultural	RR Residential Rural Density	4.97304895807	1	Yes	No
080-020-30	A-5 Agricultural	RR Residential Rural Density	4.55449339267	1	Yes	No
080-020-31	A-5 Agricultural	RR Residential Rural Density	4.55309101397	1	Yes	No
080-020-33	A-5 Agricultural	RR Residential Rural Density	2.88915828215	1	Yes	No
080-020-35	A-5 Agricultural	RR Residential Rural Density	2.82595491910	1	Yes	No
080-020-36	A-5 Agricultural	RR Residential Rural Density	2.47781156137	1	Yes	No
343-110-19	A-5 Agricultural	RR Residential Rural Density	3.83698731192	1	Yes	No
343-110-28	A-5 Agricultural	RR Residential Rural Density	7.24090303960	1	Yes	No
			38.33342293509	9		
455-100-07	E-1 Estate Residential	RR Residential Rural Density	9.49379104591	1	Yes	No
455-100-09	E-1 Estate Residential	RR Residential Rural Density	109.96090069900	1	Yes	No
455-100-06	E-1 Estate Residential	RR Residential Rural Density	11.81445924490	1	Yes	No
			131.26915098981	3		
509-010-01	E-2 Estate Residential	RL Residential Low Density	7.25943838951	1	Yes	No
509-090-01	E-2 Estate Residential	RL Residential Low Density	2.21575549791	1	Yes	No
509-090-02	E-2 Estate Residential	RL Residential Low Density	3.43334219323	1	Yes	No
509-090-03	E-2 Estate Residential	RL Residential Low Density	3.27800698878	1	Yes	No
509-090-07	E-2 Estate Residential	RL Residential Low Density	2.92347230287	1	Yes	No
509-090-08	E-2 Estate Residential	RL Residential Low Density	2.92327854840	1	Yes	No
509-090-10	E-2 Estate Residential	RL Residential Low Density	2.57814832357	1	Yes	No
509-090-11	E-2 Estate Residential	RL Residential Low Density	2.56083775735	1	Yes	No
509-090-12	E-2 Estate Residential	RL Residential Low Density	2.50782220179	1	Yes	No
509-090-14	E-2 Estate Residential	RL Residential Low Density	2.50793787662	1	Yes	No
509-090-15	E-2 Estate Residential	RL Residential Low Density	2.50800150182	1	Yes	No
509-090-17	E-2 Estate Residential	RL Residential Low Density	0.90682871916	1	Yes	No
509-090-18	E-2 Estate Residential	RL Residential Low Density	0.69048715691	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
509-090-19	E-2 Estate Residential	RL Residential Low Density	0.73836082409	1	Yes	No
509-090-20	E-2 Estate Residential	RL Residential Low Density	0.56347989556	1	Yes	No
509-090-21	E-2 Estate Residential	RL Residential Low Density	0.69043240622	1	Yes	No
509-090-22	E-2 Estate Residential	RL Residential Low Density	1.13362720528	1	Yes	No
509-090-23	E-2 Estate Residential	RL Residential Low Density	0.45712565838	1	Yes	No
509-090-24	E-2 Estate Residential	RL Residential Low Density	0.45709286023	1	Yes	No
509-090-25	E-2 Estate Residential	RL Residential Low Density	0.66980890701	1	Yes	No
509-090-26	E-2 Estate Residential	RL Residential Low Density	1.33958404546	1	Yes	No
509-090-27	E-2 Estate Residential	RL Residential Low Density	1.50618134412	1	Yes	No
509-090-28	E-2 Estate Residential	RL Residential Low Density	1.50615668814	1	Yes	No
509-090-29	E-2 Estate Residential	RL Residential Low Density	0.69380985310	1	Yes	No
509-090-30	E-2 Estate Residential	RL Residential Low Density	1.65500889807	1	Yes	No
509-090-31	E-2 Estate Residential	RL Residential Low Density	0.49645208874	1	Yes	No
509-090-32	E-2 Estate Residential	RL Residential Low Density	0.37887294864	1	Yes	No
509-090-33	E-2 Estate Residential	RL Residential Low Density	0.37883385072	1	Yes	No
509-090-34	E-2 Estate Residential	RL Residential Low Density	1.25371959458	1	Yes	No
509-090-35	E-2 Estate Residential	RL Residential Low Density	1.18723711967	1	Yes	No
509-090-36	E-2 Estate Residential	RL Residential Low Density	0.58527072068	1	Yes	No
509-090-37	E-2 Estate Residential	RL Residential Low Density	0.58585247778	1	Yes	No
509-090-38	E-2 Estate Residential	RL Residential Low Density	0.58606045729	1	Yes	No
509-090-40	E-2 Estate Residential	RL Residential Low Density	0.56356536398	1	Yes	No
453-020-21	E-2 Estate Residential	RT Residential Estate	0.25879423681	1	Yes	No
453-020-23	E-2 Estate Residential	RT Residential Estate	0.25875948819	1	Yes	No
453-020-51	E-2 Estate Residential	RT Residential Estate	0.29693307170	1	Yes	No
453-040-12	E-2 Estate Residential	RT Residential Estate	14.79323236550	1	Yes	No
453-192-13	E-2 Estate Residential	RT Residential Estate	0.23153334445	1	Yes	No
453-231-08	E-2 Estate Residential	RT Residential Estate	0.23269253052	1	Yes	No
453-240-01	E-2 Estate Residential	RT Residential Estate	0.51710847008	1	Yes	No
453-240-04	E-2 Estate Residential	RT Residential Estate	0.26082116435	1	Yes	No
453-253-05	E-2 Estate Residential	RT Residential Estate	0.26364634240	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
453-253-06	E-2 Estate Residential	RT Residential Estate	0.25671188752	1	Yes	No
453-253-07	E-2 Estate Residential	RT Residential Estate	0.42393054454	1	Yes	No
453-253-08	E-2 Estate Residential	RT Residential Estate	0.43059611905	1	Yes	No
453-260-02	E-2 Estate Residential	RT Residential Estate	0.46057708317	1	Yes	No
453-260-08	E-2 Estate Residential	RT Residential Estate	0.30459420605	1	Yes	No
453-270-01	E-2 Estate Residential	RT Residential Estate	0.25923983187	1	Yes	No
453-270-02	E-2 Estate Residential	RT Residential Estate	0.26263359202	1	Yes	No
453-270-03	E-2 Estate Residential	RT Residential Estate	0.26251205035	1	Yes	No
453-270-04	E-2 Estate Residential	RT Residential Estate	0.26242244668	1	Yes	No
453-270-05	E-2 Estate Residential	RT Residential Estate	0.26234951727	1	Yes	No
453-270-06	E-2 Estate Residential	RT Residential Estate	0.26228710303	1	Yes	No
453-270-07	E-2 Estate Residential	RT Residential Estate	0.25902900799	1	Yes	No
453-270-08	E-2 Estate Residential	RT Residential Estate	0.25815533074	1	Yes	No
453-270-09	E-2 Estate Residential	RT Residential Estate	0.26159736176	1	Yes	No
453-270-10	E-2 Estate Residential	RT Residential Estate	0.26181510377	1	Yes	No
453-270-11	E-2 Estate Residential	RT Residential Estate	0.26203891128	1	Yes	No
453-270-12	E-2 Estate Residential	RT Residential Estate	0.26227226723	1	Yes	No
453-270-13	E-2 Estate Residential	RT Residential Estate	0.26252624983	1	Yes	No
453-270-14	E-2 Estate Residential	RT Residential Estate	0.25934108690	1	Yes	No
455-100-06	E-2 Estate Residential	RT Residential Estate	13.25972359790	1	Yes	No
455-100-08	E-2 Estate Residential	RT Residential Estate	17.14964159030	1	Yes	No
479-041-01	E-2 Estate Residential	RT Residential Estate	0.69668636472	1	Yes	No
479-041-15	E-2 Estate Residential	RT Residential Estate	0.24684473606	1	Yes	No
479-041-27	E-2 Estate Residential	RT Residential Estate	0.24702122304	1	Yes	No
479-041-34	E-2 Estate Residential	RT Residential Estate	0.24687970285	1	Yes	No
479-041-40	E-2 Estate Residential	RT Residential Estate	0.23764853938	1	Yes	No
479-042-04	E-2 Estate Residential	RT Residential Estate	0.25125741800	1	Yes	No
479-042-32	E-2 Estate Residential	RT Residential Estate	0.27792815364	1	Yes	No
479-051-20	E-2 Estate Residential	RT Residential Estate	0.24248993296	1	Yes	No
479-051-27	E-2 Estate Residential	RT Residential Estate	0.24648879433	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
479-051-32	E-2 Estate Residential	RT Residential Estate	0.24645285980	1	Yes	No
479-051-35	E-2 Estate Residential	RT Residential Estate	0.25021831305	1	Yes	No
479-052-03	E-2 Estate Residential	RT Residential Estate	0.49899906998	1	Yes	No
479-052-04	E-2 Estate Residential	RT Residential Estate	0.49904790851	1	Yes	No
479-052-20	E-2 Estate Residential	RT Residential Estate	0.22119115992	1	Yes	No
479-052-30	E-2 Estate Residential	RT Residential Estate	0.24284319453	1	Yes	No
479-052-31	E-2 Estate Residential	RT Residential Estate	0.24993039995	1	Yes	No
509-020-43	E-2 Estate Residential	RT Residential Estate	13.56313966550	1	Yes	No
509-020-44	E-2 Estate Residential	RT Residential Estate	13.57861753020	1	Yes	No
509-030-11	E-2 Estate Residential	RT Residential Estate	1.26264957671	1	Yes	No
509-030-12	E-2 Estate Residential	RT Residential Estate	1.26233609751	1	Yes	No
509-030-13	E-2 Estate Residential	RT Residential Estate	1.26202508967	1	Yes	No
509-030-14	E-2 Estate Residential	RT Residential Estate	1.26287373773	1	Yes	No
509-061-26	E-2 Estate Residential	RT Residential Estate	0.27961967464	1	Yes	No
509-071-03	E-2 Estate Residential	RT Residential Estate	0.27675722327	1	Yes	No
509-073-02	E-2 Estate Residential	RT Residential Estate	0.26383824789	1	Yes	No
509-073-03	E-2 Estate Residential	RT Residential Estate	0.26383462314	1	Yes	No
509-081-01	E-2 Estate Residential	RT Residential Estate	0.27364416561	1	Yes	No
509-082-01	E-2 Estate Residential	RT Residential Estate	0.26955166807	1	Yes	No
509-082-15	E-2 Estate Residential	RT Residential Estate	0.24806856451	1	Yes	No
509-083-08	E-2 Estate Residential	RT Residential Estate	0.27963598874	1	Yes	No
509-090-13	E-2 Estate Residential	RT Residential Estate	0.25731008980	1	Yes	No
509-090-16	E-2 Estate Residential	RT Residential Estate	0.47959439687	1	Yes	No
509-090-39	E-2 Estate Residential	RT Residential Estate	0.32845591698	1	Yes	No
509-100-12	E-2 Estate Residential	RT Residential Estate	0.20914588675	1	Yes	No
510-010-04	E-2 Estate Residential	RT Residential Estate	20.23801103030	1	Yes	No
510-010-05	E-2 Estate Residential	RT Residential Estate	20.30513187360	1	Yes	No
510-010-17	E-2 Estate Residential	RT Residential Estate	20.90210855760	1	Yes	No
510-010-18	E-2 Estate Residential	RT Residential Estate	24.29484161750	1	Yes	No
510-020-02	E-2 Estate Residential	RT Residential Estate	26.91846012580	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
510-020-07	E-2 Estate Residential	RT Residential Estate	3.82168642900	1	Yes	No
510-020-11	E-2 Estate Residential	RT Residential Estate	6.56706584280	1	Yes	No
510-031-09	E-2 Estate Residential	RT Residential Estate	0.30403784080	1	Yes	No
510-041-01	E-2 Estate Residential	RT Residential Estate	0.07954106119	1	Yes	No
510-041-02	E-2 Estate Residential	RT Residential Estate	0.07954052588	1	Yes	No
510-041-03	E-2 Estate Residential	RT Residential Estate	0.07954036033	1	Yes	No
510-041-04	E-2 Estate Residential	RT Residential Estate	0.07954036831	1	Yes	No
510-041-05	E-2 Estate Residential	RT Residential Estate	0.07954222431	1	Yes	No
510-041-06	E-2 Estate Residential	RT Residential Estate	0.07954239721	1	Yes	No
510-041-07	E-2 Estate Residential	RT Residential Estate	0.07954176293	1	Yes	No
510-041-08	E-2 Estate Residential	RT Residential Estate	0.07954146623	1	Yes	No
510-041-09	E-2 Estate Residential	RT Residential Estate	0.04177890506	1	Yes	No
510-041-10	E-2 Estate Residential	RT Residential Estate	0.03899052756	1	Yes	No
510-041-11	E-2 Estate Residential	RT Residential Estate	0.03899027007	1	Yes	No
510-041-12	E-2 Estate Residential	RT Residential Estate	0.04178029407	1	Yes	No
510-041-13	E-2 Estate Residential	RT Residential Estate	0.04177888970	1	Yes	No
510-041-14	E-2 Estate Residential	RT Residential Estate	0.03898985438	1	Yes	No
510-041-15	E-2 Estate Residential	RT Residential Estate	0.03899033992	1	Yes	No
510-041-16	E-2 Estate Residential	RT Residential Estate	0.04178044775	1	Yes	No
510-042-01	E-2 Estate Residential	RT Residential Estate	0.07954018540	1	Yes	No
510-042-02	E-2 Estate Residential	RT Residential Estate	0.07953970520	1	Yes	No
510-042-03	E-2 Estate Residential	RT Residential Estate	0.07953933767	1	Yes	No
510-042-04	E-2 Estate Residential	RT Residential Estate	0.07953933900	1	Yes	No
510-042-05	E-2 Estate Residential	RT Residential Estate	0.07954166309	1	Yes	No
510-042-06	E-2 Estate Residential	RT Residential Estate	0.07954096769	1	Yes	No
510-042-07	E-2 Estate Residential	RT Residential Estate	0.07954090871	1	Yes	No
510-042-08	E-2 Estate Residential	RT Residential Estate	0.07954025928	1	Yes	No
510-042-09	E-2 Estate Residential	RT Residential Estate	0.04177849478	1	Yes	No
510-042-10	E-2 Estate Residential	RT Residential Estate	0.03898973708	1	Yes	No
510-042-11	E-2 Estate Residential	RT Residential Estate	0.03898966249	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
510-042-12	E-2 Estate Residential	RT Residential Estate	0.04177995927	1	Yes	No
510-042-13	E-2 Estate Residential	RT Residential Estate	0.04177796928	1	Yes	No
510-042-14	E-2 Estate Residential	RT Residential Estate	0.03898949885	1	Yes	No
510-042-15	E-2 Estate Residential	RT Residential Estate	0.03898924843	1	Yes	No
510-042-16	E-2 Estate Residential	RT Residential Estate	0.04177948862	1	Yes	No
510-043-01	E-2 Estate Residential	RT Residential Estate	0.07953865936	1	Yes	No
510-043-02	E-2 Estate Residential	RT Residential Estate	0.07953845289	1	Yes	No
510-043-03	E-2 Estate Residential	RT Residential Estate	0.05600931211	1	Yes	No
510-043-04	E-2 Estate Residential	RT Residential Estate	0.05464945451	1	Yes	No
510-043-05	E-2 Estate Residential	RT Residential Estate	0.05600916650	1	Yes	No
510-043-06	E-2 Estate Residential	RT Residential Estate	0.05600889213	1	Yes	No
510-043-07	E-2 Estate Residential	RT Residential Estate	0.05464935073	1	Yes	No
510-043-08	E-2 Estate Residential	RT Residential Estate	0.05600872082	1	Yes	No
510-043-09	E-2 Estate Residential	RT Residential Estate	0.05600993410	1	Yes	No
510-043-10	E-2 Estate Residential	RT Residential Estate	0.05465054746	1	Yes	No
510-043-11	E-2 Estate Residential	RT Residential Estate	0.05600988111	1	Yes	No
510-043-12	E-2 Estate Residential	RT Residential Estate	0.04177682737	1	Yes	No
510-043-13	E-2 Estate Residential	RT Residential Estate	0.03898866739	1	Yes	No
510-043-14	E-2 Estate Residential	RT Residential Estate	0.03898842292	1	Yes	No
510-043-15	E-2 Estate Residential	RT Residential Estate	0.04177843370	1	Yes	No
510-104-02	E-2 Estate Residential	RT Residential Estate	0.22343792525	1	Yes	No
510-111-08	E-2 Estate Residential	RT Residential Estate	0.24286276998	1	Yes	No
510-112-03	E-2 Estate Residential	RT Residential Estate	0.23163992258	1	Yes	No
510-112-05	E-2 Estate Residential	RT Residential Estate	0.23532098268	1	Yes	No
510-121-01	E-2 Estate Residential	RT Residential Estate	0.22953935554	1	Yes	No
510-121-04	E-2 Estate Residential	RT Residential Estate	0.22953645481	1	Yes	No
510-123-10	E-2 Estate Residential	RT Residential Estate	0.23955150831	1	Yes	No
510-132-01	E-2 Estate Residential	RT Residential Estate	0.23092867894	1	Yes	No
510-133-02	E-2 Estate Residential	RT Residential Estate	0.23097593947	1	Yes	No
510-133-05	E-2 Estate Residential	RT Residential Estate	0.23162051530	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
510-133-06	E-2 Estate Residential	RT Residential Estate	0.23129261681	1	Yes	No
510-133-11	E-2 Estate Residential	RT Residential Estate	0.23008918482	1	Yes	No
510-143-03	E-2 Estate Residential	RT Residential Estate	0.24751500718	1	Yes	No
510-143-04	E-2 Estate Residential	RT Residential Estate	0.23432780585	1	Yes	No
510-171-01	E-2 Estate Residential	RT Residential Estate	0.40547961894	1	Yes	No
510-171-02	E-2 Estate Residential	RT Residential Estate	0.38741341699	1	Yes	No
510-171-03	E-2 Estate Residential	RT Residential Estate	0.38778988399	1	Yes	No
510-172-02	E-2 Estate Residential	RT Residential Estate	0.21813836937	1	Yes	No
510-172-05	E-2 Estate Residential	RT Residential Estate	0.26515876722	1	Yes	No
510-172-06	E-2 Estate Residential	RT Residential Estate	0.29085452207	1	Yes	No
510-172-07	E-2 Estate Residential	RT Residential Estate	0.24450086903	1	Yes	No
510-172-08	E-2 Estate Residential	RT Residential Estate	0.20127900805	1	Yes	No
510-181-03	E-2 Estate Residential	RT Residential Estate	0.28391493497	1	Yes	No
510-181-04	E-2 Estate Residential	RT Residential Estate	0.28098999056	1	Yes	No
510-181-05	E-2 Estate Residential	RT Residential Estate	0.29817225070	1	Yes	No
510-182-02	E-2 Estate Residential	RT Residential Estate	0.25998566545	1	Yes	No
510-182-03	E-2 Estate Residential	RT Residential Estate	0.28218233514	1	Yes	No
510-192-06	E-2 Estate Residential	RT Residential Estate	0.25840173418	1	Yes	No
510-201-03	E-2 Estate Residential	RT Residential Estate	0.27517846877	1	Yes	No
510-201-04	E-2 Estate Residential	RT Residential Estate	0.57470771987	1	Yes	No
510-202-03	E-2 Estate Residential	RT Residential Estate	0.36010460221	1	Yes	No
510-202-04	E-2 Estate Residential	RT Residential Estate	0.38556649629	1	Yes	No
510-202-05	E-2 Estate Residential	RT Residential Estate	0.41114856093	1	Yes	No
510-202-06	E-2 Estate Residential	RT Residential Estate	0.35881588785	1	Yes	No
510-202-07	E-2 Estate Residential	RT Residential Estate	0.29483498828	1	Yes	No
510-203-01	E-2 Estate Residential	RT Residential Estate	0.25018544426	1	Yes	No
510-203-02	E-2 Estate Residential	RT Residential Estate	0.24721769670	1	Yes	No
510-203-03	E-2 Estate Residential	RT Residential Estate	0.32751350542	1	Yes	No
510-204-05	E-2 Estate Residential	RT Residential Estate	0.26143787975	1	Yes	No
510-204-06	E-2 Estate Residential	RT Residential Estate	0.25647877055	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
510-204-07	E-2 Estate Residential	RT Residential Estate	0.26794394925	1	Yes	No
510-211-01	E-2 Estate Residential	RT Residential Estate	0.29697139904	1	Yes	No
510-211-02	E-2 Estate Residential	RT Residential Estate	0.34667597980	1	Yes	No
510-211-03	E-2 Estate Residential	RT Residential Estate	0.23762896922	1	Yes	No
510-211-04	E-2 Estate Residential	RT Residential Estate	0.22967424680	1	Yes	No
510-211-05	E-2 Estate Residential	RT Residential Estate	0.22984362892	1	Yes	No
510-211-06	E-2 Estate Residential	RT Residential Estate	0.22982537062	1	Yes	No
510-211-07	E-2 Estate Residential	RT Residential Estate	0.22981047584	1	Yes	No
510-211-08	E-2 Estate Residential	RT Residential Estate	0.23416851854	1	Yes	No
510-211-09	E-2 Estate Residential	RT Residential Estate	0.23415562400	1	Yes	No
510-211-10	E-2 Estate Residential	RT Residential Estate	0.22980632572	1	Yes	No
510-211-11	E-2 Estate Residential	RT Residential Estate	0.22982082404	1	Yes	No
510-211-12	E-2 Estate Residential	RT Residential Estate	0.22983448136	1	Yes	No
510-211-13	E-2 Estate Residential	RT Residential Estate	0.22984310872	1	Yes	No
510-211-14	E-2 Estate Residential	RT Residential Estate	0.23057775158	1	Yes	No
510-212-01	E-2 Estate Residential	RT Residential Estate	0.23274870822	1	Yes	No
510-212-02	E-2 Estate Residential	RT Residential Estate	0.23599483186	1	Yes	No
510-212-03	E-2 Estate Residential	RT Residential Estate	0.23358633612	1	Yes	No
510-212-04	E-2 Estate Residential	RT Residential Estate	0.23280412978	1	Yes	No
510-212-05	E-2 Estate Residential	RT Residential Estate	0.23278054196	1	Yes	No
510-212-06	E-2 Estate Residential	RT Residential Estate	0.23277558508	1	Yes	No
510-212-07	E-2 Estate Residential	RT Residential Estate	0.23127638858	1	Yes	No
510-212-08	E-2 Estate Residential	RT Residential Estate	0.23056203437	1	Yes	No
510-213-01	E-2 Estate Residential	RT Residential Estate	0.23413598167	1	Yes	No
510-213-02	E-2 Estate Residential	RT Residential Estate	0.22977463863	1	Yes	No
510-213-03	E-2 Estate Residential	RT Residential Estate	0.22976666138	1	Yes	No
510-213-04	E-2 Estate Residential	RT Residential Estate	0.22975938066	1	Yes	No
510-213-05	E-2 Estate Residential	RT Residential Estate	0.22974976536	1	Yes	No
510-213-06	E-2 Estate Residential	RT Residential Estate	0.22973919976	1	Yes	No
510-213-07	E-2 Estate Residential	RT Residential Estate	0.23233984776	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
510-213-08	E-2 Estate Residential	RT Residential Estate	0.25057880681	1	Yes	No
510-213-09	E-2 Estate Residential	RT Residential Estate	0.24661199799	1	Yes	No
510-213-10	E-2 Estate Residential	RT Residential Estate	0.24540816936	1	Yes	No
510-213-11	E-2 Estate Residential	RT Residential Estate	0.25134400727	1	Yes	No
510-213-12	E-2 Estate Residential	RT Residential Estate	0.25513700603	1	Yes	No
510-213-13	E-2 Estate Residential	RT Residential Estate	0.25134127269	1	Yes	No
510-213-14	E-2 Estate Residential	RT Residential Estate	0.23093503860	1	Yes	No
510-213-15	E-2 Estate Residential	RT Residential Estate	0.22974859566	1	Yes	No
510-213-16	E-2 Estate Residential	RT Residential Estate	0.22975991691	1	Yes	No
510-213-17	E-2 Estate Residential	RT Residential Estate	0.23413142079	1	Yes	No
510-214-01	E-2 Estate Residential	RT Residential Estate	0.23574323552	1	Yes	No
510-214-02	E-2 Estate Residential	RT Residential Estate	0.23870014989	1	Yes	No
510-214-03	E-2 Estate Residential	RT Residential Estate	0.27342037821	1	Yes	No
510-214-04	E-2 Estate Residential	RT Residential Estate	0.30158294716	1	Yes	No
510-214-05	E-2 Estate Residential	RT Residential Estate	0.23020601215	1	Yes	No
510-214-06	E-2 Estate Residential	RT Residential Estate	0.25457235655	1	Yes	No
510-214-07	E-2 Estate Residential	RT Residential Estate	0.25569267005	1	Yes	No
510-214-08	E-2 Estate Residential	RT Residential Estate	0.29280649624	1	Yes	No
510-214-09	E-2 Estate Residential	RT Residential Estate	0.25641737435	1	Yes	No
510-214-10	E-2 Estate Residential	RT Residential Estate	0.24687861262	1	Yes	No
510-214-11	E-2 Estate Residential	RT Residential Estate	0.24161017637	1	Yes	No
510-214-12	E-2 Estate Residential	RT Residential Estate	0.33907097063	1	Yes	No
510-020-03	E-2 Estate Residential	RT Residential Estate	1.36510906114	1	Yes	No
			298.84846805606	246		
509-040-16	E-3 Estate Residential	C Commercial	8.61517695235	1	Yes	No
509-020-14	E-3 Estate Residential	RT Residential Estate	2.52045868736	1	Yes	No
509-020-15	E-3 Estate Residential	RT Residential Estate	2.52192540597	1	Yes	No
509-020-16	E-3 Estate Residential	RT Residential Estate	5.04007414914	1	Yes	No
509-020-19	E-3 Estate Residential	RT Residential Estate	40.36266220230	1	Yes	No
509-030-02	E-3 Estate Residential	RT Residential Estate	5.04927414529	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
509-030-10	E-3 Estate Residential	RT Residential Estate	1.22013785717	1	Yes	No
510-020-03	E-3 Estate Residential	RT Residential Estate	8.15548587604	1	Yes	No
510-085-02	E-3 Estate Residential	RT Residential Estate	0.17219375106	1	Yes	No
510-163-01	E-3 Estate Residential	RT Residential Estate	0.17673897044	1	Yes	No
510-163-08	E-3 Estate Residential	RT Residential Estate	0.18024728840	1	Yes	No
			74.01437528552	11		
081-022-22	R-1 Single Family Residential	C Commercial	0.14945065193	1	Yes	No
081-022-24	R-1 Single Family Residential	C Commercial	0.30275592082	1	Yes	No
081-023-01	R-1 Single Family Residential	C Commercial	0.14819540100	1	Yes	No
081-023-02	R-1 Single Family Residential	C Commercial	0.14593347640	1	Yes	No
081-023-03	R-1 Single Family Residential	C Commercial	0.14592954913	1	Yes	No
081-023-04	R-1 Single Family Residential	C Commercial	0.14592524177	1	Yes	No
081-023-05	R-1 Single Family Residential	C Commercial	0.14819190951	1	Yes	No
081-025-17	R-1 Single Family Residential	C Commercial	0.15389550203	1	Yes	No
081-025-18	R-1 Single Family Residential	C Commercial	0.13764411660	1	Yes	No
081-025-19	R-1 Single Family Residential	C Commercial	0.13763427690	1	Yes	No
081-025-20	R-1 Single Family Residential	C Commercial	0.13762514299	1	Yes	No
081-025-21	R-1 Single Family Residential	C Commercial	0.13761401119	1	Yes	No
081-025-22	R-1 Single Family Residential	C Commercial	0.15382998580	1	Yes	No
081-031-21	R-1 Single Family Residential	C Commercial	0.16308066450	1	Yes	No
081-031-22	R-1 Single Family Residential	C Commercial	0.21040467693	1	Yes	No
419-010-23	R-1 Single Family Residential	C Commercial	0.83660429933	1	Yes	No
420-041-27	R-1 Single Family Residential	C Commercial	0.15141996001	1	Yes	No
420-042-17	R-1 Single Family Residential	C Commercial	0.31949042770	1	Yes	No
477-010-03	R-1 Single Family Residential	C Commercial	0.93659230514	1	Yes	No
067-172-09	R-1 Single Family Residential	CD Commercial Downtown	0.19541443546	1	Yes	No
067-172-10	R-1 Single Family Residential	CD Commercial Downtown	0.35923810729	1	Yes	No
067-172-11	R-1 Single Family Residential	CD Commercial Downtown	0.19486383056	1	Yes	No
080-132-06	R-1 Single Family Residential	CD Commercial Downtown	0.18594823137	1	Yes	No
067-210-16	R-1 Single Family Residential	IS Institutional	1.95153783440	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
477-030-32	R-1 Single Family Residential	IS Institutional	0.62382832903	1	Yes	No
396-140-13	R-1 Single Family Residential	MIL Military	0.61421509583	1	Yes	No
067-050-21	R-1 Single Family Residential	RL Residential Low Density	11.07928306610	1	Yes	No
067-121-13	R-1 Single Family Residential	RL Residential Low Density	0.16253414060	1	Yes	No
067-126-07	R-1 Single Family Residential	RL Residential Low Density	0.16240218523	1	Yes	No
067-184-08	R-1 Single Family Residential	RL Residential Low Density	0.15487526743	1	Yes	No
067-501-03	R-1 Single Family Residential	RL Residential Low Density	0.17432279310	1	Yes	No
067-501-04	R-1 Single Family Residential	RL Residential Low Density	0.17428180870	1	Yes	No
067-501-06	R-1 Single Family Residential	RL Residential Low Density	0.35559183959	1	Yes	No
067-501-07	R-1 Single Family Residential	RL Residential Low Density	0.26120658839	1	Yes	No
067-501-08	R-1 Single Family Residential	RL Residential Low Density	0.22504533702	1	Yes	No
067-501-09	R-1 Single Family Residential	RL Residential Low Density	0.22506969301	1	Yes	No
067-501-10	R-1 Single Family Residential	RL Residential Low Density	0.24042858053	1	Yes	No
067-501-11	R-1 Single Family Residential	RL Residential Low Density	0.35356841425	1	Yes	No
067-501-12	R-1 Single Family Residential	RL Residential Low Density	0.26654715709	1	Yes	No
067-501-14	R-1 Single Family Residential	RL Residential Low Density	0.17031956128	1	Yes	No
067-501-15	R-1 Single Family Residential	RL Residential Low Density	0.17093811036	1	Yes	No
067-501-16	R-1 Single Family Residential	RL Residential Low Density	0.19460980373	1	Yes	No
067-502-01	R-1 Single Family Residential	RL Residential Low Density	0.19703052506	1	Yes	No
067-502-02	R-1 Single Family Residential	RL Residential Low Density	0.17359590271	1	Yes	No
067-502-05	R-1 Single Family Residential	RL Residential Low Density	0.19702170353	1	Yes	No
067-502-07	R-1 Single Family Residential	RL Residential Low Density	0.17360720278	1	Yes	No
067-502-08	R-1 Single Family Residential	RL Residential Low Density	0.19703183220	1	Yes	No
080-010-18	R-1 Single Family Residential	RL Residential Low Density	22.38327325610	1	Yes	No
080-020-03	R-1 Single Family Residential	RL Residential Low Density	53.28959350830	1	Yes	No
080-020-24	R-1 Single Family Residential	RL Residential Low Density	34.66089755650	1	Yes	No
080-073-07	R-1 Single Family Residential	RL Residential Low Density	0.13769816125	1	Yes	No
080-091-11	R-1 Single Family Residential	RL Residential Low Density	0.13769635320	1	Yes	No
080-093-03	R-1 Single Family Residential	RL Residential Low Density	0.16461515181	1	Yes	No
080-093-10	R-1 Single Family Residential	RL Residential Low Density	0.16460064194	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
080-093-11	R-1 Single Family Residential	RL Residential Low Density	0.16459794578	1	Yes	No
080-133-02	R-1 Single Family Residential	RL Residential Low Density	0.18595381389	1	Yes	No
080-133-15	R-1 Single Family Residential	RL Residential Low Density	0.18595132755	1	Yes	No
080-143-15	R-1 Single Family Residential	RL Residential Low Density	0.18087484859	1	Yes	No
080-152-10	R-1 Single Family Residential	RL Residential Low Density	0.18596479509	1	Yes	No
080-152-12	R-1 Single Family Residential	RL Residential Low Density	0.18379510619	1	Yes	No
080-162-08	R-1 Single Family Residential	RL Residential Low Density	0.18172988055	1	Yes	No
080-162-18	R-1 Single Family Residential	RL Residential Low Density	0.18088615948	1	Yes	No
080-163-03	R-1 Single Family Residential	RL Residential Low Density	0.17702447853	1	Yes	No
081-021-01	R-1 Single Family Residential	RL Residential Low Density	0.11955324207	1	Yes	No
081-021-02	R-1 Single Family Residential	RL Residential Low Density	0.11132945479	1	Yes	No
081-021-04	R-1 Single Family Residential	RL Residential Low Density	0.14388097443	1	Yes	No
081-021-05	R-1 Single Family Residential	RL Residential Low Density	0.14387566175	1	Yes	No
081-021-08	R-1 Single Family Residential	RL Residential Low Density	0.14387990302	1	Yes	No
081-021-10	R-1 Single Family Residential	RL Residential Low Density	0.14235906122	1	Yes	No
081-021-19	R-1 Single Family Residential	RL Residential Low Density	0.14616113827	1	Yes	No
081-022-01	R-1 Single Family Residential	RL Residential Low Density	0.10813912742	1	Yes	No
081-022-02	R-1 Single Family Residential	RL Residential Low Density	0.18313371329	1	Yes	No
081-022-06	R-1 Single Family Residential	RL Residential Low Density	0.15655916041	1	Yes	No
081-022-07	R-1 Single Family Residential	RL Residential Low Density	0.17479986429	1	Yes	No
081-022-08	R-1 Single Family Residential	RL Residential Low Density	0.18691310827	1	Yes	No
081-022-09	R-1 Single Family Residential	RL Residential Low Density	0.15006496685	1	Yes	No
081-022-10	R-1 Single Family Residential	RL Residential Low Density	0.15444581877	1	Yes	No
081-022-11	R-1 Single Family Residential	RL Residential Low Density	0.14387506841	1	Yes	No
081-022-12	R-1 Single Family Residential	RL Residential Low Density	0.14186745832	1	Yes	No
081-022-15	R-1 Single Family Residential	RL Residential Low Density	0.14386374795	1	Yes	No
081-022-16	R-1 Single Family Residential	RL Residential Low Density	0.14386273186	1	Yes	No
081-022-18	R-1 Single Family Residential	RL Residential Low Density	0.14386534010	1	Yes	No
081-022-25	R-1 Single Family Residential	RL Residential Low Density	0.14386692980	1	Yes	No
081-022-26	R-1 Single Family Residential	RL Residential Low Density	0.14186390103	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-023-07	R-1 Single Family Residential	RL Residential Low Density	0.14054963207	1	Yes	No
081-023-08	R-1 Single Family Residential	RL Residential Low Density	0.14255585452	1	Yes	No
081-023-09	R-1 Single Family Residential	RL Residential Low Density	0.15804997742	1	Yes	No
081-023-10	R-1 Single Family Residential	RL Residential Low Density	0.16447490478	1	Yes	No
081-024-02	R-1 Single Family Residential	RL Residential Low Density	0.10823946453	1	Yes	No
081-024-03	R-1 Single Family Residential	RL Residential Low Density	0.14004268241	1	Yes	No
081-024-04	R-1 Single Family Residential	RL Residential Low Density	0.14341470210	1	Yes	No
081-024-06	R-1 Single Family Residential	RL Residential Low Density	0.14118318157	1	Yes	No
081-024-07	R-1 Single Family Residential	RL Residential Low Density	0.18928583490	1	Yes	No
081-024-08	R-1 Single Family Residential	RL Residential Low Density	0.14243100932	1	Yes	No
081-024-09	R-1 Single Family Residential	RL Residential Low Density	0.15113143437	1	Yes	No
081-025-01	R-1 Single Family Residential	RL Residential Low Density	0.14393841443	1	Yes	No
081-025-02	R-1 Single Family Residential	RL Residential Low Density	0.13864145673	1	Yes	No
081-025-03	R-1 Single Family Residential	RL Residential Low Density	0.13864165347	1	Yes	No
081-025-11	R-1 Single Family Residential	RL Residential Low Density	0.15170887021	1	Yes	No
081-025-12	R-1 Single Family Residential	RL Residential Low Density	0.15170526995	1	Yes	No
081-025-16	R-1 Single Family Residential	RL Residential Low Density	0.26790959072	1	Yes	No
081-025-24	R-1 Single Family Residential	RL Residential Low Density	0.13859747168	1	Yes	No
081-025-25	R-1 Single Family Residential	RL Residential Low Density	0.13860320348	1	Yes	No
081-025-27	R-1 Single Family Residential	RL Residential Low Density	0.13861168067	1	Yes	No
081-025-28	R-1 Single Family Residential	RL Residential Low Density	0.13861534149	1	Yes	No
081-025-34	R-1 Single Family Residential	RL Residential Low Density	0.13862624668	1	Yes	No
081-025-38	R-1 Single Family Residential	RL Residential Low Density	0.13863561325	1	Yes	No
081-025-40	R-1 Single Family Residential	RL Residential Low Density	0.13979754215	1	Yes	No
081-031-01	R-1 Single Family Residential	RL Residential Low Density	0.14657521344	1	Yes	No
081-031-02	R-1 Single Family Residential	RL Residential Low Density	0.13863746444	1	Yes	No
081-031-04	R-1 Single Family Residential	RL Residential Low Density	0.13863702843	1	Yes	No
081-031-08	R-1 Single Family Residential	RL Residential Low Density	0.27726873552	1	Yes	No
081-031-12	R-1 Single Family Residential	RL Residential Low Density	0.13862417501	1	Yes	No
081-031-14	R-1 Single Family Residential	RL Residential Low Density	0.13861751173	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-031-15	R-1 Single Family Residential	RL Residential Low Density	0.13861240680	1	Yes	No
081-031-16	R-1 Single Family Residential	RL Residential Low Density	0.13860561789	1	Yes	No
081-031-19	R-1 Single Family Residential	RL Residential Low Density	0.18609266434	1	Yes	No
081-031-20	R-1 Single Family Residential	RL Residential Low Density	0.17836659014	1	Yes	No
081-031-24	R-1 Single Family Residential	RL Residential Low Density	0.17076505215	1	Yes	No
081-031-25	R-1 Single Family Residential	RL Residential Low Density	0.27701492825	1	Yes	No
081-031-26	R-1 Single Family Residential	RL Residential Low Density	0.13852964977	1	Yes	No
081-031-27	R-1 Single Family Residential	RL Residential Low Density	0.13853943272	1	Yes	No
081-031-28	R-1 Single Family Residential	RL Residential Low Density	0.13854932469	1	Yes	No
081-031-29	R-1 Single Family Residential	RL Residential Low Density	0.13855662684	1	Yes	No
081-031-31	R-1 Single Family Residential	RL Residential Low Density	0.13856919712	1	Yes	No
081-031-32	R-1 Single Family Residential	RL Residential Low Density	0.13857513155	1	Yes	No
081-031-33	R-1 Single Family Residential	RL Residential Low Density	0.29023858543	1	Yes	No
081-031-34	R-1 Single Family Residential	RL Residential Low Density	0.15166416811	1	Yes	No
081-031-35	R-1 Single Family Residential	RL Residential Low Density	0.13859526232	1	Yes	No
081-031-40	R-1 Single Family Residential	RL Residential Low Density	0.13861489634	1	Yes	No
081-031-41	R-1 Single Family Residential	RL Residential Low Density	0.13861923612	1	Yes	No
081-031-42	R-1 Single Family Residential	RL Residential Low Density	0.13862292351	1	Yes	No
081-031-43	R-1 Single Family Residential	RL Residential Low Density	0.13862746960	1	Yes	No
081-031-47	R-1 Single Family Residential	RL Residential Low Density	0.31520188784	1	Yes	No
081-032-04	R-1 Single Family Residential	RL Residential Low Density	0.13862125129	1	Yes	No
081-032-05	R-1 Single Family Residential	RL Residential Low Density	0.13861410095	1	Yes	No
081-032-10	R-1 Single Family Residential	RL Residential Low Density	0.15167554211	1	Yes	No
081-032-13	R-1 Single Family Residential	RL Residential Low Density	0.13858500612	1	Yes	No
081-032-14	R-1 Single Family Residential	RL Residential Low Density	0.27715337842	1	Yes	No
081-032-22	R-1 Single Family Residential	RL Residential Low Density	0.15898420585	1	Yes	No
081-032-28	R-1 Single Family Residential	RL Residential Low Density	0.27707841276	1	Yes	No
081-032-29	R-1 Single Family Residential	RL Residential Low Density	0.13855159354	1	Yes	No
081-032-30	R-1 Single Family Residential	RL Residential Low Density	0.13855688934	1	Yes	No
081-032-31	R-1 Single Family Residential	RL Residential Low Density	0.13856282968	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-032-32	R-1 Single Family Residential	RL Residential Low Density	0.15164061825	1	Yes	No
081-032-33	R-1 Single Family Residential	RL Residential Low Density	0.15164703271	1	Yes	No
081-032-34	R-1 Single Family Residential	RL Residential Low Density	0.13858482233	1	Yes	No
081-032-35	R-1 Single Family Residential	RL Residential Low Density	0.13858915562	1	Yes	No
081-032-36	R-1 Single Family Residential	RL Residential Low Density	0.13859265002	1	Yes	No
081-032-39	R-1 Single Family Residential	RL Residential Low Density	0.13860756803	1	Yes	No
081-032-40	R-1 Single Family Residential	RL Residential Low Density	0.13861416188	1	Yes	No
081-032-46	R-1 Single Family Residential	RL Residential Low Density	0.13860372152	1	Yes	No
081-032-48	R-1 Single Family Residential	RL Residential Low Density	0.41546341709	1	Yes	No
081-032-50	R-1 Single Family Residential	RL Residential Low Density	0.13862021434	1	Yes	No
081-041-03	R-1 Single Family Residential	RL Residential Low Density	0.13861777260	1	Yes	No
081-041-06	R-1 Single Family Residential	RL Residential Low Density	0.13860625505	1	Yes	No
081-041-07	R-1 Single Family Residential	RL Residential Low Density	0.13860491858	1	Yes	No
081-041-11	R-1 Single Family Residential	RL Residential Low Density	0.15166696964	1	Yes	No
081-041-12	R-1 Single Family Residential	RL Residential Low Density	0.15166442991	1	Yes	No
081-041-17	R-1 Single Family Residential	RL Residential Low Density	0.13855688018	1	Yes	No
081-041-23	R-1 Single Family Residential	RL Residential Low Density	0.15763453445	1	Yes	No
081-041-24	R-1 Single Family Residential	RL Residential Low Density	0.13844608940	1	Yes	No
081-041-25	R-1 Single Family Residential	RL Residential Low Density	0.13846759059	1	Yes	No
081-041-26	R-1 Single Family Residential	RL Residential Low Density	0.13848408918	1	Yes	No
081-041-32	R-1 Single Family Residential	RL Residential Low Density	0.13854041634	1	Yes	No
081-041-37	R-1 Single Family Residential	RL Residential Low Density	0.27714622963	1	Yes	No
081-041-39	R-1 Single Family Residential	RL Residential Low Density	0.13858475631	1	Yes	No
081-041-40	R-1 Single Family Residential	RL Residential Low Density	0.13858635334	1	Yes	No
081-041-42	R-1 Single Family Residential	RL Residential Low Density	0.13860431911	1	Yes	No
081-041-43	R-1 Single Family Residential	RL Residential Low Density	0.15284269704	1	Yes	No
081-041-44	R-1 Single Family Residential	RL Residential Low Density	0.13859502834	1	Yes	No
081-041-48	R-1 Single Family Residential	RL Residential Low Density	0.27721967265	1	Yes	No
081-041-49	R-1 Single Family Residential	RL Residential Low Density	0.29017078730	1	Yes	No
081-041-52	R-1 Single Family Residential	RL Residential Low Density	0.13856208849	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-041-53	R-1 Single Family Residential	RL Residential Low Density	0.15163081997	1	Yes	No
081-042-02	R-1 Single Family Residential	RL Residential Low Density	0.13859817055	1	Yes	No
081-042-04	R-1 Single Family Residential	RL Residential Low Density	0.13858994438	1	Yes	No
081-042-11	R-1 Single Family Residential	RL Residential Low Density	0.13856378312	1	Yes	No
081-042-13	R-1 Single Family Residential	RL Residential Low Density	0.13855138878	1	Yes	No
081-042-25	R-1 Single Family Residential	RL Residential Low Density	0.13848565750	1	Yes	No
081-042-28	R-1 Single Family Residential	RL Residential Low Density	0.13851494773	1	Yes	No
081-042-29	R-1 Single Family Residential	RL Residential Low Density	0.13852220463	1	Yes	No
081-042-30	R-1 Single Family Residential	RL Residential Low Density	0.13852987400	1	Yes	No
081-042-31	R-1 Single Family Residential	RL Residential Low Density	0.13853472775	1	Yes	No
081-042-32	R-1 Single Family Residential	RL Residential Low Density	0.15160662972	1	Yes	No
081-042-33	R-1 Single Family Residential	RL Residential Low Density	0.15161801356	1	Yes	No
081-042-34	R-1 Single Family Residential	RL Residential Low Density	0.13855580769	1	Yes	No
081-042-35	R-1 Single Family Residential	RL Residential Low Density	0.13855329918	1	Yes	No
081-042-36	R-1 Single Family Residential	RL Residential Low Density	0.13856601979	1	Yes	No
081-042-37	R-1 Single Family Residential	RL Residential Low Density	0.13856622963	1	Yes	No
081-042-40	R-1 Single Family Residential	RL Residential Low Density	0.13858376362	1	Yes	No
081-042-42	R-1 Single Family Residential	RL Residential Low Density	0.13858962235	1	Yes	No
081-042-43	R-1 Single Family Residential	RL Residential Low Density	0.15282413471	1	Yes	No
081-042-48	R-1 Single Family Residential	RL Residential Low Density	0.27697032561	1	Yes	No
081-042-49	R-1 Single Family Residential	RL Residential Low Density	0.13847286363	1	Yes	No
081-042-50	R-1 Single Family Residential	RL Residential Low Density	0.13845185544	1	Yes	No
081-042-52	R-1 Single Family Residential	RL Residential Low Density	0.15697318991	1	Yes	No
081-051-01	R-1 Single Family Residential	RL Residential Low Density	0.15693551000	1	Yes	No
081-051-02	R-1 Single Family Residential	RL Residential Low Density	0.13857856333	1	Yes	No
081-051-05	R-1 Single Family Residential	RL Residential Low Density	0.13856769110	1	Yes	No
081-051-06	R-1 Single Family Residential	RL Residential Low Density	0.13856822951	1	Yes	No
081-051-07	R-1 Single Family Residential	RL Residential Low Density	0.13856628087	1	Yes	No
081-051-10	R-1 Single Family Residential	RL Residential Low Density	0.13855968452	1	Yes	No
081-051-16	R-1 Single Family Residential	RL Residential Low Density	0.13853382569	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-051-17	R-1 Single Family Residential	RL Residential Low Density	0.13852563706	1	Yes	No
081-051-19	R-1 Single Family Residential	RL Residential Low Density	0.13850492798	1	Yes	No
081-051-20	R-1 Single Family Residential	RL Residential Low Density	0.13848856025	1	Yes	No
081-051-22	R-1 Single Family Residential	RL Residential Low Density	0.13844206492	1	Yes	No
081-051-23	R-1 Single Family Residential	RL Residential Low Density	0.15135187917	1	Yes	No
081-051-26	R-1 Single Family Residential	RL Residential Low Density	0.13845875389	1	Yes	No
081-051-27	R-1 Single Family Residential	RL Residential Low Density	0.13847612807	1	Yes	No
081-051-28	R-1 Single Family Residential	RL Residential Low Density	0.13849019171	1	Yes	No
081-051-29	R-1 Single Family Residential	RL Residential Low Density	0.13850056873	1	Yes	No
081-051-30	R-1 Single Family Residential	RL Residential Low Density	0.13850876228	1	Yes	No
081-051-31	R-1 Single Family Residential	RL Residential Low Density	0.13851625573	1	Yes	No
081-051-33	R-1 Single Family Residential	RL Residential Low Density	0.13853743998	1	Yes	No
081-051-34	R-1 Single Family Residential	RL Residential Low Density	0.13852319626	1	Yes	No
081-051-35	R-1 Single Family Residential	RL Residential Low Density	0.15161736705	1	Yes	No
081-051-36	R-1 Single Family Residential	RL Residential Low Density	0.15161234482	1	Yes	No
081-051-37	R-1 Single Family Residential	RL Residential Low Density	0.13854614737	1	Yes	No
081-051-39	R-1 Single Family Residential	RL Residential Low Density	0.13855378331	1	Yes	No
081-051-40	R-1 Single Family Residential	RL Residential Low Density	0.13855748535	1	Yes	No
081-051-41	R-1 Single Family Residential	RL Residential Low Density	0.13856182007	1	Yes	No
081-051-44	R-1 Single Family Residential	RL Residential Low Density	0.13857937828	1	Yes	No
081-051-45	R-1 Single Family Residential	RL Residential Low Density	0.13857583127	1	Yes	No
081-051-46	R-1 Single Family Residential	RL Residential Low Density	0.15280021017	1	Yes	No
081-052-01	R-1 Single Family Residential	RL Residential Low Density	0.16540982561	1	Yes	No
081-052-02	R-1 Single Family Residential	RL Residential Low Density	0.14586703820	1	Yes	No
081-052-03	R-1 Single Family Residential	RL Residential Low Density	0.14586631267	1	Yes	No
081-052-04	R-1 Single Family Residential	RL Residential Low Density	0.14586493630	1	Yes	No
081-052-12	R-1 Single Family Residential	RL Residential Low Density	0.15960584325	1	Yes	No
081-052-13	R-1 Single Family Residential	RL Residential Low Density	0.14584339770	1	Yes	No
081-052-15	R-1 Single Family Residential	RL Residential Low Density	0.14583718896	1	Yes	No
081-052-17	R-1 Single Family Residential	RL Residential Low Density	0.14582775323	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-052-21	R-1 Single Family Residential	RL Residential Low Density	0.14578493142	1	Yes	No
081-052-26	R-1 Single Family Residential	RL Residential Low Density	0.13852392035	1	Yes	No
081-052-27	R-1 Single Family Residential	RL Residential Low Density	0.13853199767	1	Yes	No
081-052-28	R-1 Single Family Residential	RL Residential Low Density	0.13849608761	1	Yes	No
081-052-29	R-1 Single Family Residential	RL Residential Low Density	0.13858156089	1	Yes	No
081-052-30	R-1 Single Family Residential	RL Residential Low Density	0.13854431044	1	Yes	No
081-052-31	R-1 Single Family Residential	RL Residential Low Density	0.13854790592	1	Yes	No
081-052-32	R-1 Single Family Residential	RL Residential Low Density	0.13854978044	1	Yes	No
081-052-33	R-1 Single Family Residential	RL Residential Low Density	0.13855206073	1	Yes	No
081-052-34	R-1 Single Family Residential	RL Residential Low Density	0.13855410921	1	Yes	No
081-052-37	R-1 Single Family Residential	RL Residential Low Density	0.13855978385	1	Yes	No
081-052-39	R-1 Single Family Residential	RL Residential Low Density	0.13852340254	1	Yes	No
081-052-44	R-1 Single Family Residential	RL Residential Low Density	0.13856998038	1	Yes	No
081-052-45	R-1 Single Family Residential	RL Residential Low Density	0.13857196269	1	Yes	No
081-052-46	R-1 Single Family Residential	RL Residential Low Density	0.15277981051	1	Yes	No
081-052-51	R-1 Single Family Residential	RL Residential Low Density	0.14576976899	1	Yes	No
081-071-01	R-1 Single Family Residential	RL Residential Low Density	0.14420238974	1	Yes	No
081-071-02	R-1 Single Family Residential	RL Residential Low Density	0.14126816970	1	Yes	No
081-071-03	R-1 Single Family Residential	RL Residential Low Density	0.14126268595	1	Yes	No
081-071-04	R-1 Single Family Residential	RL Residential Low Density	0.14125889276	1	Yes	No
081-071-05	R-1 Single Family Residential	RL Residential Low Density	0.14125467266	1	Yes	No
081-071-21	R-1 Single Family Residential	RL Residential Low Density	0.14120151546	1	Yes	No
081-071-22	R-1 Single Family Residential	RL Residential Low Density	0.14120887927	1	Yes	No
081-071-24	R-1 Single Family Residential	RL Residential Low Density	0.14541966951	1	Yes	No
081-071-28	R-1 Single Family Residential	RL Residential Low Density	0.14119190199	1	Yes	No
081-071-32	R-1 Single Family Residential	RL Residential Low Density	0.14120814753	1	Yes	No
081-071-33	R-1 Single Family Residential	RL Residential Low Density	0.14120132952	1	Yes	No
081-071-34	R-1 Single Family Residential	RL Residential Low Density	0.15427904017	1	Yes	No
081-071-35	R-1 Single Family Residential	RL Residential Low Density	0.15428259417	1	Yes	No
081-071-36	R-1 Single Family Residential	RL Residential Low Density	0.14121122729	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-071-43	R-1 Single Family Residential	RL Residential Low Density	0.14125265127	1	Yes	No
081-071-44	R-1 Single Family Residential	RL Residential Low Density	0.14125979441	1	Yes	No
081-071-45	R-1 Single Family Residential	RL Residential Low Density	0.14126635994	1	Yes	No
081-071-46	R-1 Single Family Residential	RL Residential Low Density	0.13957769098	1	Yes	No
081-072-03	R-1 Single Family Residential	RL Residential Low Density	0.14124479277	1	Yes	No
081-072-13	R-1 Single Family Residential	RL Residential Low Density	0.15426725213	1	Yes	No
081-072-14	R-1 Single Family Residential	RL Residential Low Density	0.14119243473	1	Yes	No
081-072-17	R-1 Single Family Residential	RL Residential Low Density	0.14119396578	1	Yes	No
081-072-22	R-1 Single Family Residential	RL Residential Low Density	0.14119264634	1	Yes	No
081-072-23	R-1 Single Family Residential	RL Residential Low Density	0.14001625413	1	Yes	No
081-072-24	R-1 Single Family Residential	RL Residential Low Density	0.15197163056	1	Yes	No
081-072-25	R-1 Single Family Residential	RL Residential Low Density	0.14861660850	1	Yes	No
081-072-26	R-1 Single Family Residential	RL Residential Low Density	0.14861508153	1	Yes	No
081-072-31	R-1 Single Family Residential	RL Residential Low Density	0.14857918374	1	Yes	No
081-072-33	R-1 Single Family Residential	RL Residential Low Density	0.14861039480	1	Yes	No
081-072-34	R-1 Single Family Residential	RL Residential Low Density	0.16237028739	1	Yes	No
081-072-53	R-1 Single Family Residential	RL Residential Low Density	0.29543972958	1	Yes	No
081-081-05	R-1 Single Family Residential	RL Residential Low Density	0.14127855661	1	Yes	No
081-081-06	R-1 Single Family Residential	RL Residential Low Density	0.14127624739	1	Yes	No
081-081-07	R-1 Single Family Residential	RL Residential Low Density	0.14127372179	1	Yes	No
081-081-10	R-1 Single Family Residential	RL Residential Low Density	0.14126715445	1	Yes	No
081-081-21	R-1 Single Family Residential	RL Residential Low Density	0.14124181230	1	Yes	No
081-081-25	R-1 Single Family Residential	RL Residential Low Density	0.14123554940	1	Yes	No
081-081-26	R-1 Single Family Residential	RL Residential Low Density	0.14123828523	1	Yes	No
081-081-27	R-1 Single Family Residential	RL Residential Low Density	0.14124123096	1	Yes	No
081-081-31	R-1 Single Family Residential	RL Residential Low Density	0.14125364257	1	Yes	No
081-081-32	R-1 Single Family Residential	RL Residential Low Density	0.14125699477	1	Yes	No
081-081-33	R-1 Single Family Residential	RL Residential Low Density	0.14126097591	1	Yes	No
081-081-35	R-1 Single Family Residential	RL Residential Low Density	0.15434819884	1	Yes	No
081-081-36	R-1 Single Family Residential	RL Residential Low Density	0.14127166129	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-081-37	R-1 Single Family Residential	RL Residential Low Density	0.14127587858	1	Yes	No
081-081-40	R-1 Single Family Residential	RL Residential Low Density	0.14128366583	1	Yes	No
081-081-41	R-1 Single Family Residential	RL Residential Low Density	0.14128662407	1	Yes	No
081-081-42	R-1 Single Family Residential	RL Residential Low Density	0.14128852703	1	Yes	No
081-081-43	R-1 Single Family Residential	RL Residential Low Density	0.14128981365	1	Yes	No
081-081-44	R-1 Single Family Residential	RL Residential Low Density	0.14129176245	1	Yes	No
081-081-46	R-1 Single Family Residential	RL Residential Low Density	0.14221062179	1	Yes	No
081-081-50	R-1 Single Family Residential	RL Residential Low Density	0.28256566603	1	Yes	No
081-082-01	R-1 Single Family Residential	RL Residential Low Density	0.14421044734	1	Yes	No
081-082-02	R-1 Single Family Residential	RL Residential Low Density	0.14127864994	1	Yes	No
081-082-05	R-1 Single Family Residential	RL Residential Low Density	0.14126942644	1	Yes	No
081-082-14	R-1 Single Family Residential	RL Residential Low Density	0.14124495773	1	Yes	No
081-082-17	R-1 Single Family Residential	RL Residential Low Density	0.14123801098	1	Yes	No
081-082-21	R-1 Single Family Residential	RL Residential Low Density	0.14122832718	1	Yes	No
081-082-22	R-1 Single Family Residential	RL Residential Low Density	0.14122646241	1	Yes	No
081-082-24	R-1 Single Family Residential	RL Residential Low Density	0.14671742563	1	Yes	No
081-082-27	R-1 Single Family Residential	RL Residential Low Density	0.14122311958	1	Yes	No
081-082-30	R-1 Single Family Residential	RL Residential Low Density	0.14123127141	1	Yes	No
081-082-31	R-1 Single Family Residential	RL Residential Low Density	0.14123419874	1	Yes	No
081-082-32	R-1 Single Family Residential	RL Residential Low Density	0.14123818131	1	Yes	No
081-082-33	R-1 Single Family Residential	RL Residential Low Density	0.14124045980	1	Yes	No
081-082-34	R-1 Single Family Residential	RL Residential Low Density	0.15432353897	1	Yes	No
081-082-35	R-1 Single Family Residential	RL Residential Low Density	0.15432673881	1	Yes	No
081-082-38	R-1 Single Family Residential	RL Residential Low Density	0.14126032789	1	Yes	No
081-082-45	R-1 Single Family Residential	RL Residential Low Density	0.13958737525	1	Yes	No
081-091-02	R-1 Single Family Residential	RL Residential Low Density	0.14130167815	1	Yes	No
081-091-05	R-1 Single Family Residential	RL Residential Low Density	0.14129175016	1	Yes	No
081-091-06	R-1 Single Family Residential	RL Residential Low Density	0.14128856981	1	Yes	No
081-091-11	R-1 Single Family Residential	RL Residential Low Density	0.14127538514	1	Yes	No
081-091-13	R-1 Single Family Residential	RL Residential Low Density	0.15435062392	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-091-16	R-1 Single Family Residential	RL Residential Low Density	0.14126485550	1	Yes	No
081-091-18	R-1 Single Family Residential	RL Residential Low Density	0.14126118319	1	Yes	No
081-091-21	R-1 Single Family Residential	RL Residential Low Density	0.14125642816	1	Yes	No
081-091-23	R-1 Single Family Residential	RL Residential Low Density	0.14382435816	1	Yes	No
081-091-24	R-1 Single Family Residential	RL Residential Low Density	0.14796136492	1	Yes	No
081-091-25	R-1 Single Family Residential	RL Residential Low Density	0.14125731783	1	Yes	No
081-091-26	R-1 Single Family Residential	RL Residential Low Density	0.14125854462	1	Yes	No
081-091-27	R-1 Single Family Residential	RL Residential Low Density	0.14126278012	1	Yes	No
081-091-28	R-1 Single Family Residential	RL Residential Low Density	0.14126529810	1	Yes	No
081-091-29	R-1 Single Family Residential	RL Residential Low Density	0.14126761968	1	Yes	No
081-091-30	R-1 Single Family Residential	RL Residential Low Density	0.14127036024	1	Yes	No
081-091-32	R-1 Single Family Residential	RL Residential Low Density	0.14127606486	1	Yes	No
081-091-33	R-1 Single Family Residential	RL Residential Low Density	0.14127923793	1	Yes	No
081-091-34	R-1 Single Family Residential	RL Residential Low Density	0.15436308691	1	Yes	No
081-091-36	R-1 Single Family Residential	RL Residential Low Density	0.28257739192	1	Yes	No
081-091-37	R-1 Single Family Residential	RL Residential Low Density	0.14129201677	1	Yes	No
081-091-38	R-1 Single Family Residential	RL Residential Low Density	0.14129458701	1	Yes	No
081-091-39	R-1 Single Family Residential	RL Residential Low Density	0.14129758358	1	Yes	No
081-091-40	R-1 Single Family Residential	RL Residential Low Density	0.14129866605	1	Yes	No
081-091-41	R-1 Single Family Residential	RL Residential Low Density	0.14130039730	1	Yes	No
081-092-07	R-1 Single Family Residential	RL Residential Low Density	0.14128077067	1	Yes	No
081-092-08	R-1 Single Family Residential	RL Residential Low Density	0.14127866522	1	Yes	No
081-092-09	R-1 Single Family Residential	RL Residential Low Density	0.14127570107	1	Yes	No
081-092-11	R-1 Single Family Residential	RL Residential Low Density	0.14127122828	1	Yes	No
081-092-12	R-1 Single Family Residential	RL Residential Low Density	0.15434899847	1	Yes	No
081-092-20	R-1 Single Family Residential	RL Residential Low Density	0.14125299967	1	Yes	No
081-092-28	R-1 Single Family Residential	RL Residential Low Density	0.14126053995	1	Yes	No
081-092-29	R-1 Single Family Residential	RL Residential Low Density	0.14126391055	1	Yes	No
081-092-31	R-1 Single Family Residential	RL Residential Low Density	0.14127064580	1	Yes	No
081-092-32	R-1 Single Family Residential	RL Residential Low Density	0.14127315772	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-092-35	R-1 Single Family Residential	RL Residential Low Density	0.14128309961	1	Yes	No
081-092-37	R-1 Single Family Residential	RL Residential Low Density	0.14128754677	1	Yes	No
081-092-42	R-1 Single Family Residential	RL Residential Low Density	0.14129716334	1	Yes	No
081-092-43	R-1 Single Family Residential	RL Residential Low Density	0.14129868582	1	Yes	No
081-101-01	R-1 Single Family Residential	RL Residential Low Density	0.21241122742	1	Yes	No
081-101-02	R-1 Single Family Residential	RL Residential Low Density	0.16423389661	1	Yes	No
081-101-09	R-1 Single Family Residential	RL Residential Low Density	0.14597985212	1	Yes	No
081-101-10	R-1 Single Family Residential	RL Residential Low Density	0.16556000426	1	Yes	No
081-101-13	R-1 Single Family Residential	RL Residential Low Density	0.17935084952	1	Yes	No
081-101-14	R-1 Single Family Residential	RL Residential Low Density	0.17944939183	1	Yes	No
081-101-15	R-1 Single Family Residential	RL Residential Low Density	0.17955460385	1	Yes	No
081-101-16	R-1 Single Family Residential	RL Residential Low Density	0.17965972966	1	Yes	No
081-101-18	R-1 Single Family Residential	RL Residential Low Density	0.17987602762	1	Yes	No
081-102-01	R-1 Single Family Residential	RL Residential Low Density	0.18646923413	1	Yes	No
081-102-04	R-1 Single Family Residential	RL Residential Low Density	0.16420271164	1	Yes	No
081-102-17	R-1 Single Family Residential	RL Residential Low Density	0.16418576197	1	Yes	No
081-102-18	R-1 Single Family Residential	RL Residential Low Density	0.16418634116	1	Yes	No
081-103-02	R-1 Single Family Residential	RL Residential Low Density	0.17080181663	1	Yes	No
081-103-05	R-1 Single Family Residential	RL Residential Low Density	0.16419951365	1	Yes	No
081-103-09	R-1 Single Family Residential	RL Residential Low Density	0.16419893401	1	Yes	No
081-103-11	R-1 Single Family Residential	RL Residential Low Density	0.18095684127	1	Yes	No
081-103-15	R-1 Single Family Residential	RL Residential Low Density	0.16419073051	1	Yes	No
081-104-01	R-1 Single Family Residential	RL Residential Low Density	0.17244909120	1	Yes	No
081-104-02	R-1 Single Family Residential	RL Residential Low Density	0.16379201653	1	Yes	No
081-104-03	R-1 Single Family Residential	RL Residential Low Density	0.16419376300	1	Yes	No
081-104-08	R-1 Single Family Residential	RL Residential Low Density	0.16419380057	1	Yes	No
081-104-10	R-1 Single Family Residential	RL Residential Low Density	0.18680041957	1	Yes	No
081-104-13	R-1 Single Family Residential	RL Residential Low Density	0.16418073126	1	Yes	No
081-104-14	R-1 Single Family Residential	RL Residential Low Density	0.16418225483	1	Yes	No
081-104-15	R-1 Single Family Residential	RL Residential Low Density	0.16418132950	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-105-02	R-1 Single Family Residential	RL Residential Low Density	0.14130575116	1	Yes	No
081-105-05	R-1 Single Family Residential	RL Residential Low Density	0.14129172859	1	Yes	No
081-105-06	R-1 Single Family Residential	RL Residential Low Density	0.14128744137	1	Yes	No
081-105-10	R-1 Single Family Residential	RL Residential Low Density	0.14127521200	1	Yes	No
081-105-11	R-1 Single Family Residential	RL Residential Low Density	0.14127411123	1	Yes	No
081-105-12	R-1 Single Family Residential	RL Residential Low Density	0.15435257684	1	Yes	No
081-105-13	R-1 Single Family Residential	RL Residential Low Density	0.15435020930	1	Yes	No
081-105-15	R-1 Single Family Residential	RL Residential Low Density	0.14126781349	1	Yes	No
081-105-16	R-1 Single Family Residential	RL Residential Low Density	0.14126605655	1	Yes	No
081-105-17	R-1 Single Family Residential	RL Residential Low Density	0.14126581419	1	Yes	No
081-105-19	R-1 Single Family Residential	RL Residential Low Density	0.14126448942	1	Yes	No
081-105-20	R-1 Single Family Residential	RL Residential Low Density	0.14126254824	1	Yes	No
081-105-23	R-1 Single Family Residential	RL Residential Low Density	0.14510622650	1	Yes	No
081-105-24	R-1 Single Family Residential	RL Residential Low Density	0.14924281708	1	Yes	No
081-105-33	R-1 Single Family Residential	RL Residential Low Density	0.14127438807	1	Yes	No
081-105-35	R-1 Single Family Residential	RL Residential Low Density	0.15436010328	1	Yes	No
081-105-36	R-1 Single Family Residential	RL Residential Low Density	0.14128170896	1	Yes	No
081-105-37	R-1 Single Family Residential	RL Residential Low Density	0.14128280981	1	Yes	No
081-105-39	R-1 Single Family Residential	RL Residential Low Density	0.14128757426	1	Yes	No
081-105-40	R-1 Single Family Residential	RL Residential Low Density	0.14129084488	1	Yes	No
081-105-42	R-1 Single Family Residential	RL Residential Low Density	0.14129524239	1	Yes	No
081-105-43	R-1 Single Family Residential	RL Residential Low Density	0.14129723538	1	Yes	No
081-105-44	R-1 Single Family Residential	RL Residential Low Density	0.14129878241	1	Yes	No
081-105-46	R-1 Single Family Residential	RL Residential Low Density	0.14221977250	1	Yes	No
081-121-01	R-1 Single Family Residential	RL Residential Low Density	0.14451276227	1	Yes	No
081-121-08	R-1 Single Family Residential	RL Residential Low Density	0.14133103946	1	Yes	No
081-121-16	R-1 Single Family Residential	RL Residential Low Density	0.14130137769	1	Yes	No
081-121-17	R-1 Single Family Residential	RL Residential Low Density	0.14130124197	1	Yes	No
081-121-19	R-1 Single Family Residential	RL Residential Low Density	0.14128892791	1	Yes	No
081-121-26	R-1 Single Family Residential	RL Residential Low Density	0.14128842505	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-121-27	R-1 Single Family Residential	RL Residential Low Density	0.14129497081	1	Yes	No
081-121-29	R-1 Single Family Residential	RL Residential Low Density	0.14130739381	1	Yes	No
081-121-30	R-1 Single Family Residential	RL Residential Low Density	0.14131366613	1	Yes	No
081-121-34	R-1 Single Family Residential	RL Residential Low Density	0.15441347667	1	Yes	No
081-121-35	R-1 Single Family Residential	RL Residential Low Density	0.15441715791	1	Yes	No
081-121-40	R-1 Single Family Residential	RL Residential Low Density	0.14133970139	1	Yes	No
081-122-01	R-1 Single Family Residential	RL Residential Low Density	0.14456748914	1	Yes	No
081-122-02	R-1 Single Family Residential	RL Residential Low Density	0.14140424341	1	Yes	No
081-122-04	R-1 Single Family Residential	RL Residential Low Density	0.14140076074	1	Yes	No
081-122-05	R-1 Single Family Residential	RL Residential Low Density	0.14139784919	1	Yes	No
081-122-07	R-1 Single Family Residential	RL Residential Low Density	0.14139076254	1	Yes	No
081-122-11	R-1 Single Family Residential	RL Residential Low Density	0.14137607962	1	Yes	No
081-122-12	R-1 Single Family Residential	RL Residential Low Density	0.15446257686	1	Yes	No
081-122-14	R-1 Single Family Residential	RL Residential Low Density	0.14138323704	1	Yes	No
081-122-15	R-1 Single Family Residential	RL Residential Low Density	0.14133689273	1	Yes	No
081-122-16	R-1 Single Family Residential	RL Residential Low Density	0.14135277600	1	Yes	No
081-122-23	R-1 Single Family Residential	RL Residential Low Density	0.13984776109	1	Yes	No
081-122-24	R-1 Single Family Residential	RL Residential Low Density	0.15235943558	1	Yes	No
081-122-25	R-1 Single Family Residential	RL Residential Low Density	0.14879608573	1	Yes	No
081-122-26	R-1 Single Family Residential	RL Residential Low Density	0.14882355938	1	Yes	No
081-122-27	R-1 Single Family Residential	RL Residential Low Density	0.14885224198	1	Yes	No
081-122-28	R-1 Single Family Residential	RL Residential Low Density	0.14888113854	1	Yes	No
081-122-29	R-1 Single Family Residential	RL Residential Low Density	0.14891124467	1	Yes	No
081-122-30	R-1 Single Family Residential	RL Residential Low Density	0.14894078582	1	Yes	No
081-122-31	R-1 Single Family Residential	RL Residential Low Density	0.14897183067	1	Yes	No
081-122-34	R-1 Single Family Residential	RL Residential Low Density	0.16286574620	1	Yes	No
081-122-35	R-1 Single Family Residential	RL Residential Low Density	0.16290206202	1	Yes	No
081-122-36	R-1 Single Family Residential	RL Residential Low Density	0.14912889718	1	Yes	No
081-122-37	R-1 Single Family Residential	RL Residential Low Density	0.14915884748	1	Yes	No
081-122-38	R-1 Single Family Residential	RL Residential Low Density	0.14919016225	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-122-39	R-1 Single Family Residential	RL Residential Low Density	0.14922010036	1	Yes	No
081-122-41	R-1 Single Family Residential	RL Residential Low Density	0.14928129197	1	Yes	No
081-122-42	R-1 Single Family Residential	RL Residential Low Density	0.14931142826	1	Yes	No
081-122-43	R-1 Single Family Residential	RL Residential Low Density	0.14934197121	1	Yes	No
081-122-44	R-1 Single Family Residential	RL Residential Low Density	0.14937432283	1	Yes	No
081-122-49	R-1 Single Family Residential	RL Residential Low Density	0.14731437026	1	Yes	No
081-122-50	R-1 Single Family Residential	RL Residential Low Density	0.14940440300	1	Yes	No
081-131-05	R-1 Single Family Residential	RL Residential Low Density	0.14131540582	1	Yes	No
081-131-06	R-1 Single Family Residential	RL Residential Low Density	0.14131281038	1	Yes	No
081-131-16	R-1 Single Family Residential	RL Residential Low Density	0.14128562008	1	Yes	No
081-131-17	R-1 Single Family Residential	RL Residential Low Density	0.14128430231	1	Yes	No
081-131-22	R-1 Single Family Residential	RL Residential Low Density	0.14128705393	1	Yes	No
081-131-23	R-1 Single Family Residential	RL Residential Low Density	0.14102652260	1	Yes	No
081-131-25	R-1 Single Family Residential	RL Residential Low Density	0.14129279302	1	Yes	No
081-131-26	R-1 Single Family Residential	RL Residential Low Density	0.14129066754	1	Yes	No
081-131-28	R-1 Single Family Residential	RL Residential Low Density	0.14129470116	1	Yes	No
081-131-29	R-1 Single Family Residential	RL Residential Low Density	0.14129672748	1	Yes	No
081-131-30	R-1 Single Family Residential	RL Residential Low Density	0.14129684576	1	Yes	No
081-131-31	R-1 Single Family Residential	RL Residential Low Density	0.14129634104	1	Yes	No
081-131-32	R-1 Single Family Residential	RL Residential Low Density	0.14129672096	1	Yes	No
081-131-33	R-1 Single Family Residential	RL Residential Low Density	0.14130216785	1	Yes	No
081-131-34	R-1 Single Family Residential	RL Residential Low Density	0.15439150087	1	Yes	No
081-131-35	R-1 Single Family Residential	RL Residential Low Density	0.15438858761	1	Yes	No
081-131-36	R-1 Single Family Residential	RL Residential Low Density	0.14130198482	1	Yes	No
081-131-37	R-1 Single Family Residential	RL Residential Low Density	0.14130581794	1	Yes	No
081-131-41	R-1 Single Family Residential	RL Residential Low Density	0.14130631862	1	Yes	No
081-131-42	R-1 Single Family Residential	RL Residential Low Density	0.14130787764	1	Yes	No
081-131-43	R-1 Single Family Residential	RL Residential Low Density	0.14130941765	1	Yes	No
081-131-44	R-1 Single Family Residential	RL Residential Low Density	0.14131199971	1	Yes	No
081-131-45	R-1 Single Family Residential	RL Residential Low Density	0.14131391359	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-131-46	R-1 Single Family Residential	RL Residential Low Density	0.14199073334	1	Yes	No
081-132-06	R-1 Single Family Residential	RL Residential Low Density	0.14131195609	1	Yes	No
081-132-08	R-1 Single Family Residential	RL Residential Low Density	0.14130759269	1	Yes	No
081-132-09	R-1 Single Family Residential	RL Residential Low Density	0.14131081287	1	Yes	No
081-132-10	R-1 Single Family Residential	RL Residential Low Density	0.14131315662	1	Yes	No
081-132-13	R-1 Single Family Residential	RL Residential Low Density	0.15438211422	1	Yes	No
081-132-17	R-1 Single Family Residential	RL Residential Low Density	0.14128176710	1	Yes	No
081-132-22	R-1 Single Family Residential	RL Residential Low Density	0.14127980625	1	Yes	No
081-132-24	R-1 Single Family Residential	RL Residential Low Density	0.14699719132	1	Yes	No
081-132-32	R-1 Single Family Residential	RL Residential Low Density	0.14129575577	1	Yes	No
081-132-33	R-1 Single Family Residential	RL Residential Low Density	0.29567080512	1	Yes	No
081-132-34	R-1 Single Family Residential	RL Residential Low Density	0.15437259479	1	Yes	No
081-132-36	R-1 Single Family Residential	RL Residential Low Density	0.14129139180	1	Yes	No
081-132-37	R-1 Single Family Residential	RL Residential Low Density	0.14129279257	1	Yes	No
081-132-38	R-1 Single Family Residential	RL Residential Low Density	0.14129307314	1	Yes	No
081-132-39	R-1 Single Family Residential	RL Residential Low Density	0.14129672926	1	Yes	No
081-132-40	R-1 Single Family Residential	RL Residential Low Density	0.14129842627	1	Yes	No
081-132-41	R-1 Single Family Residential	RL Residential Low Density	0.14129989387	1	Yes	No
081-132-45	R-1 Single Family Residential	RL Residential Low Density	0.13938094346	1	Yes	No
081-141-01	R-1 Single Family Residential	RL Residential Low Density	0.14711395506	1	Yes	No
081-141-02	R-1 Single Family Residential	RL Residential Low Density	0.14132810731	1	Yes	No
081-141-04	R-1 Single Family Residential	RL Residential Low Density	0.14131952882	1	Yes	No
081-141-08	R-1 Single Family Residential	RL Residential Low Density	0.14131337134	1	Yes	No
081-141-09	R-1 Single Family Residential	RL Residential Low Density	0.14131335739	1	Yes	No
081-141-10	R-1 Single Family Residential	RL Residential Low Density	0.14131182292	1	Yes	No
081-141-11	R-1 Single Family Residential	RL Residential Low Density	0.14130900298	1	Yes	No
081-141-12	R-1 Single Family Residential	RL Residential Low Density	0.15439524638	1	Yes	No
081-141-14	R-1 Single Family Residential	RL Residential Low Density	0.14131045704	1	Yes	No
081-141-15	R-1 Single Family Residential	RL Residential Low Density	0.14131164303	1	Yes	No
081-141-19	R-1 Single Family Residential	RL Residential Low Density	0.14131269617	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-141-20	R-1 Single Family Residential	RL Residential Low Density	0.14131242004	1	Yes	No
081-141-25	R-1 Single Family Residential	RL Residential Low Density	0.14130808090	1	Yes	No
081-141-27	R-1 Single Family Residential	RL Residential Low Density	0.14131403487	1	Yes	No
081-141-28	R-1 Single Family Residential	RL Residential Low Density	0.14131636978	1	Yes	No
081-141-30	R-1 Single Family Residential	RL Residential Low Density	0.14131387064	1	Yes	No
081-141-31	R-1 Single Family Residential	RL Residential Low Density	0.14130948792	1	Yes	No
081-141-32	R-1 Single Family Residential	RL Residential Low Density	0.14131205221	1	Yes	No
081-141-37	R-1 Single Family Residential	RL Residential Low Density	0.14131713755	1	Yes	No
081-141-38	R-1 Single Family Residential	RL Residential Low Density	0.14131762318	1	Yes	No
081-141-40	R-1 Single Family Residential	RL Residential Low Density	0.14131944711	1	Yes	No
081-141-41	R-1 Single Family Residential	RL Residential Low Density	0.14132534130	1	Yes	No
081-141-44	R-1 Single Family Residential	RL Residential Low Density	0.14132908724	1	Yes	No
081-141-47	R-1 Single Family Residential	RL Residential Low Density	0.29571762214	1	Yes	No
081-141-48	R-1 Single Family Residential	RL Residential Low Density	0.29571099201	1	Yes	No
081-141-49	R-1 Single Family Residential	RL Residential Low Density	0.28488753999	1	Yes	No
081-141-50	R-1 Single Family Residential	RL Residential Low Density	0.28262946408	1	Yes	No
081-142-17	R-1 Single Family Residential	RL Residential Low Density	0.14130203413	1	Yes	No
081-142-23	R-1 Single Family Residential	RL Residential Low Density	0.14230121523	1	Yes	No
081-142-25	R-1 Single Family Residential	RL Residential Low Density	0.14130353902	1	Yes	No
081-142-27	R-1 Single Family Residential	RL Residential Low Density	0.14129436125	1	Yes	No
081-142-28	R-1 Single Family Residential	RL Residential Low Density	0.14129046424	1	Yes	No
081-142-29	R-1 Single Family Residential	RL Residential Low Density	0.14129613398	1	Yes	No
081-142-37	R-1 Single Family Residential	RL Residential Low Density	0.14131035106	1	Yes	No
081-142-39	R-1 Single Family Residential	RL Residential Low Density	0.14131310647	1	Yes	No
081-142-40	R-1 Single Family Residential	RL Residential Low Density	0.14131359496	1	Yes	No
081-142-41	R-1 Single Family Residential	RL Residential Low Density	0.14131557435	1	Yes	No
081-142-56	R-1 Single Family Residential	RL Residential Low Density	0.29567582638	1	Yes	No
081-151-09	R-1 Single Family Residential	RL Residential Low Density	0.17049746483	1	Yes	No
081-151-11	R-1 Single Family Residential	RL Residential Low Density	0.18031041995	1	Yes	No
081-152-01	R-1 Single Family Residential	RL Residential Low Density	0.17191845784	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-152-05	R-1 Single Family Residential	RL Residential Low Density	0.17053433355	1	Yes	No
081-152-11	R-1 Single Family Residential	RL Residential Low Density	0.18029251603	1	Yes	No
081-152-13	R-1 Single Family Residential	RL Residential Low Density	0.17048883104	1	Yes	No
081-153-01	R-1 Single Family Residential	RL Residential Low Density	0.18690261848	1	Yes	No
081-153-11	R-1 Single Family Residential	RL Residential Low Density	0.18028571681	1	Yes	No
081-153-18	R-1 Single Family Residential	RL Residential Low Density	0.16744544445	1	Yes	No
081-154-09	R-1 Single Family Residential	RL Residential Low Density	0.18254188362	1	Yes	No
081-154-16	R-1 Single Family Residential	RL Residential Low Density	0.14878626369	1	Yes	No
081-154-17	R-1 Single Family Residential	RL Residential Low Density	0.14879737097	1	Yes	No
081-154-18	R-1 Single Family Residential	RL Residential Low Density	0.14881493859	1	Yes	No
081-155-09	R-1 Single Family Residential	RL Residential Low Density	0.14131985471	1	Yes	No
081-155-11	R-1 Single Family Residential	RL Residential Low Density	0.14132024532	1	Yes	No
081-155-12	R-1 Single Family Residential	RL Residential Low Density	0.15440351859	1	Yes	No
081-155-13	R-1 Single Family Residential	RL Residential Low Density	0.15440537400	1	Yes	No
081-155-15	R-1 Single Family Residential	RL Residential Low Density	0.14132283102	1	Yes	No
081-155-20	R-1 Single Family Residential	RL Residential Low Density	0.14132746261	1	Yes	No
081-155-22	R-1 Single Family Residential	RL Residential Low Density	0.14132437981	1	Yes	No
081-155-24	R-1 Single Family Residential	RL Residential Low Density	0.14946044371	1	Yes	No
081-155-25	R-1 Single Family Residential	RL Residential Low Density	0.14130746432	1	Yes	No
081-155-28	R-1 Single Family Residential	RL Residential Low Density	0.14131674412	1	Yes	No
081-155-29	R-1 Single Family Residential	RL Residential Low Density	0.14131734457	1	Yes	No
081-155-30	R-1 Single Family Residential	RL Residential Low Density	0.14132117503	1	Yes	No
081-155-31	R-1 Single Family Residential	RL Residential Low Density	0.14131934140	1	Yes	No
081-155-33	R-1 Single Family Residential	RL Residential Low Density	0.14132092205	1	Yes	No
081-155-34	R-1 Single Family Residential	RL Residential Low Density	0.15440923749	1	Yes	No
081-155-40	R-1 Single Family Residential	RL Residential Low Density	0.14133187576	1	Yes	No
081-155-43	R-1 Single Family Residential	RL Residential Low Density	0.14133101200	1	Yes	No
081-155-45	R-1 Single Family Residential	RL Residential Low Density	0.14134152636	1	Yes	No
081-155-46	R-1 Single Family Residential	RL Residential Low Density	0.14201203159	1	Yes	No
081-155-51	R-1 Single Family Residential	RL Residential Low Density	0.14133888025	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-171-01	R-1 Single Family Residential	RL Residential Low Density	0.33149261447	1	Yes	No
081-171-02	R-1 Single Family Residential	RL Residential Low Density	0.13663878374	1	Yes	No
081-171-03	R-1 Single Family Residential	RL Residential Low Density	0.13857818206	1	Yes	No
081-171-04	R-1 Single Family Residential	RL Residential Low Density	0.13857706766	1	Yes	No
081-171-06	R-1 Single Family Residential	RL Residential Low Density	0.13857444000	1	Yes	No
081-171-07	R-1 Single Family Residential	RL Residential Low Density	0.13857618285	1	Yes	No
081-171-12	R-1 Single Family Residential	RL Residential Low Density	0.07317657606	1	Yes	No
081-171-13	R-1 Single Family Residential	RL Residential Low Density	0.10847928904	1	Yes	No
081-171-14	R-1 Single Family Residential	RL Residential Low Density	0.10857960199	1	Yes	No
081-171-15	R-1 Single Family Residential	RL Residential Low Density	0.10868605019	1	Yes	No
081-171-16	R-1 Single Family Residential	RL Residential Low Density	0.21770098246	1	Yes	No
081-171-17	R-1 Single Family Residential	RL Residential Low Density	0.10901628462	1	Yes	No
081-172-01	R-1 Single Family Residential	RL Residential Low Density	0.14456617709	1	Yes	No
081-172-10	R-1 Single Family Residential	RL Residential Low Density	0.15445176138	1	Yes	No
081-172-11	R-1 Single Family Residential	RL Residential Low Density	0.14136077803	1	Yes	No
081-172-12	R-1 Single Family Residential	RL Residential Low Density	0.14135822754	1	Yes	No
081-172-17	R-1 Single Family Residential	RL Residential Low Density	0.13977518467	1	Yes	No
081-172-18	R-1 Single Family Residential	RL Residential Low Density	0.14490561946	1	Yes	No
081-172-26	R-1 Single Family Residential	RL Residential Low Density	0.15443883236	1	Yes	No
081-172-27	R-1 Single Family Residential	RL Residential Low Density	0.14135262497	1	Yes	No
081-172-28	R-1 Single Family Residential	RL Residential Low Density	0.14135537965	1	Yes	No
081-172-29	R-1 Single Family Residential	RL Residential Low Density	0.14135807576	1	Yes	No
081-172-30	R-1 Single Family Residential	RL Residential Low Density	0.14135734118	1	Yes	No
081-172-31	R-1 Single Family Residential	RL Residential Low Density	0.14137474261	1	Yes	No
081-172-32	R-1 Single Family Residential	RL Residential Low Density	0.14137613545	1	Yes	No
081-172-33	R-1 Single Family Residential	RL Residential Low Density	0.14138652632	1	Yes	No
081-172-34	R-1 Single Family Residential	RL Residential Low Density	0.13944506791	1	Yes	No
081-173-01	R-1 Single Family Residential	RL Residential Low Density	0.28600803522	1	Yes	No
081-173-03	R-1 Single Family Residential	RL Residential Low Density	0.14141761360	1	Yes	No
081-173-07	R-1 Single Family Residential	RL Residential Low Density	0.14143740482	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-173-08	R-1 Single Family Residential	RL Residential Low Density	0.15448408401	1	Yes	No
081-173-12	R-1 Single Family Residential	RL Residential Low Density	0.14141357086	1	Yes	No
081-173-14	R-1 Single Family Residential	RL Residential Low Density	0.14141335763	1	Yes	No
081-173-15	R-1 Single Family Residential	RL Residential Low Density	0.14143568752	1	Yes	No
081-173-17	R-1 Single Family Residential	RL Residential Low Density	0.30288805689	1	Yes	No
081-173-18	R-1 Single Family Residential	RL Residential Low Density	0.14939567483	1	Yes	No
081-173-19	R-1 Single Family Residential	RL Residential Low Density	0.14934941460	1	Yes	No
081-173-21	R-1 Single Family Residential	RL Residential Low Density	0.14930268513	1	Yes	No
081-173-22	R-1 Single Family Residential	RL Residential Low Density	0.16310044149	1	Yes	No
081-173-25	R-1 Single Family Residential	RL Residential Low Density	0.14920661923	1	Yes	No
081-173-28	R-1 Single Family Residential	RL Residential Low Density	0.14913837946	1	Yes	No
081-173-29	R-1 Single Family Residential	RL Residential Low Density	0.14911626643	1	Yes	No
081-173-35	R-1 Single Family Residential	RL Residential Low Density	0.14937163737	1	Yes	No
081-181-01	R-1 Single Family Residential	RL Residential Low Density	0.11920031457	1	Yes	No
081-181-04	R-1 Single Family Residential	RL Residential Low Density	0.14659168887	1	Yes	No
081-181-05	R-1 Single Family Residential	RL Residential Low Density	0.14658567263	1	Yes	No
081-181-08	R-1 Single Family Residential	RL Residential Low Density	0.14657771152	1	Yes	No
081-181-09	R-1 Single Family Residential	RL Residential Low Density	0.14657585421	1	Yes	No
081-181-10	R-1 Single Family Residential	RL Residential Low Density	0.14657380579	1	Yes	No
081-181-11	R-1 Single Family Residential	RL Residential Low Density	0.14657783161	1	Yes	No
081-181-12	R-1 Single Family Residential	RL Residential Low Density	0.14658159025	1	Yes	No
081-181-13	R-1 Single Family Residential	RL Residential Low Density	0.14983442907	1	Yes	No
081-181-14	R-1 Single Family Residential	RL Residential Low Density	0.11634605939	1	Yes	No
081-181-15	R-1 Single Family Residential	RL Residential Low Density	0.11603014388	1	Yes	No
081-181-16	R-1 Single Family Residential	RL Residential Low Density	0.11614684664	1	Yes	No
081-181-17	R-1 Single Family Residential	RL Residential Low Density	0.11626375351	1	Yes	No
081-181-18	R-1 Single Family Residential	RL Residential Low Density	0.11638121416	1	Yes	No
081-181-19	R-1 Single Family Residential	RL Residential Low Density	0.11649888105	1	Yes	No
081-181-20	R-1 Single Family Residential	RL Residential Low Density	0.11662480621	1	Yes	No
081-181-21	R-1 Single Family Residential	RL Residential Low Density	0.11673031840	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-181-22	R-1 Single Family Residential	RL Residential Low Density	0.11685139150	1	Yes	No
081-181-23	R-1 Single Family Residential	RL Residential Low Density	0.11696891631	1	Yes	No
081-181-24	R-1 Single Family Residential	RL Residential Low Density	0.11708769340	1	Yes	No
081-181-25	R-1 Single Family Residential	RL Residential Low Density	0.29315217399	1	Yes	No
081-182-01	R-1 Single Family Residential	RL Residential Low Density	0.14457857089	1	Yes	No
081-182-08	R-1 Single Family Residential	RL Residential Low Density	0.14136125406	1	Yes	No
081-182-14	R-1 Single Family Residential	RL Residential Low Density	0.14134132327	1	Yes	No
081-182-24	R-1 Single Family Residential	RL Residential Low Density	0.15441745767	1	Yes	No
081-182-25	R-1 Single Family Residential	RL Residential Low Density	0.15442171209	1	Yes	No
081-182-28	R-1 Single Family Residential	RL Residential Low Density	0.14135087546	1	Yes	No
081-182-30	R-1 Single Family Residential	RL Residential Low Density	0.14136450659	1	Yes	No
081-182-32	R-1 Single Family Residential	RL Residential Low Density	0.14138756950	1	Yes	No
081-182-33	R-1 Single Family Residential	RL Residential Low Density	0.13945502211	1	Yes	No
081-183-04	R-1 Single Family Residential	RL Residential Low Density	0.14138079198	1	Yes	No
081-183-05	R-1 Single Family Residential	RL Residential Low Density	0.14137438663	1	Yes	No
081-183-06	R-1 Single Family Residential	RL Residential Low Density	0.14136926633	1	Yes	No
081-183-13	R-1 Single Family Residential	RL Residential Low Density	0.14134061444	1	Yes	No
081-183-14	R-1 Single Family Residential	RL Residential Low Density	0.14133562444	1	Yes	No
081-183-18	R-1 Single Family Residential	RL Residential Low Density	0.14486435137	1	Yes	No
081-183-19	R-1 Single Family Residential	RL Residential Low Density	0.14131876537	1	Yes	No
081-183-20	R-1 Single Family Residential	RL Residential Low Density	0.14131990992	1	Yes	No
081-183-21	R-1 Single Family Residential	RL Residential Low Density	0.14131870315	1	Yes	No
081-183-24	R-1 Single Family Residential	RL Residential Low Density	0.14131928732	1	Yes	No
081-183-25	R-1 Single Family Residential	RL Residential Low Density	0.15440585049	1	Yes	No
081-183-26	R-1 Single Family Residential	RL Residential Low Density	0.15440860462	1	Yes	No
081-183-29	R-1 Single Family Residential	RL Residential Low Density	0.14133863745	1	Yes	No
081-183-33	R-1 Single Family Residential	RL Residential Low Density	0.14138227764	1	Yes	No
081-183-34	R-1 Single Family Residential	RL Residential Low Density	0.13944942690	1	Yes	No
081-184-06	R-1 Single Family Residential	RL Residential Low Density	0.14136231450	1	Yes	No
081-184-09	R-1 Single Family Residential	RL Residential Low Density	0.15442396834	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-184-10	R-1 Single Family Residential	RL Residential Low Density	0.14133105474	1	Yes	No
081-184-11	R-1 Single Family Residential	RL Residential Low Density	0.28264515575	1	Yes	No
081-184-13	R-1 Single Family Residential	RL Residential Low Density	0.14131799459	1	Yes	No
081-184-15	R-1 Single Family Residential	RL Residential Low Density	0.13975224170	1	Yes	No
081-184-16	R-1 Single Family Residential	RL Residential Low Density	0.14487403272	1	Yes	No
081-184-17	R-1 Single Family Residential	RL Residential Low Density	0.14133532122	1	Yes	No
081-184-18	R-1 Single Family Residential	RL Residential Low Density	0.14133614539	1	Yes	No
081-184-28	R-1 Single Family Residential	RL Residential Low Density	0.14134950905	1	Yes	No
081-184-29	R-1 Single Family Residential	RL Residential Low Density	0.14136157263	1	Yes	No
081-184-30	R-1 Single Family Residential	RL Residential Low Density	0.14136835050	1	Yes	No
081-184-31	R-1 Single Family Residential	RL Residential Low Density	0.14138022141	1	Yes	No
081-191-01	R-1 Single Family Residential	RL Residential Low Density	0.11852272234	1	Yes	No
081-191-02	R-1 Single Family Residential	RL Residential Low Density	0.13956447776	1	Yes	No
081-191-04	R-1 Single Family Residential	RL Residential Low Density	0.14659611052	1	Yes	No
081-191-06	R-1 Single Family Residential	RL Residential Low Density	0.14658525787	1	Yes	No
081-191-13	R-1 Single Family Residential	RL Residential Low Density	0.14723151432	1	Yes	No
081-191-14	R-1 Single Family Residential	RL Residential Low Density	0.11569527772	1	Yes	No
081-191-15	R-1 Single Family Residential	RL Residential Low Density	0.11756429158	1	Yes	No
081-191-16	R-1 Single Family Residential	RL Residential Low Density	0.11767996368	1	Yes	No
081-191-17	R-1 Single Family Residential	RL Residential Low Density	0.11779493648	1	Yes	No
081-191-18	R-1 Single Family Residential	RL Residential Low Density	0.11791526412	1	Yes	No
081-191-19	R-1 Single Family Residential	RL Residential Low Density	0.11802560528	1	Yes	No
081-191-20	R-1 Single Family Residential	RL Residential Low Density	0.11814165665	1	Yes	No
081-191-21	R-1 Single Family Residential	RL Residential Low Density	0.11825710652	1	Yes	No
081-191-22	R-1 Single Family Residential	RL Residential Low Density	0.11837346791	1	Yes	No
081-191-23	R-1 Single Family Residential	RL Residential Low Density	0.11849018398	1	Yes	No
081-191-24	R-1 Single Family Residential	RL Residential Low Density	0.11860569480	1	Yes	No
081-192-01	R-1 Single Family Residential	RL Residential Low Density	0.15112360036	1	Yes	No
081-192-09	R-1 Single Family Residential	RL Residential Low Density	0.16492951490	1	Yes	No
081-192-10	R-1 Single Family Residential	RL Residential Low Density	0.16492309173	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-192-13	R-1 Single Family Residential	RL Residential Low Density	0.13873707330	1	Yes	No
081-192-16	R-1 Single Family Residential	RL Residential Low Density	0.13873199485	1	Yes	No
081-192-17	R-1 Single Family Residential	RL Residential Low Density	0.14632416947	1	Yes	No
081-192-18	R-1 Single Family Residential	RL Residential Low Density	0.15143606995	1	Yes	No
081-192-19	R-1 Single Family Residential	RL Residential Low Density	0.13872957069	1	Yes	No
081-192-20	R-1 Single Family Residential	RL Residential Low Density	0.13873188962	1	Yes	No
081-192-21	R-1 Single Family Residential	RL Residential Low Density	0.13873379526	1	Yes	No
081-192-23	R-1 Single Family Residential	RL Residential Low Density	0.13873785980	1	Yes	No
081-192-26	R-1 Single Family Residential	RL Residential Low Density	0.16492620225	1	Yes	No
081-192-30	R-1 Single Family Residential	RL Residential Low Density	0.13877318467	1	Yes	No
081-192-31	R-1 Single Family Residential	RL Residential Low Density	0.13878145080	1	Yes	No
081-193-06	R-1 Single Family Residential	RL Residential Low Density	0.13875539748	1	Yes	No
081-193-07	R-1 Single Family Residential	RL Residential Low Density	0.13875104664	1	Yes	No
081-193-08	R-1 Single Family Residential	RL Residential Low Density	0.13874268737	1	Yes	No
081-193-14	R-1 Single Family Residential	RL Residential Low Density	0.13872445272	1	Yes	No
081-193-29	R-1 Single Family Residential	RL Residential Low Density	0.13874851836	1	Yes	No
081-193-30	R-1 Single Family Residential	RL Residential Low Density	0.13875406335	1	Yes	No
081-193-40	R-1 Single Family Residential	RL Residential Low Density	0.14630812436	1	Yes	No
081-193-41	R-1 Single Family Residential	RL Residential Low Density	0.13872018929	1	Yes	No
081-201-01	R-1 Single Family Residential	RL Residential Low Density	0.12802021572	1	Yes	No
081-201-02	R-1 Single Family Residential	RL Residential Low Density	0.11908335226	1	Yes	No
081-201-03	R-1 Single Family Residential	RL Residential Low Density	0.11919230489	1	Yes	No
081-201-04	R-1 Single Family Residential	RL Residential Low Density	0.11930252058	1	Yes	No
081-201-05	R-1 Single Family Residential	RL Residential Low Density	0.11941380517	1	Yes	No
081-201-06	R-1 Single Family Residential	RL Residential Low Density	0.11952524395	1	Yes	No
081-201-07	R-1 Single Family Residential	RL Residential Low Density	0.11963811338	1	Yes	No
081-201-08	R-1 Single Family Residential	RL Residential Low Density	0.11975134900	1	Yes	No
081-201-09	R-1 Single Family Residential	RL Residential Low Density	0.14599077001	1	Yes	No
081-201-11	R-1 Single Family Residential	RL Residential Low Density	0.14658307084	1	Yes	No
081-201-12	R-1 Single Family Residential	RL Residential Low Density	0.14658088226	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-201-13	R-1 Single Family Residential	RL Residential Low Density	0.14658000945	1	Yes	No
081-201-14	R-1 Single Family Residential	RL Residential Low Density	0.14658044716	1	Yes	No
081-201-16	R-1 Single Family Residential	RL Residential Low Density	0.14658524187	1	Yes	No
081-202-01	R-1 Single Family Residential	RL Residential Low Density	0.18049639144	1	Yes	No
081-202-04	R-1 Single Family Residential	RL Residential Low Density	0.17054650901	1	Yes	No
081-202-05	R-1 Single Family Residential	RL Residential Low Density	0.17054748192	1	Yes	No
081-202-07	R-1 Single Family Residential	RL Residential Low Density	0.17055595277	1	Yes	No
081-202-08	R-1 Single Family Residential	RL Residential Low Density	0.17056498560	1	Yes	No
081-202-12	R-1 Single Family Residential	RL Residential Low Density	0.17057462883	1	Yes	No
081-202-13	R-1 Single Family Residential	RL Residential Low Density	0.17056526526	1	Yes	No
081-203-01	R-1 Single Family Residential	RL Residential Low Density	0.18046182772	1	Yes	No
081-203-07	R-1 Single Family Residential	RL Residential Low Density	0.17055345948	1	Yes	No
081-204-01	R-1 Single Family Residential	RL Residential Low Density	0.18044571602	1	Yes	No
081-204-04	R-1 Single Family Residential	RL Residential Low Density	0.17052077475	1	Yes	No
081-204-05	R-1 Single Family Residential	RL Residential Low Density	0.17052946726	1	Yes	No
081-204-06	R-1 Single Family Residential	RL Residential Low Density	0.17054070549	1	Yes	No
081-204-07	R-1 Single Family Residential	RL Residential Low Density	0.17055499616	1	Yes	No
081-204-08	R-1 Single Family Residential	RL Residential Low Density	0.35606649367	1	Yes	No
081-221-05	R-1 Single Family Residential	RL Residential Low Density	0.14009365921	1	Yes	No
081-221-09	R-1 Single Family Residential	RL Residential Low Density	0.15307338148	1	Yes	No
081-221-10	R-1 Single Family Residential	RL Residential Low Density	0.15307569886	1	Yes	No
081-221-11	R-1 Single Family Residential	RL Residential Low Density	0.14010511045	1	Yes	No
081-221-12	R-1 Single Family Residential	RL Residential Low Density	0.14010853659	1	Yes	No
081-221-27	R-1 Single Family Residential	RL Residential Low Density	0.14134313626	1	Yes	No
081-221-30	R-1 Single Family Residential	RL Residential Low Density	0.14133638479	1	Yes	No
081-221-44	R-1 Single Family Residential	RL Residential Low Density	0.14134467767	1	Yes	No
081-221-47	R-1 Single Family Residential	RL Residential Low Density	0.15443552041	1	Yes	No
081-222-03	R-1 Single Family Residential	RL Residential Low Density	0.13872341762	1	Yes	No
081-222-15	R-1 Single Family Residential	RL Residential Low Density	0.13873422771	1	Yes	No
081-222-16	R-1 Single Family Residential	RL Residential Low Density	0.13873578068	1	Yes	No

APN	Zoning	General Plan Land Use	Acreege	Realistic Units	Infrastructure	Constraints
081-222-18	R-1 Single Family Residential	RL Residential Low Density	0.15894388853	1	Yes	No
081-222-20	R-1 Single Family Residential	RL Residential Low Density	0.17005483594	1	Yes	No
081-222-22	R-1 Single Family Residential	RL Residential Low Density	0.15710879857	1	Yes	No
081-222-36	R-1 Single Family Residential	RL Residential Low Density	0.10951772104	1	Yes	No
081-222-37	R-1 Single Family Residential	RL Residential Low Density	0.10951477021	1	Yes	No
081-222-38	R-1 Single Family Residential	RL Residential Low Density	0.10951259954	1	Yes	No
081-222-39	R-1 Single Family Residential	RL Residential Low Density	0.10951183752	1	Yes	No
081-222-40	R-1 Single Family Residential	RL Residential Low Density	0.10951127500	1	Yes	No
081-222-41	R-1 Single Family Residential	RL Residential Low Density	0.12190870683	1	Yes	No
081-222-42	R-1 Single Family Residential	RL Residential Low Density	0.12190867646	1	Yes	No
081-222-43	R-1 Single Family Residential	RL Residential Low Density	0.10951159442	1	Yes	No
081-222-44	R-1 Single Family Residential	RL Residential Low Density	0.10951230347	1	Yes	No
081-222-45	R-1 Single Family Residential	RL Residential Low Density	0.10951321201	1	Yes	No
081-222-46	R-1 Single Family Residential	RL Residential Low Density	0.10951465679	1	Yes	No
081-222-47	R-1 Single Family Residential	RL Residential Low Density	0.10951576196	1	Yes	No
081-222-48	R-1 Single Family Residential	RL Residential Low Density	0.10951598677	1	Yes	No
081-222-49	R-1 Single Family Residential	RL Residential Low Density	0.10951796741	1	Yes	No
081-222-50	R-1 Single Family Residential	RL Residential Low Density	0.10951825034	1	Yes	No
081-222-51	R-1 Single Family Residential	RL Residential Low Density	0.10951847308	1	Yes	No
081-222-52	R-1 Single Family Residential	RL Residential Low Density	0.10951835178	1	Yes	No
081-222-53	R-1 Single Family Residential	RL Residential Low Density	0.10951593628	1	Yes	No
081-222-54	R-1 Single Family Residential	RL Residential Low Density	0.11251135368	1	Yes	No
081-222-59	R-1 Single Family Residential	RL Residential Low Density	0.27745688763	1	Yes	No
081-231-09	R-1 Single Family Residential	RL Residential Low Density	0.15442409255	1	Yes	No
081-231-16	R-1 Single Family Residential	RL Residential Low Density	0.14136524324	1	Yes	No
081-231-21	R-1 Single Family Residential	RL Residential Low Density	0.14135708617	1	Yes	No
081-231-23	R-1 Single Family Residential	RL Residential Low Density	0.14134887738	1	Yes	No
081-231-24	R-1 Single Family Residential	RL Residential Low Density	0.14134648068	1	Yes	No
081-231-25	R-1 Single Family Residential	RL Residential Low Density	0.15443020029	1	Yes	No
081-232-03	R-1 Single Family Residential	RL Residential Low Density	0.15279527851	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-232-04	R-1 Single Family Residential	RL Residential Low Density	0.15269456723	1	Yes	No
081-232-05	R-1 Single Family Residential	RL Residential Low Density	0.15259458325	1	Yes	No
081-232-06	R-1 Single Family Residential	RL Residential Low Density	0.15249346595	1	Yes	No
081-232-10	R-1 Single Family Residential	RL Residential Low Density	0.15208923322	1	Yes	No
081-232-11	R-1 Single Family Residential	RL Residential Low Density	0.15198776780	1	Yes	No
081-232-12	R-1 Single Family Residential	RL Residential Low Density	0.15188610175	1	Yes	No
081-232-17	R-1 Single Family Residential	RL Residential Low Density	0.14885235364	1	Yes	No
081-232-22	R-1 Single Family Residential	RL Residential Low Density	0.14885532997	1	Yes	No
081-233-03	R-1 Single Family Residential	RL Residential Low Density	0.14132799061	1	Yes	No
081-233-06	R-1 Single Family Residential	RL Residential Low Density	0.14133174703	1	Yes	No
081-233-13	R-1 Single Family Residential	RL Residential Low Density	0.14135407073	1	Yes	No
081-233-20	R-1 Single Family Residential	RL Residential Low Density	0.14135738382	1	Yes	No
081-233-29	R-1 Single Family Residential	RL Residential Low Density	0.14133324176	1	Yes	No
081-233-30	R-1 Single Family Residential	RL Residential Low Density	0.14133170513	1	Yes	No
081-233-31	R-1 Single Family Residential	RL Residential Low Density	0.14133016844	1	Yes	No
081-233-38	R-1 Single Family Residential	RL Residential Low Density	0.14133435171	1	Yes	No
081-233-39	R-1 Single Family Residential	RL Residential Low Density	0.14133631837	1	Yes	No
081-233-40	R-1 Single Family Residential	RL Residential Low Density	0.14342589509	1	Yes	No
081-241-03	R-1 Single Family Residential	RL Residential Low Density	0.14133188310	1	Yes	No
081-241-10	R-1 Single Family Residential	RL Residential Low Density	0.15443158984	1	Yes	No
081-241-11	R-1 Single Family Residential	RL Residential Low Density	0.14134734441	1	Yes	No
081-241-12	R-1 Single Family Residential	RL Residential Low Density	0.14134951452	1	Yes	No
081-241-14	R-1 Single Family Residential	RL Residential Low Density	0.14135646954	1	Yes	No
081-241-15	R-1 Single Family Residential	RL Residential Low Density	0.14136058124	1	Yes	No
081-241-17	R-1 Single Family Residential	RL Residential Low Density	0.14343563066	1	Yes	No
081-241-18	R-1 Single Family Residential	RL Residential Low Density	0.14052372355	1	Yes	No
081-241-22	R-1 Single Family Residential	RL Residential Low Density	0.14135684661	1	Yes	No
081-241-25	R-1 Single Family Residential	RL Residential Low Density	0.15443475879	1	Yes	No
081-241-26	R-1 Single Family Residential	RL Residential Low Density	0.15443154734	1	Yes	No
081-241-27	R-1 Single Family Residential	RL Residential Low Density	0.14134214014	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-241-29	R-1 Single Family Residential	RL Residential Low Density	0.14133800809	1	Yes	No
081-241-32	R-1 Single Family Residential	RL Residential Low Density	0.14133344412	1	Yes	No
081-241-33	R-1 Single Family Residential	RL Residential Low Density	0.14133256228	1	Yes	No
081-241-34	R-1 Single Family Residential	RL Residential Low Density	0.14340216630	1	Yes	No
081-242-03	R-1 Single Family Residential	RL Residential Low Density	0.15412621545	1	Yes	No
081-242-13	R-1 Single Family Residential	RL Residential Low Density	0.16359109890	1	Yes	No
081-242-14	R-1 Single Family Residential	RL Residential Low Density	0.16225389655	1	Yes	No
081-242-18	R-1 Single Family Residential	RL Residential Low Density	0.14885519576	1	Yes	No
081-242-28	R-1 Single Family Residential	RL Residential Low Density	0.17393959964	1	Yes	No
081-243-09	R-1 Single Family Residential	RL Residential Low Density	0.15442604434	1	Yes	No
081-243-12	R-1 Single Family Residential	RL Residential Low Density	0.14134761546	1	Yes	No
081-243-13	R-1 Single Family Residential	RL Residential Low Density	0.14135107392	1	Yes	No
081-243-14	R-1 Single Family Residential	RL Residential Low Density	0.14135582086	1	Yes	No
081-243-20	R-1 Single Family Residential	RL Residential Low Density	0.14136344586	1	Yes	No
081-243-22	R-1 Single Family Residential	RL Residential Low Density	0.14135393036	1	Yes	No
081-243-23	R-1 Single Family Residential	RL Residential Low Density	0.14135004176	1	Yes	No
081-243-25	R-1 Single Family Residential	RL Residential Low Density	0.15443192975	1	Yes	No
081-243-27	R-1 Single Family Residential	RL Residential Low Density	0.14133878752	1	Yes	No
081-243-43	R-1 Single Family Residential	RL Residential Low Density	0.14133704572	1	Yes	No
081-251-01	R-1 Single Family Residential	RL Residential Low Density	0.14563746223	1	Yes	No
081-251-03	R-1 Single Family Residential	RL Residential Low Density	0.14651360932	1	Yes	No
081-251-16	R-1 Single Family Residential	RL Residential Low Density	0.14647767375	1	Yes	No
081-251-17	R-1 Single Family Residential	RL Residential Low Density	0.14647528912	1	Yes	No
081-251-26	R-1 Single Family Residential	RL Residential Low Density	0.16346179735	1	Yes	No
081-251-29	R-1 Single Family Residential	RL Residential Low Density	0.16314098389	1	Yes	No
081-251-30	R-1 Single Family Residential	RL Residential Low Density	0.16500531927	1	Yes	No
081-251-33	R-1 Single Family Residential	RL Residential Low Density	0.15711702623	1	Yes	No
081-251-35	R-1 Single Family Residential	RL Residential Low Density	0.15789564453	1	Yes	No
081-251-37	R-1 Single Family Residential	RL Residential Low Density	0.18658039534	1	Yes	No
081-251-40	R-1 Single Family Residential	RL Residential Low Density	0.13875716368	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-251-42	R-1 Single Family Residential	RL Residential Low Density	0.15446203497	1	Yes	No
081-251-45	R-1 Single Family Residential	RL Residential Low Density	0.13875089631	1	Yes	No
081-251-48	R-1 Single Family Residential	RL Residential Low Density	0.13874841079	1	Yes	No
081-251-52	R-1 Single Family Residential	RL Residential Low Density	0.13874014141	1	Yes	No
081-252-09	R-1 Single Family Residential	RL Residential Low Density	0.15376665055	1	Yes	No
081-252-16	R-1 Single Family Residential	RL Residential Low Density	0.14279408632	1	Yes	No
081-252-28	R-1 Single Family Residential	RL Residential Low Density	0.14072531625	1	Yes	No
081-252-29	R-1 Single Family Residential	RL Residential Low Density	0.14072316045	1	Yes	No
081-252-30	R-1 Single Family Residential	RL Residential Low Density	0.14072143448	1	Yes	No
081-252-31	R-1 Single Family Residential	RL Residential Low Density	0.14071950342	1	Yes	No
081-252-32	R-1 Single Family Residential	RL Residential Low Density	0.14071714421	1	Yes	No
081-252-33	R-1 Single Family Residential	RL Residential Low Density	0.14276298503	1	Yes	No
081-252-40	R-1 Single Family Residential	RL Residential Low Density	0.28146082434	1	Yes	No
081-260-05	R-1 Single Family Residential	RL Residential Low Density	0.14132988751	1	Yes	No
081-260-06	R-1 Single Family Residential	RL Residential Low Density	0.14133142582	1	Yes	No
081-260-08	R-1 Single Family Residential	RL Residential Low Density	0.14133490761	1	Yes	No
081-260-17	R-1 Single Family Residential	RL Residential Low Density	0.14051833817	1	Yes	No
081-260-20	R-1 Single Family Residential	RL Residential Low Density	0.14135724993	1	Yes	No
081-260-21	R-1 Single Family Residential	RL Residential Low Density	0.14135293136	1	Yes	No
081-260-27	R-1 Single Family Residential	RL Residential Low Density	0.14133665054	1	Yes	No
081-281-01	R-1 Single Family Residential	RL Residential Low Density	0.17352650668	1	Yes	No
081-281-02	R-1 Single Family Residential	RL Residential Low Density	0.14647951111	1	Yes	No
081-281-11	R-1 Single Family Residential	RL Residential Low Density	0.16028907285	1	Yes	No
081-281-17	R-1 Single Family Residential	RL Residential Low Density	0.14646416234	1	Yes	No
081-281-18	R-1 Single Family Residential	RL Residential Low Density	0.14646492986	1	Yes	No
081-281-19	R-1 Single Family Residential	RL Residential Low Density	0.14646630085	1	Yes	No
081-281-23	R-1 Single Family Residential	RL Residential Low Density	0.16545473103	1	Yes	No
081-281-28	R-1 Single Family Residential	RL Residential Low Density	0.13871728009	1	Yes	No
081-281-29	R-1 Single Family Residential	RL Residential Low Density	0.13871350408	1	Yes	No
081-281-30	R-1 Single Family Residential	RL Residential Low Density	0.13871101347	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-281-39	R-1 Single Family Residential	RL Residential Low Density	0.13868929133	1	Yes	No
081-281-42	R-1 Single Family Residential	RL Residential Low Density	0.13868052108	1	Yes	No
081-281-46	R-1 Single Family Residential	RL Residential Low Density	0.13872991764	1	Yes	No
081-282-13	R-1 Single Family Residential	RL Residential Low Density	0.13808264783	1	Yes	No
081-282-14	R-1 Single Family Residential	RL Residential Low Density	0.13808413014	1	Yes	No
081-282-17	R-1 Single Family Residential	RL Residential Low Density	0.13809271630	1	Yes	No
081-282-23	R-1 Single Family Residential	RL Residential Low Density	0.15290746073	1	Yes	No
081-282-35	R-1 Single Family Residential	RL Residential Low Density	0.15112529330	1	Yes	No
081-282-38	R-1 Single Family Residential	RL Residential Low Density	0.13809166799	1	Yes	No
081-282-39	R-1 Single Family Residential	RL Residential Low Density	0.13808972811	1	Yes	No
081-282-42	R-1 Single Family Residential	RL Residential Low Density	0.13808516596	1	Yes	No
081-282-56	R-1 Single Family Residential	RL Residential Low Density	0.13808864635	1	Yes	No
081-283-01	R-1 Single Family Residential	RL Residential Low Density	0.16200996101	1	Yes	No
081-283-03	R-1 Single Family Residential	RL Residential Low Density	0.13868019014	1	Yes	No
081-283-04	R-1 Single Family Residential	RL Residential Low Density	0.13868108258	1	Yes	No
081-283-09	R-1 Single Family Residential	RL Residential Low Density	0.13868710794	1	Yes	No
081-283-10	R-1 Single Family Residential	RL Residential Low Density	0.13868779750	1	Yes	No
081-283-15	R-1 Single Family Residential	RL Residential Low Density	0.13869586237	1	Yes	No
081-283-16	R-1 Single Family Residential	RL Residential Low Density	0.13869744622	1	Yes	No
081-283-19	R-1 Single Family Residential	RL Residential Low Density	0.13870023886	1	Yes	No
081-283-30	R-1 Single Family Residential	RL Residential Low Density	0.13871307016	1	Yes	No
081-283-45	R-1 Single Family Residential	RL Residential Low Density	0.16451844696	1	Yes	No
081-291-06	R-1 Single Family Residential	RL Residential Low Density	0.13868773959	1	Yes	No
081-291-14	R-1 Single Family Residential	RL Residential Low Density	0.13869370332	1	Yes	No
081-291-16	R-1 Single Family Residential	RL Residential Low Density	0.13869563430	1	Yes	No
081-291-17	R-1 Single Family Residential	RL Residential Low Density	0.13869635479	1	Yes	No
081-291-23	R-1 Single Family Residential	RL Residential Low Density	0.29229363887	1	Yes	No
081-291-26	R-1 Single Family Residential	RL Residential Low Density	0.13871484845	1	Yes	No
081-291-29	R-1 Single Family Residential	RL Residential Low Density	0.13871354500	1	Yes	No
081-291-31	R-1 Single Family Residential	RL Residential Low Density	0.13871167684	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-291-32	R-1 Single Family Residential	RL Residential Low Density	0.13871115401	1	Yes	No
081-291-39	R-1 Single Family Residential	RL Residential Low Density	0.13870696730	1	Yes	No
081-291-42	R-1 Single Family Residential	RL Residential Low Density	0.13870552736	1	Yes	No
081-291-43	R-1 Single Family Residential	RL Residential Low Density	0.13870546397	1	Yes	No
081-292-04	R-1 Single Family Residential	RL Residential Low Density	0.13869015317	1	Yes	No
081-292-05	R-1 Single Family Residential	RL Residential Low Density	0.13869084128	1	Yes	No
081-292-08	R-1 Single Family Residential	RL Residential Low Density	0.13869211538	1	Yes	No
081-292-09	R-1 Single Family Residential	RL Residential Low Density	0.13869240422	1	Yes	No
081-292-19	R-1 Single Family Residential	RL Residential Low Density	0.13869729195	1	Yes	No
081-292-20	R-1 Single Family Residential	RL Residential Low Density	0.13869757900	1	Yes	No
081-292-21	R-1 Single Family Residential	RL Residential Low Density	0.13869807068	1	Yes	No
081-292-23	R-1 Single Family Residential	RL Residential Low Density	0.15647191832	1	Yes	No
081-292-28	R-1 Single Family Residential	RL Residential Low Density	0.13871483309	1	Yes	No
081-292-32	R-1 Single Family Residential	RL Residential Low Density	0.13871258502	1	Yes	No
081-292-33	R-1 Single Family Residential	RL Residential Low Density	0.13871292079	1	Yes	No
081-292-43	R-1 Single Family Residential	RL Residential Low Density	0.13870938244	1	Yes	No
081-293-01	R-1 Single Family Residential	RL Residential Low Density	0.15865006755	1	Yes	No
081-293-06	R-1 Single Family Residential	RL Residential Low Density	0.13869361023	1	Yes	No
081-293-07	R-1 Single Family Residential	RL Residential Low Density	0.13869347245	1	Yes	No
081-293-31	R-1 Single Family Residential	RL Residential Low Density	0.13871389234	1	Yes	No
081-293-32	R-1 Single Family Residential	RL Residential Low Density	0.13871443101	1	Yes	No
081-293-33	R-1 Single Family Residential	RL Residential Low Density	0.13871348302	1	Yes	No
081-293-34	R-1 Single Family Residential	RL Residential Low Density	0.13871362080	1	Yes	No
081-293-37	R-1 Single Family Residential	RL Residential Low Density	0.13871249047	1	Yes	No
081-293-40	R-1 Single Family Residential	RL Residential Low Density	0.13871184529	1	Yes	No
081-293-41	R-1 Single Family Residential	RL Residential Low Density	0.13871158375	1	Yes	No
081-293-44	R-1 Single Family Residential	RL Residential Low Density	0.13871097113	1	Yes	No
081-293-48	R-1 Single Family Residential	RL Residential Low Density	0.29047358840	1	Yes	No
081-301-07	R-1 Single Family Residential	RL Residential Low Density	0.13869486675	1	Yes	No
081-301-08	R-1 Single Family Residential	RL Residential Low Density	0.13869469810	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-301-10	R-1 Single Family Residential	RL Residential Low Density	0.13869484935	1	Yes	No
081-301-11	R-1 Single Family Residential	RL Residential Low Density	0.15177996905	1	Yes	No
081-301-12	R-1 Single Family Residential	RL Residential Low Density	0.15178037703	1	Yes	No
081-301-16	R-1 Single Family Residential	RL Residential Low Density	0.13869733936	1	Yes	No
081-301-18	R-1 Single Family Residential	RL Residential Low Density	0.13869735056	1	Yes	No
081-301-19	R-1 Single Family Residential	RL Residential Low Density	0.13869810020	1	Yes	No
081-301-20	R-1 Single Family Residential	RL Residential Low Density	0.13869798799	1	Yes	No
081-301-26	R-1 Single Family Residential	RL Residential Low Density	0.13871628220	1	Yes	No
081-301-38	R-1 Single Family Residential	RL Residential Low Density	0.13871313617	1	Yes	No
081-301-41	R-1 Single Family Residential	RL Residential Low Density	0.13871232031	1	Yes	No
081-301-45	R-1 Single Family Residential	RL Residential Low Density	0.13871196555	1	Yes	No
081-301-46	R-1 Single Family Residential	RL Residential Low Density	0.16003204607	1	Yes	No
081-301-50	R-1 Single Family Residential	RL Residential Low Density	0.13869659297	1	Yes	No
081-301-51	R-1 Single Family Residential	RL Residential Low Density	0.13869607196	1	Yes	No
081-302-21	R-1 Single Family Residential	RL Residential Low Density	0.13809089143	1	Yes	No
081-302-27	R-1 Single Family Residential	RL Residential Low Density	0.13810723462	1	Yes	No
081-302-29	R-1 Single Family Residential	RL Residential Low Density	0.13810627538	1	Yes	No
081-302-30	R-1 Single Family Residential	RL Residential Low Density	0.13810616423	1	Yes	No
081-302-31	R-1 Single Family Residential	RL Residential Low Density	0.13810479898	1	Yes	No
081-302-37	R-1 Single Family Residential	RL Residential Low Density	0.13810225676	1	Yes	No
081-302-41	R-1 Single Family Residential	RL Residential Low Density	0.13810057149	1	Yes	No
081-302-45	R-1 Single Family Residential	RL Residential Low Density	0.13810190450	1	Yes	No
081-303-01	R-1 Single Family Residential	RL Residential Low Density	0.15527349604	1	Yes	No
081-303-08	R-1 Single Family Residential	RL Residential Low Density	0.13868329249	1	Yes	No
081-303-09	R-1 Single Family Residential	RL Residential Low Density	0.13868252339	1	Yes	No
081-303-13	R-1 Single Family Residential	RL Residential Low Density	0.13868380344	1	Yes	No
081-303-16	R-1 Single Family Residential	RL Residential Low Density	0.13868601295	1	Yes	No
081-303-18	R-1 Single Family Residential	RL Residential Low Density	0.13868878845	1	Yes	No
081-303-19	R-1 Single Family Residential	RL Residential Low Density	0.13869079440	1	Yes	No
081-303-24	R-1 Single Family Residential	RL Residential Low Density	0.12303758449	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-303-25	R-1 Single Family Residential	RL Residential Low Density	0.10950625960	1	Yes	No
081-303-26	R-1 Single Family Residential	RL Residential Low Density	0.10950367952	1	Yes	No
081-303-27	R-1 Single Family Residential	RL Residential Low Density	0.10950017416	1	Yes	No
081-303-28	R-1 Single Family Residential	RL Residential Low Density	0.10949688718	1	Yes	No
081-303-29	R-1 Single Family Residential	RL Residential Low Density	0.10949427456	1	Yes	No
081-303-30	R-1 Single Family Residential	RL Residential Low Density	0.10949259850	1	Yes	No
081-303-31	R-1 Single Family Residential	RL Residential Low Density	0.10949166241	1	Yes	No
081-303-32	R-1 Single Family Residential	RL Residential Low Density	0.10949058762	1	Yes	No
081-303-33	R-1 Single Family Residential	RL Residential Low Density	0.10948990758	1	Yes	No
081-303-34	R-1 Single Family Residential	RL Residential Low Density	0.10948976934	1	Yes	No
081-303-35	R-1 Single Family Residential	RL Residential Low Density	0.11981896185	1	Yes	No
081-303-36	R-1 Single Family Residential	RL Residential Low Density	0.11982005434	1	Yes	No
081-303-37	R-1 Single Family Residential	RL Residential Low Density	0.10949100645	1	Yes	No
081-303-38	R-1 Single Family Residential	RL Residential Low Density	0.10949152343	1	Yes	No
081-303-39	R-1 Single Family Residential	RL Residential Low Density	0.10949305903	1	Yes	No
081-303-40	R-1 Single Family Residential	RL Residential Low Density	0.10949329577	1	Yes	No
081-303-41	R-1 Single Family Residential	RL Residential Low Density	0.10949508906	1	Yes	No
081-303-42	R-1 Single Family Residential	RL Residential Low Density	0.10949532572	1	Yes	No
081-303-43	R-1 Single Family Residential	RL Residential Low Density	0.10949663776	1	Yes	No
081-303-44	R-1 Single Family Residential	RL Residential Low Density	0.10949801081	1	Yes	No
081-303-45	R-1 Single Family Residential	RL Residential Low Density	0.10949958523	1	Yes	No
081-303-46	R-1 Single Family Residential	RL Residential Low Density	0.12595632982	1	Yes	No
081-333-24	R-1 Single Family Residential	RL Residential Low Density	0.15804000299	1	Yes	No
081-333-25	R-1 Single Family Residential	RL Residential Low Density	0.13870977575	1	Yes	No
081-333-26	R-1 Single Family Residential	RL Residential Low Density	0.13870997701	1	Yes	No
081-333-27	R-1 Single Family Residential	RL Residential Low Density	0.13870908402	1	Yes	No
081-333-28	R-1 Single Family Residential	RL Residential Low Density	0.13870905300	1	Yes	No
081-333-29	R-1 Single Family Residential	RL Residential Low Density	0.13870858852	1	Yes	No
081-333-30	R-1 Single Family Residential	RL Residential Low Density	0.13870812732	1	Yes	No
081-333-31	R-1 Single Family Residential	RL Residential Low Density	0.13870789174	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-333-32	R-1 Single Family Residential	RL Residential Low Density	0.13870766284	1	Yes	No
081-333-33	R-1 Single Family Residential	RL Residential Low Density	0.13870699705	1	Yes	No
081-333-34	R-1 Single Family Residential	RL Residential Low Density	0.13870633800	1	Yes	No
081-333-41	R-1 Single Family Residential	RL Residential Low Density	0.13870424935	1	Yes	No
081-333-42	R-1 Single Family Residential	RL Residential Low Density	0.13870444725	1	Yes	No
081-333-43	R-1 Single Family Residential	RL Residential Low Density	0.13870358690	1	Yes	No
081-341-01	R-1 Single Family Residential	RL Residential Low Density	0.15387168253	1	Yes	No
081-341-02	R-1 Single Family Residential	RL Residential Low Density	0.13858063804	1	Yes	No
081-341-03	R-1 Single Family Residential	RL Residential Low Density	0.13858460377	1	Yes	No
081-341-04	R-1 Single Family Residential	RL Residential Low Density	0.13859028544	1	Yes	No
081-341-08	R-1 Single Family Residential	RL Residential Low Density	0.13860957223	1	Yes	No
081-341-09	R-1 Single Family Residential	RL Residential Low Density	0.13861482262	1	Yes	No
081-341-13	R-1 Single Family Residential	RL Residential Low Density	0.13863616898	1	Yes	No
081-341-20	R-1 Single Family Residential	RL Residential Low Density	0.13867141919	1	Yes	No
081-341-21	R-1 Single Family Residential	RL Residential Low Density	0.13867647227	1	Yes	No
081-341-22	R-1 Single Family Residential	RL Residential Low Density	0.13868129662	1	Yes	No
081-341-26	R-1 Single Family Residential	RL Residential Low Density	0.13871102473	1	Yes	No
081-341-30	R-1 Single Family Residential	RL Residential Low Density	0.13870797084	1	Yes	No
081-341-35	R-1 Single Family Residential	RL Residential Low Density	0.15179017393	1	Yes	No
081-341-37	R-1 Single Family Residential	RL Residential Low Density	0.13870365429	1	Yes	No
081-341-38	R-1 Single Family Residential	RL Residential Low Density	0.13870322417	1	Yes	No
081-341-44	R-1 Single Family Residential	RL Residential Low Density	0.13870080177	1	Yes	No
081-341-45	R-1 Single Family Residential	RL Residential Low Density	0.15601887603	1	Yes	No
081-341-51	R-1 Single Family Residential	RL Residential Low Density	0.27740121269	1	Yes	No
081-342-01	R-1 Single Family Residential	RL Residential Low Density	0.15318765221	1	Yes	No
081-342-02	R-1 Single Family Residential	RL Residential Low Density	0.13796730264	1	Yes	No
081-342-06	R-1 Single Family Residential	RL Residential Low Density	0.13798806657	1	Yes	No
081-342-07	R-1 Single Family Residential	RL Residential Low Density	0.13799394067	1	Yes	No
081-342-08	R-1 Single Family Residential	RL Residential Low Density	0.13799875927	1	Yes	No
081-342-13	R-1 Single Family Residential	RL Residential Low Density	0.13802674128	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-342-16	R-1 Single Family Residential	RL Residential Low Density	0.13804283342	1	Yes	No
081-342-17	R-1 Single Family Residential	RL Residential Low Density	0.13804848300	1	Yes	No
081-342-18	R-1 Single Family Residential	RL Residential Low Density	0.13805327807	1	Yes	No
081-342-22	R-1 Single Family Residential	RL Residential Low Density	0.13807442034	1	Yes	No
081-342-24	R-1 Single Family Residential	RL Residential Low Density	0.15487682201	1	Yes	No
081-342-25	R-1 Single Family Residential	RL Residential Low Density	0.13810378803	1	Yes	No
081-342-26	R-1 Single Family Residential	RL Residential Low Density	0.13810335638	1	Yes	No
081-342-27	R-1 Single Family Residential	RL Residential Low Density	0.13810315003	1	Yes	No
081-342-28	R-1 Single Family Residential	RL Residential Low Density	0.13810189095	1	Yes	No
081-342-30	R-1 Single Family Residential	RL Residential Low Density	0.13809982689	1	Yes	No
081-342-31	R-1 Single Family Residential	RL Residential Low Density	0.13809899447	1	Yes	No
081-342-33	R-1 Single Family Residential	RL Residential Low Density	0.13809673262	1	Yes	No
081-342-34	R-1 Single Family Residential	RL Residential Low Density	0.13809547542	1	Yes	No
081-342-35	R-1 Single Family Residential	RL Residential Low Density	0.15112261725	1	Yes	No
081-342-37	R-1 Single Family Residential	RL Residential Low Density	0.13809255684	1	Yes	No
081-342-39	R-1 Single Family Residential	RL Residential Low Density	0.13808981370	1	Yes	No
081-342-43	R-1 Single Family Residential	RL Residential Low Density	0.13808575684	1	Yes	No
081-343-06	R-1 Single Family Residential	RL Residential Low Density	0.13857889825	1	Yes	No
081-343-07	R-1 Single Family Residential	RL Residential Low Density	0.13858534569	1	Yes	No
081-343-08	R-1 Single Family Residential	RL Residential Low Density	0.13859136689	1	Yes	No
081-343-09	R-1 Single Family Residential	RL Residential Low Density	0.13859762000	1	Yes	No
081-343-10	R-1 Single Family Residential	RL Residential Low Density	0.13860407104	1	Yes	No
081-343-11	R-1 Single Family Residential	RL Residential Low Density	0.15168739852	1	Yes	No
081-343-12	R-1 Single Family Residential	RL Residential Low Density	0.15169460100	1	Yes	No
081-343-13	R-1 Single Family Residential	RL Residential Low Density	0.13862396221	1	Yes	No
081-343-14	R-1 Single Family Residential	RL Residential Low Density	0.13862995294	1	Yes	No
081-343-17	R-1 Single Family Residential	RL Residential Low Density	0.13864904662	1	Yes	No
081-343-18	R-1 Single Family Residential	RL Residential Low Density	0.13865546931	1	Yes	No
081-343-19	R-1 Single Family Residential	RL Residential Low Density	0.13866209337	1	Yes	No
081-343-22	R-1 Single Family Residential	RL Residential Low Density	0.13868008190	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-343-24	R-1 Single Family Residential	RL Residential Low Density	0.12360046713	1	Yes	No
081-343-25	R-1 Single Family Residential	RL Residential Low Density	0.10950798050	1	Yes	No
081-343-26	R-1 Single Family Residential	RL Residential Low Density	0.10950583871	1	Yes	No
081-343-27	R-1 Single Family Residential	RL Residential Low Density	0.10950409489	1	Yes	No
081-343-29	R-1 Single Family Residential	RL Residential Low Density	0.10950075711	1	Yes	No
081-343-30	R-1 Single Family Residential	RL Residential Low Density	0.10949927659	1	Yes	No
081-343-31	R-1 Single Family Residential	RL Residential Low Density	0.10949813855	1	Yes	No
081-343-32	R-1 Single Family Residential	RL Residential Low Density	0.10949753683	1	Yes	No
081-343-33	R-1 Single Family Residential	RL Residential Low Density	0.10949679643	1	Yes	No
081-343-34	R-1 Single Family Residential	RL Residential Low Density	0.11982606391	1	Yes	No
081-343-35	R-1 Single Family Residential	RL Residential Low Density	0.11982562370	1	Yes	No
081-343-36	R-1 Single Family Residential	RL Residential Low Density	0.10949457366	1	Yes	No
081-343-37	R-1 Single Family Residential	RL Residential Low Density	0.10949417139	1	Yes	No
081-343-38	R-1 Single Family Residential	RL Residential Low Density	0.10949308975	1	Yes	No
081-343-43	R-1 Single Family Residential	RL Residential Low Density	0.10948619898	1	Yes	No
081-343-44	R-1 Single Family Residential	RL Residential Low Density	0.18536854500	1	Yes	No
081-343-45	R-1 Single Family Residential	RL Residential Low Density	0.10950121737	1	Yes	No
081-343-46	R-1 Single Family Residential	RL Residential Low Density	0.10950289733	1	Yes	No
081-343-47	R-1 Single Family Residential	RL Residential Low Density	0.21898374806	1	Yes	No
081-343-48	R-1 Single Family Residential	RL Residential Low Density	0.21897794046	1	Yes	No
343-051-10	R-1 Single Family Residential	RL Residential Low Density	0.15577474065	1	Yes	No
343-052-04	R-1 Single Family Residential	RL Residential Low Density	0.14523351222	1	Yes	No
343-052-32	R-1 Single Family Residential	RL Residential Low Density	0.18249875887	1	Yes	No
343-052-35	R-1 Single Family Residential	RL Residential Low Density	0.19971391585	1	Yes	No
343-052-36	R-1 Single Family Residential	RL Residential Low Density	0.18249760306	1	Yes	No
343-052-43	R-1 Single Family Residential	RL Residential Low Density	0.18249721174	1	Yes	No
343-061-42	R-1 Single Family Residential	RL Residential Low Density	0.13727897730	1	Yes	No
343-070-24	R-1 Single Family Residential	RL Residential Low Density	12.79134694920	1	Yes	No
343-070-34	R-1 Single Family Residential	RL Residential Low Density	17.46958524550	1	Yes	No
343-351-04	R-1 Single Family Residential	RL Residential Low Density	13.92659209240	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
343-351-05	R-1 Single Family Residential	RL Residential Low Density	1.28501485493	1	Yes	No
343-351-09	R-1 Single Family Residential	RL Residential Low Density	15.18491206890	1	Yes	No
343-351-13	R-1 Single Family Residential	RL Residential Low Density	15.15868807350	1	Yes	No
343-370-03	R-1 Single Family Residential	RL Residential Low Density	2.90879876638	1	Yes	No
343-370-04	R-1 Single Family Residential	RL Residential Low Density	2.49525110319	1	Yes	No
418-064-07	R-1 Single Family Residential	RL Residential Low Density	0.18588697863	1	Yes	No
418-064-10	R-1 Single Family Residential	RL Residential Low Density	0.18588777595	1	Yes	No
418-071-01	R-1 Single Family Residential	RL Residential Low Density	0.16314276265	1	Yes	No
418-071-02	R-1 Single Family Residential	RL Residential Low Density	0.13766506116	1	Yes	No
418-071-03	R-1 Single Family Residential	RL Residential Low Density	0.13769126820	1	Yes	No
418-071-04	R-1 Single Family Residential	RL Residential Low Density	0.13769126558	1	Yes	No
418-071-05	R-1 Single Family Residential	RL Residential Low Density	0.16321687491	1	Yes	No
418-072-11	R-1 Single Family Residential	RL Residential Low Density	0.21608820201	1	Yes	No
418-074-12	R-1 Single Family Residential	RL Residential Low Density	0.19927539665	1	Yes	No
418-103-14	R-1 Single Family Residential	RL Residential Low Density	0.14766897306	1	Yes	No
418-103-15	R-1 Single Family Residential	RL Residential Low Density	0.14815892654	1	Yes	No
418-103-22	R-1 Single Family Residential	RL Residential Low Density	0.15206331941	1	Yes	No
418-104-18	R-1 Single Family Residential	RL Residential Low Density	0.07544524554	1	Yes	No
418-104-19	R-1 Single Family Residential	RL Residential Low Density	0.07545021239	1	Yes	No
418-104-25	R-1 Single Family Residential	RL Residential Low Density	0.15089884063	1	Yes	No
418-104-26	R-1 Single Family Residential	RL Residential Low Density	0.12119250822	1	Yes	No
418-104-27	R-1 Single Family Residential	RL Residential Low Density	0.06087364514	1	Yes	No
418-104-28	R-1 Single Family Residential	RL Residential Low Density	0.06299319122	1	Yes	No
418-104-29	R-1 Single Family Residential	RL Residential Low Density	0.06313667630	1	Yes	No
418-104-30	R-1 Single Family Residential	RL Residential Low Density	0.06327970176	1	Yes	No
419-010-25	R-1 Single Family Residential	RL Residential Low Density	0.18952049419	1	Yes	No
419-010-26	R-1 Single Family Residential	RL Residential Low Density	0.18929824451	1	Yes	No
419-010-27	R-1 Single Family Residential	RL Residential Low Density	0.19325250572	1	Yes	No
419-010-28	R-1 Single Family Residential	RL Residential Low Density	0.20531160028	1	Yes	No
419-010-29	R-1 Single Family Residential	RL Residential Low Density	0.19463053851	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
419-010-30	R-1 Single Family Residential	RL Residential Low Density	0.19457113378	1	Yes	No
419-010-31	R-1 Single Family Residential	RL Residential Low Density	0.19451377384	1	Yes	No
419-010-32	R-1 Single Family Residential	RL Residential Low Density	0.19445460498	1	Yes	No
419-020-07	R-1 Single Family Residential	RL Residential Low Density	2.18507074068	1	Yes	No
420-020-25	R-1 Single Family Residential	RL Residential Low Density	0.31713965990	1	Yes	No
420-041-08	R-1 Single Family Residential	RL Residential Low Density	0.15260598083	1	Yes	No
420-041-28	R-1 Single Family Residential	RL Residential Low Density	0.15149968852	1	Yes	No
420-041-39	R-1 Single Family Residential	RL Residential Low Density	0.15380280818	1	Yes	No
420-041-40	R-1 Single Family Residential	RL Residential Low Density	0.15349224223	1	Yes	No
420-051-23	R-1 Single Family Residential	RL Residential Low Density	0.16160788041	1	Yes	No
420-051-35	R-1 Single Family Residential	RL Residential Low Density	0.16006512470	1	Yes	No
420-051-36	R-1 Single Family Residential	RL Residential Low Density	0.16007724425	1	Yes	No
420-051-44	R-1 Single Family Residential	RL Residential Low Density	0.16018980192	1	Yes	No
420-051-55	R-1 Single Family Residential	RL Residential Low Density	0.16479135396	1	Yes	No
420-052-05	R-1 Single Family Residential	RL Residential Low Density	0.16070466350	1	Yes	No
420-052-06	R-1 Single Family Residential	RL Residential Low Density	0.16069282650	1	Yes	No
420-052-18	R-1 Single Family Residential	RL Residential Low Density	0.16065110729	1	Yes	No
420-052-36	R-1 Single Family Residential	RL Residential Low Density	0.16057460588	1	Yes	No
420-052-37	R-1 Single Family Residential	RL Residential Low Density	0.16060275512	1	Yes	No
456-010-02	R-1 Single Family Residential	RL Residential Low Density	5.05119032842	1	Yes	No
456-010-03	R-1 Single Family Residential	RL Residential Low Density	3.03000343372	1	Yes	No
456-010-08	R-1 Single Family Residential	RL Residential Low Density	5.04945310400	1	Yes	No
456-020-01	R-1 Single Family Residential	RL Residential Low Density	1.87643867633	1	Yes	No
456-020-02	R-1 Single Family Residential	RL Residential Low Density	4.59493837144	1	Yes	No
456-020-03	R-1 Single Family Residential	RL Residential Low Density	2.52387326399	1	Yes	No
456-020-05	R-1 Single Family Residential	RL Residential Low Density	2.00750336559	1	Yes	No
456-020-14	R-1 Single Family Residential	RL Residential Low Density	0.89884073077	1	Yes	No
456-020-16	R-1 Single Family Residential	RL Residential Low Density	0.21339358364	1	Yes	No
456-020-20	R-1 Single Family Residential	RL Residential Low Density	0.27263682764	1	Yes	No
456-020-21	R-1 Single Family Residential	RL Residential Low Density	1.44677816793	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
456-031-03	R-1 Single Family Residential	RL Residential Low Density	0.29842832678	1	Yes	No
456-031-16	R-1 Single Family Residential	RL Residential Low Density	1.01191235700	1	Yes	No
456-040-04	R-1 Single Family Residential	RL Residential Low Density	0.72968908936	1	Yes	No
456-040-05	R-1 Single Family Residential	RL Residential Low Density	0.93710418587	1	Yes	No
456-040-06	R-1 Single Family Residential	RL Residential Low Density	2.08705241247	1	Yes	No
456-040-07	R-1 Single Family Residential	RL Residential Low Density	0.25134994793	1	Yes	No
456-040-08	R-1 Single Family Residential	RL Residential Low Density	0.37933259525	1	Yes	No
456-040-11	R-1 Single Family Residential	RL Residential Low Density	0.22037604497	1	Yes	No
456-040-12	R-1 Single Family Residential	RL Residential Low Density	0.22037850162	1	Yes	No
456-040-13	R-1 Single Family Residential	RL Residential Low Density	0.44431837653	1	Yes	No
456-040-14	R-1 Single Family Residential	RL Residential Low Density	1.09885094784	1	Yes	No
456-040-15	R-1 Single Family Residential	RL Residential Low Density	1.26630047435	1	Yes	No
456-040-19	R-1 Single Family Residential	RL Residential Low Density	4.38221977931	1	Yes	No
456-040-23	R-1 Single Family Residential	RL Residential Low Density	0.29572401754	1	Yes	No
456-051-01	R-1 Single Family Residential	RL Residential Low Density	0.16967149616	1	Yes	No
456-051-02	R-1 Single Family Residential	RL Residential Low Density	0.17281289151	1	Yes	No
456-051-05	R-1 Single Family Residential	RL Residential Low Density	0.20852277959	1	Yes	No
456-051-06	R-1 Single Family Residential	RL Residential Low Density	0.20853960503	1	Yes	No
456-051-07	R-1 Single Family Residential	RL Residential Low Density	0.20850805456	1	Yes	No
456-051-08	R-1 Single Family Residential	RL Residential Low Density	0.27340871257	1	Yes	No
456-051-11	R-1 Single Family Residential	RL Residential Low Density	0.21367339147	1	Yes	No
456-051-12	R-1 Single Family Residential	RL Residential Low Density	0.21369664523	1	Yes	No
456-051-13	R-1 Single Family Residential	RL Residential Low Density	0.21364751276	1	Yes	No
456-052-01	R-1 Single Family Residential	RL Residential Low Density	0.36112807328	1	Yes	No
456-052-02	R-1 Single Family Residential	RL Residential Low Density	0.23146060280	1	Yes	No
456-052-03	R-1 Single Family Residential	RL Residential Low Density	0.23145842106	1	Yes	No
456-052-08	R-1 Single Family Residential	RL Residential Low Density	0.18966793614	1	Yes	No
456-052-10	R-1 Single Family Residential	RL Residential Low Density	0.18953494659	1	Yes	No
456-052-12	R-1 Single Family Residential	RL Residential Low Density	0.23151378130	1	Yes	No
456-052-15	R-1 Single Family Residential	RL Residential Low Density	0.26609841012	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
456-052-23	R-1 Single Family Residential	RL Residential Low Density	0.26229839495	1	Yes	No
456-052-24	R-1 Single Family Residential	RL Residential Low Density	0.26229841304	1	Yes	No
456-052-25	R-1 Single Family Residential	RL Residential Low Density	0.26162675377	1	Yes	No
456-052-29	R-1 Single Family Residential	RL Residential Low Density	0.05824353464	1	Yes	No
456-052-30	R-1 Single Family Residential	RL Residential Low Density	0.17363793894	1	Yes	No
456-331-03	R-1 Single Family Residential	RL Residential Low Density	0.19807485403	1	Yes	No
477-020-08	R-1 Single Family Residential	RL Residential Low Density	0.25370872977	1	Yes	No
479-010-06	R-1 Single Family Residential	RL Residential Low Density	1.13288304413	1	Yes	No
479-020-09	R-1 Single Family Residential	RL Residential Low Density	5.70277654366	1	Yes	No
479-020-10	R-1 Single Family Residential	RL Residential Low Density	7.00202873767	1	Yes	No
479-020-11	R-1 Single Family Residential	RL Residential Low Density	0.23066056215	1	Yes	No
479-020-12	R-1 Single Family Residential	RL Residential Low Density	0.92121485586	1	Yes	No
479-020-13	R-1 Single Family Residential	RL Residential Low Density	0.91928002927	1	Yes	No
479-170-15	R-1 Single Family Residential	RL Residential Low Density	0.24333775360	1	Yes	No
480-010-15	R-1 Single Family Residential	RL Residential Low Density	9.66626681512	1	Yes	No
480-030-05	R-1 Single Family Residential	RL Residential Low Density	2.79007122522	1	Yes	No
480-141-07	R-1 Single Family Residential	RL Residential Low Density	0.13752440120	1	Yes	No
480-143-02	R-1 Single Family Residential	RL Residential Low Density	0.15630348909	1	Yes	No
480-144-04	R-1 Single Family Residential	RL Residential Low Density	0.13756645461	1	Yes	No
480-144-05	R-1 Single Family Residential	RL Residential Low Density	0.13754057702	1	Yes	No
508-221-06	R-1 Single Family Residential	RL Residential Low Density	0.15464611233	1	Yes	No
508-221-11	R-1 Single Family Residential	RL Residential Low Density	0.15469237806	1	Yes	No
508-221-14	R-1 Single Family Residential	RL Residential Low Density	0.16914572256	1	Yes	No
508-221-16	R-1 Single Family Residential	RL Residential Low Density	0.17776786456	1	Yes	No
508-221-17	R-1 Single Family Residential	RL Residential Low Density	0.17774601597	1	Yes	No
508-221-18	R-1 Single Family Residential	RL Residential Low Density	0.17773585735	1	Yes	No
508-221-19	R-1 Single Family Residential	RL Residential Low Density	0.17772622783	1	Yes	No
508-221-20	R-1 Single Family Residential	RL Residential Low Density	0.17771705790	1	Yes	No
508-221-21	R-1 Single Family Residential	RL Residential Low Density	0.17770520302	1	Yes	No
508-221-22	R-1 Single Family Residential	RL Residential Low Density	0.17769343633	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
508-221-23	R-1 Single Family Residential	RL Residential Low Density	0.17767987204	1	Yes	No
508-221-24	R-1 Single Family Residential	RL Residential Low Density	0.17766508223	1	Yes	No
508-221-25	R-1 Single Family Residential	RL Residential Low Density	0.17764760556	1	Yes	No
508-221-26	R-1 Single Family Residential	RL Residential Low Density	0.19863443751	1	Yes	No
508-222-01	R-1 Single Family Residential	RL Residential Low Density	0.20756242843	1	Yes	No
508-222-03	R-1 Single Family Residential	RL Residential Low Density	0.17764900451	1	Yes	No
508-222-04	R-1 Single Family Residential	RL Residential Low Density	0.17766745044	1	Yes	No
508-222-05	R-1 Single Family Residential	RL Residential Low Density	0.17768333840	1	Yes	No
508-222-06	R-1 Single Family Residential	RL Residential Low Density	0.17769696282	1	Yes	No
508-222-07	R-1 Single Family Residential	RL Residential Low Density	0.17770881791	1	Yes	No
508-222-08	R-1 Single Family Residential	RL Residential Low Density	0.17771929321	1	Yes	No
508-222-09	R-1 Single Family Residential	RL Residential Low Density	0.17773267131	1	Yes	No
508-222-10	R-1 Single Family Residential	RL Residential Low Density	0.17775559025	1	Yes	No
508-222-11	R-1 Single Family Residential	RL Residential Low Density	0.17781488583	1	Yes	No
508-222-12	R-1 Single Family Residential	RL Residential Low Density	0.19229672905	1	Yes	No
508-222-13	R-1 Single Family Residential	RL Residential Low Density	0.19235886145	1	Yes	No
508-222-14	R-1 Single Family Residential	RL Residential Low Density	0.17781653293	1	Yes	No
508-222-15	R-1 Single Family Residential	RL Residential Low Density	0.17775169905	1	Yes	No
508-222-16	R-1 Single Family Residential	RL Residential Low Density	0.17772198088	1	Yes	No
508-222-17	R-1 Single Family Residential	RL Residential Low Density	0.17770456734	1	Yes	No
508-222-18	R-1 Single Family Residential	RL Residential Low Density	0.17768972639	1	Yes	No
508-222-19	R-1 Single Family Residential	RL Residential Low Density	0.17767510502	1	Yes	No
508-222-20	R-1 Single Family Residential	RL Residential Low Density	0.17765888887	1	Yes	No
508-222-21	R-1 Single Family Residential	RL Residential Low Density	0.17764079256	1	Yes	No
508-222-22	R-1 Single Family Residential	RL Residential Low Density	0.17762022075	1	Yes	No
508-222-23	R-1 Single Family Residential	RL Residential Low Density	0.17759583612	1	Yes	No
508-222-24	R-1 Single Family Residential	RL Residential Low Density	0.20744348392	1	Yes	No
508-223-01	R-1 Single Family Residential	RL Residential Low Density	0.18814626343	1	Yes	No
508-223-03	R-1 Single Family Residential	RL Residential Low Density	0.18541672076	1	Yes	No
508-223-07	R-1 Single Family Residential	RL Residential Low Density	0.18604680766	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
508-223-08	R-1 Single Family Residential	RL Residential Low Density	0.18620443002	1	Yes	No
508-223-09	R-1 Single Family Residential	RL Residential Low Density	0.18636017029	1	Yes	No
508-223-10	R-1 Single Family Residential	RL Residential Low Density	0.18651336691	1	Yes	No
508-223-11	R-1 Single Family Residential	RL Residential Low Density	0.18666378992	1	Yes	No
508-223-12	R-1 Single Family Residential	RL Residential Low Density	0.18681474923	1	Yes	No
508-223-13	R-1 Single Family Residential	RL Residential Low Density	0.18696452497	1	Yes	No
508-223-14	R-1 Single Family Residential	RL Residential Low Density	0.18711553141	1	Yes	No
508-223-15	R-1 Single Family Residential	RL Residential Low Density	0.18727124666	1	Yes	No
508-223-16	R-1 Single Family Residential	RL Residential Low Density	0.18744338447	1	Yes	No
508-223-17	R-1 Single Family Residential	RL Residential Low Density	0.19099700717	1	Yes	No
508-224-01	R-1 Single Family Residential	RL Residential Low Density	0.21931736126	1	Yes	No
508-224-02	R-1 Single Family Residential	RL Residential Low Density	0.20753890771	1	Yes	No
508-224-03	R-1 Single Family Residential	RL Residential Low Density	0.20752292121	1	Yes	No
508-224-04	R-1 Single Family Residential	RL Residential Low Density	0.20748475160	1	Yes	No
508-224-05	R-1 Single Family Residential	RL Residential Low Density	0.20743968086	1	Yes	No
508-224-06	R-1 Single Family Residential	RL Residential Low Density	0.21928525797	1	Yes	No
508-224-07	R-1 Single Family Residential	RL Residential Low Density	0.21949994780	1	Yes	No
508-224-09	R-1 Single Family Residential	RL Residential Low Density	0.20762943683	1	Yes	No
508-224-10	R-1 Single Family Residential	RL Residential Low Density	0.20761940027	1	Yes	No
508-224-12	R-1 Single Family Residential	RL Residential Low Density	0.21948137111	1	Yes	No
509-171-12	R-1 Single Family Residential	RL Residential Low Density	0.13779714630	1	Yes	No
509-171-13	R-1 Single Family Residential	RL Residential Low Density	0.13779693294	1	Yes	No
509-172-01	R-1 Single Family Residential	RL Residential Low Density	0.13780148991	1	Yes	No
509-172-03	R-1 Single Family Residential	RL Residential Low Density	0.13780205130	1	Yes	No
509-180-02	R-1 Single Family Residential	RL Residential Low Density	0.14128707917	1	Yes	No
509-180-11	R-1 Single Family Residential	RL Residential Low Density	0.14128081814	1	Yes	No
509-180-13	R-1 Single Family Residential	RL Residential Low Density	0.14128168777	1	Yes	No
509-180-14	R-1 Single Family Residential	RL Residential Low Density	0.14818584041	1	Yes	No
509-180-19	R-1 Single Family Residential	RL Residential Low Density	0.15764631963	1	Yes	No
509-180-24	R-1 Single Family Residential	RL Residential Low Density	0.14729329526	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
509-200-02	R-1 Single Family Residential	RL Residential Low Density	3.62758081607	1	Yes	No
508-020-11	R-1 Single Family Residential	RL Residential Low Density	7.81016256724	1	Yes	No
067-050-02	R-1 Single Family Residential	RL Residential Low Density	19.47613305310	1	Yes	No
067-040-13	R-1 Single Family Residential	RM Residential Medium Density	15.80377989090	1	Yes	No
067-040-12	R-1 Single Family Residential	RM Residential Medium Density	10.46779999670	1	Yes	No
343-070-35	R-1 Single Family Residential	RM Residential Medium Density	1.37453587042	1	Yes	No
			521.26904369096	1260		
081-321-17	RMH Mobile Home Residential	RL Residential Low Density	0.14671153809	1	Yes	No
081-321-18	RMH Mobile Home Residential	RL Residential Low Density	0.14667814714	1	Yes	No
081-321-21	RMH Mobile Home Residential	RL Residential Low Density	0.14657960673	1	Yes	No
081-321-28	RMH Mobile Home Residential	RL Residential Low Density	0.13866757853	1	Yes	No
081-321-32	RMH Mobile Home Residential	RL Residential Low Density	0.13866613281	1	Yes	No
081-321-40	RMH Mobile Home Residential	RL Residential Low Density	0.13866380419	1	Yes	No
081-321-42	RMH Mobile Home Residential	RL Residential Low Density	0.13866282290	1	Yes	No
081-321-43	RMH Mobile Home Residential	RL Residential Low Density	0.13866340368	1	Yes	No
081-321-44	RMH Mobile Home Residential	RL Residential Low Density	0.13866483381	1	Yes	No
081-322-02	RMH Mobile Home Residential	RL Residential Low Density	0.13795630414	1	Yes	No
081-322-09	RMH Mobile Home Residential	RL Residential Low Density	0.13797921160	1	Yes	No
081-322-14	RMH Mobile Home Residential	RL Residential Low Density	0.13800517338	1	Yes	No
081-322-45	RMH Mobile Home Residential	RL Residential Low Density	0.15531301462	1	Yes	No
081-323-01	RMH Mobile Home Residential	RL Residential Low Density	0.15387001531	1	Yes	No
081-323-07	RMH Mobile Home Residential	RL Residential Low Density	0.13859277439	1	Yes	No
081-323-14	RMH Mobile Home Residential	RL Residential Low Density	0.13863044977	1	Yes	No
081-323-23	RMH Mobile Home Residential	RL Residential Low Density	0.16174822186	1	Yes	No
081-323-34	RMH Mobile Home Residential	RL Residential Low Density	0.15178058062	1	Yes	No
081-323-38	RMH Mobile Home Residential	RL Residential Low Density	0.13869619846	1	Yes	No
081-323-44	RMH Mobile Home Residential	RL Residential Low Density	0.13869919253	1	Yes	No
081-323-45	RMH Mobile Home Residential	RL Residential Low Density	0.15601811637	1	Yes	No
081-323-55	RMH Mobile Home Residential	RL Residential Low Density	0.13869641528	1	Yes	No
081-323-56	RMH Mobile Home Residential	RL Residential Low Density	0.13869668205	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-331-01	RMH Mobile Home Residential	RL Residential Low Density	0.15387512889	1	Yes	No
081-331-12	RMH Mobile Home Residential	RL Residential Low Density	0.15170277420	1	Yes	No
081-331-13	RMH Mobile Home Residential	RL Residential Low Density	0.13862930473	1	Yes	No
081-331-17	RMH Mobile Home Residential	RL Residential Low Density	0.13864826460	1	Yes	No
081-331-18	RMH Mobile Home Residential	RL Residential Low Density	0.13865311781	1	Yes	No
081-331-19	RMH Mobile Home Residential	RL Residential Low Density	0.13865797111	1	Yes	No
081-331-21	RMH Mobile Home Residential	RL Residential Low Density	0.13866704978	1	Yes	No
081-331-24	RMH Mobile Home Residential	RL Residential Low Density	0.16051423482	1	Yes	No
081-331-35	RMH Mobile Home Residential	RL Residential Low Density	0.15178747808	1	Yes	No
081-331-36	RMH Mobile Home Residential	RL Residential Low Density	0.13870259055	1	Yes	No
081-331-37	RMH Mobile Home Residential	RL Residential Low Density	0.13870169912	1	Yes	No
081-331-38	RMH Mobile Home Residential	RL Residential Low Density	0.13870252182	1	Yes	No
081-332-05	RMH Mobile Home Residential	RL Residential Low Density	0.13859577384	1	Yes	No
081-332-12	RMH Mobile Home Residential	RL Residential Low Density	0.15170663524	1	Yes	No
081-332-13	RMH Mobile Home Residential	RL Residential Low Density	0.13863356093	1	Yes	No
081-332-14	RMH Mobile Home Residential	RL Residential Low Density	0.13863775531	1	Yes	No
081-332-27	RMH Mobile Home Residential	RL Residential Low Density	0.13870760724	1	Yes	No
081-332-28	RMH Mobile Home Residential	RL Residential Low Density	0.13870671758	1	Yes	No
081-332-29	RMH Mobile Home Residential	RL Residential Low Density	0.13870731296	1	Yes	No
081-332-30	RMH Mobile Home Residential	RL Residential Low Density	0.13870619102	1	Yes	No
081-332-33	RMH Mobile Home Residential	RL Residential Low Density	0.13870609297	1	Yes	No
081-332-34	RMH Mobile Home Residential	RL Residential Low Density	0.13870585903	1	Yes	No
081-332-35	RMH Mobile Home Residential	RL Residential Low Density	0.15179090904	1	Yes	No
081-332-36	RMH Mobile Home Residential	RL Residential Low Density	0.15179048202	1	Yes	No
081-332-37	RMH Mobile Home Residential	RL Residential Low Density	0.13870512958	1	Yes	No
081-332-44	RMH Mobile Home Residential	RL Residential Low Density	0.13870453264	1	Yes	No
081-332-46	RMH Mobile Home Residential	RL Residential Low Density	0.15602275065	1	Yes	No
081-332-52	RMH Mobile Home Residential	RL Residential Low Density	0.13864323471	1	Yes	No
081-333-01	RMH Mobile Home Residential	RL Residential Low Density	0.15387538110	1	Yes	No
081-333-03	RMH Mobile Home Residential	RL Residential Low Density	0.13858758189	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
081-333-08	RMH Mobile Home Residential	RL Residential Low Density	0.13861109350	1	Yes	No
081-333-15	RMH Mobile Home Residential	RL Residential Low Density	0.13864616986	1	Yes	No
081-333-16	RMH Mobile Home Residential	RL Residential Low Density	0.13865036102	1	Yes	No
081-333-20	RMH Mobile Home Residential	RL Residential Low Density	0.13867014098	1	Yes	No
081-333-21	RMH Mobile Home Residential	RL Residential Low Density	0.13867499611	1	Yes	No
081-333-23	RMH Mobile Home Residential	RL Residential Low Density	0.16049186656	1	Yes	No
081-333-47	RMH Mobile Home Residential	RL Residential Low Density	0.27723691285	1	Yes	No
418-094-17	RMH Mobile Home Residential	RL Residential Low Density	0.15966331053	1	Yes	No
418-094-18	RMH Mobile Home Residential	RL Residential Low Density	0.15966350357	1	Yes	No
418-101-02	RMH Mobile Home Residential	RL Residential Low Density	0.06429852896	1	Yes	No
418-101-06	RMH Mobile Home Residential	RL Residential Low Density	0.15904131454	1	Yes	No
418-101-29	RMH Mobile Home Residential	RL Residential Low Density	0.15904002705	1	Yes	No
418-101-34	RMH Mobile Home Residential	RL Residential Low Density	0.15903887610	1	Yes	No
418-104-01	RMH Mobile Home Residential	RL Residential Low Density	0.06386881425	1	Yes	No
418-104-02	RMH Mobile Home Residential	RL Residential Low Density	0.06331735084	1	Yes	No
419-041-16	RMH Mobile Home Residential	RL Residential Low Density	0.16278797244	1	Yes	No
419-042-10	RMH Mobile Home Residential	RL Residential Low Density	0.15225168569	1	Yes	No
456-060-03	RMH Mobile Home Residential	RL Residential Low Density	0.40297216369	1	Yes	No
456-060-05	RMH Mobile Home Residential	RL Residential Low Density	0.34471868208	1	Yes	No
456-060-06	RMH Mobile Home Residential	RL Residential Low Density	0.23028730191	1	Yes	No
456-060-07	RMH Mobile Home Residential	RL Residential Low Density	0.23028389898	1	Yes	No
456-060-08	RMH Mobile Home Residential	RL Residential Low Density	0.23028112218	1	Yes	No
456-060-09	RMH Mobile Home Residential	RL Residential Low Density	0.23028120033	1	Yes	No
456-060-10	RMH Mobile Home Residential	RL Residential Low Density	0.31001366582	1	Yes	No
456-060-18	RMH Mobile Home Residential	RL Residential Low Density	2.52427739666	1	Yes	No
456-060-19	RMH Mobile Home Residential	RL Residential Low Density	2.52428646961	1	Yes	No
456-060-20	RMH Mobile Home Residential	RL Residential Low Density	2.52428395694	1	Yes	No
456-070-01	RMH Mobile Home Residential	RL Residential Low Density	2.10334692287	1	Yes	No
456-070-03	RMH Mobile Home Residential	RL Residential Low Density	0.33487603795	1	Yes	No
456-070-04	RMH Mobile Home Residential	RL Residential Low Density	2.29454214026	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
456-070-12	RMH Mobile Home Residential	RL Residential Low Density	0.31550442011	1	Yes	No
456-070-16	RMH Mobile Home Residential	RL Residential Low Density	0.31550071489	1	Yes	No
508-020-11	RMH Mobile Home Residential	RL Residential Low Density	16.37457630890	1	Yes	No
			41.31580118952	86		
081-350-06	UR Urban Reserve	RE Residential Estate	9.28036607786	9		No
081-350-07	UR Urban Reserve	RE Residential Estate	8.86069623398	8		No
081-350-08	UR Urban Reserve	RE Residential Estate	8.37348398733	17		No
081-350-09	UR Urban Reserve	RE Residential Estate	9.27483484176	19		No
508-010-04	UR Urban Reserve	RR Rural Residential	19.96536070270	19		No
508-010-05	UR Urban Reserve	RR Rural Residential	19.90263769050	19		No
081-350-03	UR Urban Reserve	RE Residential Estate	0.48026905204	1		No
508-010-06	UR Urban Reserve	RR Rural Residential	19.83967516470	40		No
508-010-07	UR Urban Reserve	RR Rural Residential	15.77941957430	32		No
			111.75674332517	164		
Above Moderate Income Site Totals			1216.80700547214	1779		
067-050-02	R-2 Multi-Family Residential	C Commercial	15.59728813110	181	Yes	No
343-070-26	R-2 Multi-Family Residential	C Commercial	0.31262065420	3	Yes	No
343-230-47	R-2 Multi-Family Residential	C Commercial	1.95512448868	22	Yes	No
080-132-17	R-2 Multi-Family Residential	CD Commercial Downtown	0.18594717756	2	Yes	No
080-132-18	R-2 Multi-Family Residential	CD Commercial Downtown	0.18594683062	2	Yes	No
080-141-03	R-2 Multi-Family Residential	CD Commercial Downtown	0.18171543455	2	Yes	No
080-142-16	R-2 Multi-Family Residential	CD Commercial Downtown	0.18087216092	2	Yes	No
067-010-15	R-2 Multi-Family Residential	IS Institutional	1.56700656692	18	Yes	No
419-020-26	R-2 Multi-Family Residential	IS Institutional	0.89896415000	10	Yes	No
419-020-43	R-2 Multi-Family Residential	IS Institutional	0.59935631291	6	Yes	No
080-042-08	R-2 Multi-Family Residential	RL Residential Low Density	0.15249808833	1	Yes	No
080-042-09	R-2 Multi-Family Residential	RL Residential Low Density	0.15249766729	1	Yes	No
080-052-06	R-2 Multi-Family Residential	RL Residential Low Density	0.14967476843	1	Yes	No
080-052-12	R-2 Multi-Family Residential	RL Residential Low Density	0.14967573696	1	Yes	No
080-062-07	R-2 Multi-Family Residential	RL Residential Low Density	0.15250421899	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
080-062-11	R-2 Multi-Family Residential	RL Residential Low Density	0.15250998193	1	Yes	No
396-400-06	R-2 Multi-Family Residential	RL Residential Low Density	3.85604836059	44	Yes	No
396-400-07	R-2 Multi-Family Residential	RL Residential Low Density	3.73867497176	43	Yes	No
477-030-21	R-2 Multi-Family Residential	RL Residential Low Density	0.24934988281	2	Yes	No
477-030-22	R-2 Multi-Family Residential	RL Residential Low Density	0.25127526206	2	Yes	No
480-010-13	R-2 Multi-Family Residential	RL Residential Low Density	1.56698752798	18	Yes	No
067-023-18	R-2 Multi-Family Residential	RM Residential Medium Density	1.80187661844	20	Yes	No
067-034-12	R-2 Multi-Family Residential	RM Residential Medium Density	0.16307226624	1	Yes	No
067-035-12	R-2 Multi-Family Residential	RM Residential Medium Density	0.13774272885	1	Yes	No
067-040-12	R-2 Multi-Family Residential	RM Residential Medium Density	15.19030361000	176	Yes	No
067-210-09	R-2 Multi-Family Residential	RM Residential Medium Density	0.61785122294	7	Yes	No
067-210-25	R-2 Multi-Family Residential	RM Residential Medium Density	0.39342413981	4	Yes	No
067-210-27	R-2 Multi-Family Residential	RM Residential Medium Density	0.38739285186	4	Yes	No
080-041-34	R-2 Multi-Family Residential	RM Residential Medium Density	0.15247192716	1	Yes	No
080-041-38	R-2 Multi-Family Residential	RM Residential Medium Density	0.15247149659	1	Yes	No
080-051-34	R-2 Multi-Family Residential	RM Residential Medium Density	0.14964995502	1	Yes	No
080-051-35	R-2 Multi-Family Residential	RM Residential Medium Density	0.14964948063	1	Yes	No
080-061-37	R-2 Multi-Family Residential	RM Residential Medium Density	0.15247742649	1	Yes	No
080-061-38	R-2 Multi-Family Residential	RM Residential Medium Density	0.15247650117	1	Yes	No
343-031-35	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886971944	1	Yes	No
343-031-36	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886881843	1	Yes	No
343-031-43	R-2 Multi-Family Residential	RM Residential Medium Density	0.09353668865	1	Yes	No
343-031-51	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886940865	1	Yes	No
343-031-52	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886949479	1	Yes	No
343-032-13	R-2 Multi-Family Residential	RM Residential Medium Density	0.07117500809	1	Yes	No
343-032-20	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886964664	1	Yes	No
343-032-21	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886918308	1	Yes	No
343-032-22	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886919365	1	Yes	No
343-032-27	R-2 Multi-Family Residential	RM Residential Medium Density	0.07131663236	1	Yes	No
343-032-28	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886923064	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
343-032-29	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886923060	1	Yes	No
343-032-30	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886968280	1	Yes	No
343-032-34	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886932395	1	Yes	No
343-032-43	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886970362	1	Yes	No
343-032-44	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886969298	1	Yes	No
343-032-52	R-2 Multi-Family Residential	RM Residential Medium Density	1.02141942922	11	Yes	No
343-041-01	R-2 Multi-Family Residential	RM Residential Medium Density	0.13401615493	1	Yes	No
343-041-02	R-2 Multi-Family Residential	RM Residential Medium Density	0.07229475706	1	Yes	No
343-041-03	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886881843	1	Yes	No
343-041-04	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886962670	1	Yes	No
343-041-19	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886957230	1	Yes	No
343-041-25	R-2 Multi-Family Residential	RM Residential Medium Density	0.13773785767	1	Yes	No
343-041-26	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886882939	1	Yes	No
343-041-27	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886919132	1	Yes	No
343-041-28	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886873835	1	Yes	No
343-041-29	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886873833	1	Yes	No
343-041-50	R-2 Multi-Family Residential	RM Residential Medium Density	0.06927183323	1	Yes	No
343-041-51	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886845401	1	Yes	No
343-041-53	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886864560	1	Yes	No
343-041-54	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886873175	1	Yes	No
343-041-55	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886864560	1	Yes	No
343-041-59	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886918524	1	Yes	No
343-042-01	R-2 Multi-Family Residential	RM Residential Medium Density	0.13486094589	1	Yes	No
343-042-05	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886913845	1	Yes	No
343-042-08	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886949730	1	Yes	No
343-042-09	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886949450	1	Yes	No
343-042-12	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886930621	1	Yes	No
343-042-13	R-2 Multi-Family Residential	RM Residential Medium Density	0.13355081351	1	Yes	No
343-042-20	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886889487	1	Yes	No
343-042-21	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886889487	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
343-042-30	R-2 Multi-Family Residential	RM Residential Medium Density	0.07132104803	1	Yes	No
343-042-31	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886859350	1	Yes	No
343-042-32	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886904571	1	Yes	No
343-042-33	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886859410	1	Yes	No
343-042-34	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886687811	1	Yes	No
343-042-35	R-2 Multi-Family Residential	RM Residential Medium Density	0.06887058881	1	Yes	No
343-042-36	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886878239	1	Yes	No
343-042-37	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886833079	1	Yes	No
343-042-46	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886930540	1	Yes	No
343-042-49	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886930540	1	Yes	No
343-042-52	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886886745	1	Yes	No
343-042-53	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886930982	1	Yes	No
343-042-56	R-2 Multi-Family Residential	RM Residential Medium Density	0.06886930982	1	Yes	No
343-042-57	R-2 Multi-Family Residential	RM Residential Medium Density	1.31888426094	15	Yes	No
343-070-25	R-2 Multi-Family Residential	RM Residential Medium Density	0.31256650332	3	Yes	No
343-230-32	R-2 Multi-Family Residential	RM Residential Medium Density	0.34919863990	4	Yes	No
343-230-33	R-2 Multi-Family Residential	RM Residential Medium Density	0.34354081817	3	Yes	No
343-230-43	R-2 Multi-Family Residential	RM Residential Medium Density	0.21066271885	2	Yes	No
343-230-44	R-2 Multi-Family Residential	RM Residential Medium Density	0.24821265258	2	Yes	No
343-230-45	R-2 Multi-Family Residential	RM Residential Medium Density	0.24703616992	2	Yes	No
343-230-46	R-2 Multi-Family Residential	RM Residential Medium Density	0.24794388896	2	Yes	No
343-230-50	R-2 Multi-Family Residential	RM Residential Medium Density	0.24677309907	2	Yes	No
343-230-51	R-2 Multi-Family Residential	RM Residential Medium Density	0.24774755809	2	Yes	No
343-230-52	R-2 Multi-Family Residential	RM Residential Medium Density	0.24666071502	2	Yes	No
343-230-53	R-2 Multi-Family Residential	RM Residential Medium Density	0.24762397875	2	Yes	No
418-010-05	R-2 Multi-Family Residential	RM Residential Medium Density	5.52821213126	64	Yes	No
419-020-30	R-2 Multi-Family Residential	RM Residential Medium Density	0.40488726208	4	Yes	No
419-020-37	R-2 Multi-Family Residential	RM Residential Medium Density	0.69165290200	8	Yes	No
456-051-09	R-2 Multi-Family Residential	RM Residential Medium Density	2.10870467340	24	Yes	No
456-081-01	R-2 Multi-Family Residential	RM Residential Medium Density	0.42315589217	4	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
456-081-02	R-2 Multi-Family Residential	RM Residential Medium Density	0.51674719105	6	Yes	No
456-081-03	R-2 Multi-Family Residential	RM Residential Medium Density	0.63057008149	7	Yes	No
456-081-04	R-2 Multi-Family Residential	RM Residential Medium Density	0.51652096416	5	Yes	No
456-081-05	R-2 Multi-Family Residential	RM Residential Medium Density	2.29421447882	26	Yes	No
456-081-10	R-2 Multi-Family Residential	RM Residential Medium Density	0.39743946054	4	Yes	No
456-081-11	R-2 Multi-Family Residential	RM Residential Medium Density	0.41832908964	4	Yes	No
456-082-01	R-2 Multi-Family Residential	RM Residential Medium Density	0.55640179227	6	Yes	No
456-082-03	R-2 Multi-Family Residential	RM Residential Medium Density	0.80879961337	9	Yes	No
456-082-05	R-2 Multi-Family Residential	RM Residential Medium Density	1.38043454402	16	Yes	No
456-082-08	R-2 Multi-Family Residential	RM Residential Medium Density	0.30296916426	3	Yes	No
456-082-09	R-2 Multi-Family Residential	RM Residential Medium Density	2.29463381639	26	Yes	No
456-090-01	R-2 Multi-Family Residential	RM Residential Medium Density	2.10380547496	24	Yes	No
456-090-08	R-2 Multi-Family Residential	RM Residential Medium Density	0.42145407578	4	Yes	No
456-090-10	R-2 Multi-Family Residential	RM Residential Medium Density	2.29425046811	26	Yes	No
456-090-11	R-2 Multi-Family Residential	RM Residential Medium Density	0.41823491263	4	Yes	No
456-090-13	R-2 Multi-Family Residential	RM Residential Medium Density	0.42208328880	4	Yes	No
456-090-14	R-2 Multi-Family Residential	RM Residential Medium Density	2.29435876760	26	Yes	No
477-050-03	R-2 Multi-Family Residential	RM Residential Medium Density	0.30250052824	3	Yes	No
477-060-12	R-2 Multi-Family Residential	RM Residential Medium Density	0.14929834087	1	Yes	No
477-060-13	R-2 Multi-Family Residential	RM Residential Medium Density	0.14929834090	1	Yes	No
477-060-28	R-2 Multi-Family Residential	RM Residential Medium Density	0.16069844525	1	Yes	No
477-070-20	R-2 Multi-Family Residential	RM Residential Medium Density	0.30299796806	3	Yes	No
477-080-09	R-2 Multi-Family Residential	RM Residential Medium Density	0.20594620057	2	Yes	No
477-080-22	R-2 Multi-Family Residential	RM Residential Medium Density	0.29841373503	3	Yes	No
477-090-12	R-2 Multi-Family Residential	RM Residential Medium Density	0.86152023923	10	Yes	No
477-100-02	R-2 Multi-Family Residential	RM Residential Medium Density	0.97860109394	11	Yes	No
477-100-04	R-2 Multi-Family Residential	RM Residential Medium Density	0.67608242234	7	Yes	No
477-100-06	R-2 Multi-Family Residential	RM Residential Medium Density	0.46969990085	5	Yes	No
477-100-07	R-2 Multi-Family Residential	RM Residential Medium Density	0.07970029647	1	Yes	No
477-100-08	R-2 Multi-Family Residential	RM Residential Medium Density	0.25709749248	2	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
477-100-18	R-2 Multi-Family Residential	RM Residential Medium Density	0.53323497763	6	Yes	No
477-100-19	R-2 Multi-Family Residential	RM Residential Medium Density	0.80188201680	9	Yes	No
477-100-20	R-2 Multi-Family Residential	RM Residential Medium Density	0.27653579224	3	Yes	No
477-100-21	R-2 Multi-Family Residential	RM Residential Medium Density	0.43709935889	5	Yes	No
477-100-22	R-2 Multi-Family Residential	RM Residential Medium Density	0.43714067875	5	Yes	No
477-100-26	R-2 Multi-Family Residential	RM Residential Medium Density	0.50877498882	5	Yes	No
477-110-08	R-2 Multi-Family Residential	RM Residential Medium Density	0.18308110738	2	Yes	No
477-110-10	R-2 Multi-Family Residential	RM Residential Medium Density	0.54924490098	6	Yes	No
479-010-14	R-2 Multi-Family Residential	RM Residential Medium Density	7.50744586816	87	Yes	No
479-010-15	R-2 Multi-Family Residential	RM Residential Medium Density	19.81083799740	230	Yes	No
508-020-10	R-2 Multi-Family Residential	RM Residential Medium Density	19.24813331290	223	Yes	No
343-351-04	R-2 Multi-Family Residential	RM Residential Medium Density	4.25620153609	49	Yes	No
343-351-09	R-2 Multi-Family Residential	RM Residential Medium Density	4.21779739795	48	Yes	No
343-351-13	R-2 Multi-Family Residential	RM Residential Medium Density	4.17584873104	48	Yes	No
080-020-03	R-2 Multi-Family Residential	RM Residential Medium Density	15.69440628500	182	Yes	No
Moderate Income Site Totals			171.83350241481	1949		
067-140-59	R-3 Multi-Family Residential	CD Commercial Downtown	0.45922010222	8	Yes	No
080-122-09	R-3 Multi-Family Residential	CD Commercial Downtown	0.15701052097	2	Yes	No
080-122-10	R-3 Multi-Family Residential	CD Commercial Downtown	0.15493697926	2	Yes	No
080-122-11	R-3 Multi-Family Residential	CD Commercial Downtown	0.44349867312	7	Yes	No
478-103-01	R-3 Multi-Family Residential	CD Commercial Downtown	0.20557338347	3	Yes	No
478-104-05	R-3 Multi-Family Residential	CD Commercial Downtown	0.20658562739	3	Yes	No
478-104-06	R-3 Multi-Family Residential	CD Commercial Downtown	0.20657846088	3	Yes	No
478-104-07	R-3 Multi-Family Residential	CD Commercial Downtown	0.20657129432	3	Yes	No
508-020-11	R-3 Multi-Family Residential	RL Residential Low Density	5.11897460147	89	Yes	No
080-041-27	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888753001	1	Yes	No
080-041-28	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888752909	1	Yes	No
080-041-29	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888752818	1	Yes	No
080-041-30	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888726334	1	Yes	No
080-041-31	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888816596	1	Yes	No

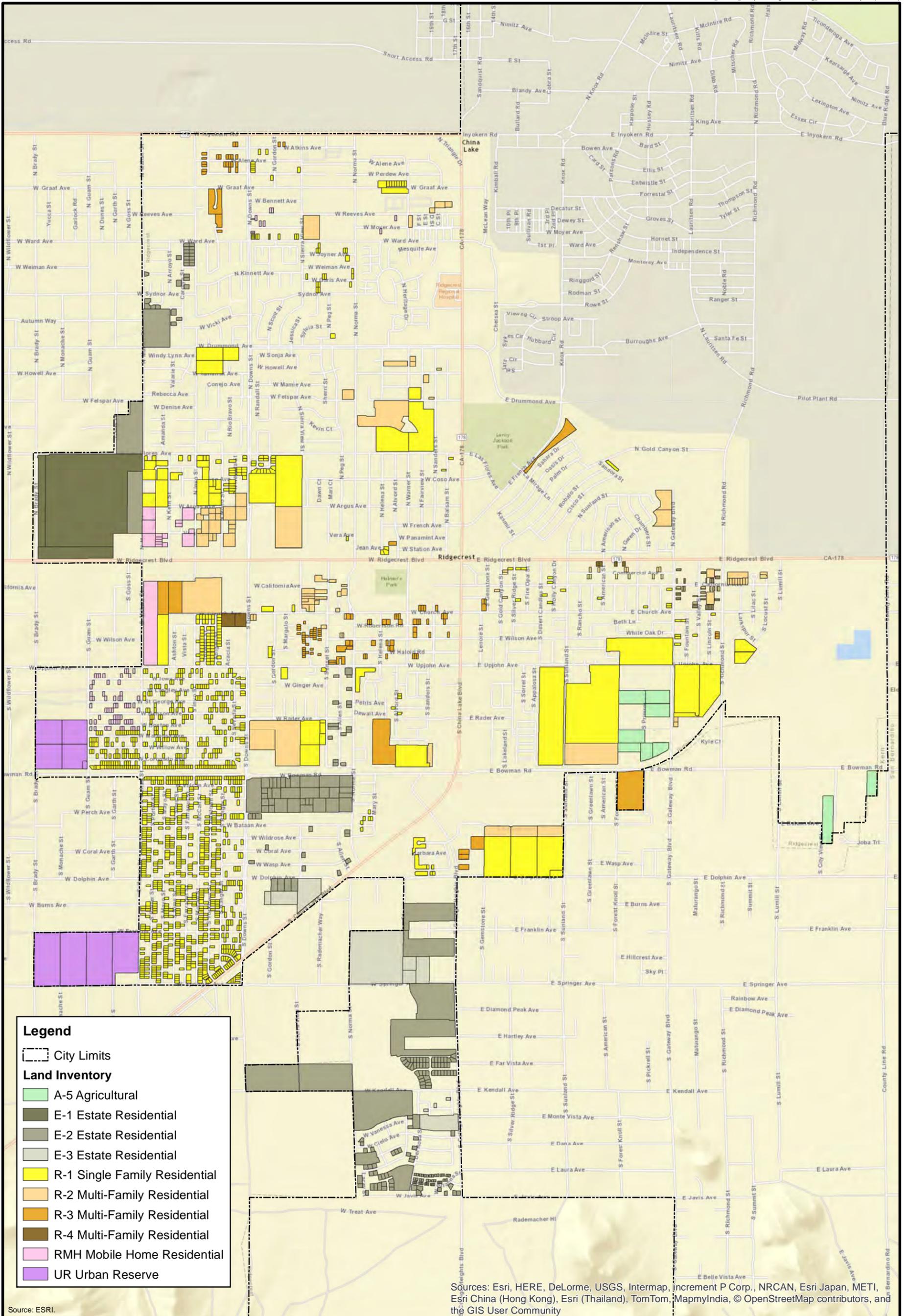
APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
080-041-32	R-3 Multi-Family Residential	RM Residential Medium Density	0.09452920693	1	Yes	No
080-051-08	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888741859	1	Yes	No
080-051-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888732253	1	Yes	No
080-051-10	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888777338	1	Yes	No
080-051-16	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888793860	1	Yes	No
080-051-17	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888703375	1	Yes	No
080-051-18	R-3 Multi-Family Residential	RM Residential Medium Density	0.06888693771	1	Yes	No
343-061-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.14122129893	2	Yes	No
343-061-10	R-3 Multi-Family Residential	RM Residential Medium Density	0.14121977480	2	Yes	No
343-061-11	R-3 Multi-Family Residential	RM Residential Medium Density	0.15339231234	2	Yes	No
343-081-15	R-3 Multi-Family Residential	RM Residential Medium Density	14.60948041330	254	Yes	No
343-351-21	R-3 Multi-Family Residential	RM Residential Medium Density	0.72342064344	12	Yes	No
343-351-22	R-3 Multi-Family Residential	RM Residential Medium Density	0.72337520661	12	Yes	No
343-351-24	R-3 Multi-Family Residential	RM Residential Medium Density	0.72339453411	12	Yes	No
343-351-27	R-3 Multi-Family Residential	RM Residential Medium Density	2.43334370252	42	Yes	No
396-060-08	R-3 Multi-Family Residential	RM Residential Medium Density	4.75486513008	82	Yes	No
418-062-17	R-3 Multi-Family Residential	RM Residential Medium Density	0.16521822196	2	Yes	No
418-062-23	R-3 Multi-Family Residential	RM Residential Medium Density	0.16521731783	2	Yes	No
453-013-02	R-3 Multi-Family Residential	RM Residential Medium Density	4.07501330101	71	Yes	No
453-013-28	R-3 Multi-Family Residential	RM Residential Medium Density	1.18125999203	20	Yes	No
453-061-23	R-3 Multi-Family Residential	RM Residential Medium Density	0.16524974925	2	Yes	No
453-061-24	R-3 Multi-Family Residential	RM Residential Medium Density	0.16525133068	2	Yes	No
453-061-39	R-3 Multi-Family Residential	RM Residential Medium Density	0.17216015057	2	Yes	No
453-061-41	R-3 Multi-Family Residential	RM Residential Medium Density	0.18261001434	3	Yes	No
453-062-20	R-3 Multi-Family Residential	RM Residential Medium Density	0.18277549651	3	Yes	No
453-062-22	R-3 Multi-Family Residential	RM Residential Medium Density	0.18274660600	3	Yes	No
453-062-23	R-3 Multi-Family Residential	RM Residential Medium Density	0.18273266847	3	Yes	No
453-062-24	R-3 Multi-Family Residential	RM Residential Medium Density	0.18581433923	3	Yes	No
453-062-27	R-3 Multi-Family Residential	RM Residential Medium Density	0.18577009940	3	Yes	No
453-062-28	R-3 Multi-Family Residential	RM Residential Medium Density	0.18575467503	3	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
453-071-07	R-3 Multi-Family Residential	RM Residential Medium Density	0.18601727816	3	Yes	No
453-071-08	R-3 Multi-Family Residential	RM Residential Medium Density	0.18599835192	3	Yes	No
453-071-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.18287926848	3	Yes	No
453-071-10	R-3 Multi-Family Residential	RM Residential Medium Density	0.18285987125	3	Yes	No
453-071-12	R-3 Multi-Family Residential	RM Residential Medium Density	0.18282209406	3	Yes	No
453-071-20	R-3 Multi-Family Residential	RM Residential Medium Density	0.18276866202	3	Yes	No
453-071-23	R-3 Multi-Family Residential	RM Residential Medium Density	0.18272532770	3	Yes	No
453-072-02	R-3 Multi-Family Residential	RM Residential Medium Density	0.18774962789	3	Yes	No
453-072-03	R-3 Multi-Family Residential	RM Residential Medium Density	0.17215298778	2	Yes	No
453-072-05	R-3 Multi-Family Residential	RM Residential Medium Density	0.17215123251	2	Yes	No
453-072-06	R-3 Multi-Family Residential	RM Residential Medium Density	0.17486009205	3	Yes	No
453-142-02	R-3 Multi-Family Residential	RM Residential Medium Density	0.17426898411	3	Yes	No
477-060-01	R-3 Multi-Family Residential	RM Residential Medium Density	0.20985830070	3	Yes	No
477-060-07	R-3 Multi-Family Residential	RM Residential Medium Density	0.22781844966	3	Yes	No
477-060-08	R-3 Multi-Family Residential	RM Residential Medium Density	0.33276101559	5	Yes	No
477-060-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.41933543562	7	Yes	No
477-060-11	R-3 Multi-Family Residential	RM Residential Medium Density	0.36769830566	6	Yes	No
477-060-19	R-3 Multi-Family Residential	RM Residential Medium Density	0.23737517047	4	Yes	No
477-060-20	R-3 Multi-Family Residential	RM Residential Medium Density	0.21579477363	3	Yes	No
477-060-39	R-3 Multi-Family Residential	RM Residential Medium Density	0.92061527822	16	Yes	No
477-060-41	R-3 Multi-Family Residential	RM Residential Medium Density	0.23577163885	4	Yes	No
477-060-42	R-3 Multi-Family Residential	RM Residential Medium Density	0.31255918578	5	Yes	No
477-161-07	R-3 Multi-Family Residential	RM Residential Medium Density	0.09702150104	1	Yes	No
477-161-14	R-3 Multi-Family Residential	RM Residential Medium Density	0.10612426950	1	Yes	No
477-161-16	R-3 Multi-Family Residential	RM Residential Medium Density	0.11023402144	1	Yes	No
477-161-17	R-3 Multi-Family Residential	RM Residential Medium Density	0.11039454522	1	Yes	No
477-161-18	R-3 Multi-Family Residential	RM Residential Medium Density	0.10630461331	1	Yes	No
477-161-19	R-3 Multi-Family Residential	RM Residential Medium Density	0.10854335801	1	Yes	No
477-161-27	R-3 Multi-Family Residential	RM Residential Medium Density	0.09258340651	1	Yes	No
477-161-30	R-3 Multi-Family Residential	RM Residential Medium Density	0.11189004371	1	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
477-161-31	R-3 Multi-Family Residential	RM Residential Medium Density	0.11660371671	2	Yes	No
477-161-32	R-3 Multi-Family Residential	RM Residential Medium Density	0.11683590586	2	Yes	No
477-161-34	R-3 Multi-Family Residential	RM Residential Medium Density	0.11732110044	2	Yes	No
477-162-10	R-3 Multi-Family Residential	RM Residential Medium Density	0.09399728968	1	Yes	No
477-162-11	R-3 Multi-Family Residential	RM Residential Medium Density	0.09761347730	1	Yes	No
477-162-12	R-3 Multi-Family Residential	RM Residential Medium Density	0.09764857926	1	Yes	No
477-162-13	R-3 Multi-Family Residential	RM Residential Medium Density	0.09392642852	1	Yes	No
477-162-14	R-3 Multi-Family Residential	RM Residential Medium Density	0.09771892709	1	Yes	No
477-162-15	R-3 Multi-Family Residential	RM Residential Medium Density	0.09775843734	1	Yes	No
477-162-19	R-3 Multi-Family Residential	RM Residential Medium Density	0.09771568280	1	Yes	No
477-162-20	R-3 Multi-Family Residential	RM Residential Medium Density	0.09392944299	1	Yes	No
477-162-21	R-3 Multi-Family Residential	RM Residential Medium Density	0.09765719335	1	Yes	No
477-162-22	R-3 Multi-Family Residential	RM Residential Medium Density	0.09762694579	1	Yes	No
477-162-28	R-3 Multi-Family Residential	RM Residential Medium Density	0.09743306279	1	Yes	No
477-162-30	R-3 Multi-Family Residential	RM Residential Medium Density	0.09736405558	1	Yes	No
477-163-04	R-3 Multi-Family Residential	RM Residential Medium Density	0.09367308675	1	Yes	No
477-163-08	R-3 Multi-Family Residential	RM Residential Medium Density	0.09379863407	1	Yes	No
477-163-12	R-3 Multi-Family Residential	RM Residential Medium Density	0.09391021822	1	Yes	No
477-163-20	R-3 Multi-Family Residential	RM Residential Medium Density	0.09400064926	1	Yes	No
477-163-21	R-3 Multi-Family Residential	RM Residential Medium Density	0.09393018971	1	Yes	No
477-163-22	R-3 Multi-Family Residential	RM Residential Medium Density	0.09724532082	1	Yes	No
477-163-23	R-3 Multi-Family Residential	RM Residential Medium Density	0.09390876464	1	Yes	No
477-163-26	R-3 Multi-Family Residential	RM Residential Medium Density	0.09382116491	1	Yes	No
477-163-27	R-3 Multi-Family Residential	RM Residential Medium Density	0.09379017288	1	Yes	No
477-163-28	R-3 Multi-Family Residential	RM Residential Medium Density	0.09375662933	1	Yes	No
477-163-29	R-3 Multi-Family Residential	RM Residential Medium Density	0.09372200039	1	Yes	No
477-163-30	R-3 Multi-Family Residential	RM Residential Medium Density	0.09742951709	1	Yes	No
477-163-35	R-3 Multi-Family Residential	RM Residential Medium Density	0.14104202099	2	Yes	No
478-051-12	R-3 Multi-Family Residential	RM Residential Medium Density	0.15458924904	2	Yes	No
478-051-16	R-3 Multi-Family Residential	RM Residential Medium Density	0.30923758132	5	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
478-051-23	R-3 Multi-Family Residential	RM Residential Medium Density	0.15461227270	2	Yes	No
478-051-24	R-3 Multi-Family Residential	RM Residential Medium Density	0.15460684176	2	Yes	No
478-052-03	R-3 Multi-Family Residential	RM Residential Medium Density	0.15457505644	2	Yes	No
478-052-04	R-3 Multi-Family Residential	RM Residential Medium Density	0.30913570329	5	Yes	No
478-052-13	R-3 Multi-Family Residential	RM Residential Medium Density	0.15455167589	2	Yes	No
478-053-15	R-3 Multi-Family Residential	RM Residential Medium Density	0.15446936886	2	Yes	No
478-054-03	R-3 Multi-Family Residential	RM Residential Medium Density	0.30914539214	5	Yes	No
478-054-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.14835043866	2	Yes	No
478-054-14	R-3 Multi-Family Residential	RM Residential Medium Density	0.30909681061	5	Yes	No
478-061-15	R-3 Multi-Family Residential	RM Residential Medium Density	0.15471905048	2	Yes	No
478-061-16	R-3 Multi-Family Residential	RM Residential Medium Density	0.15472428893	2	Yes	No
478-062-05	R-3 Multi-Family Residential	RM Residential Medium Density	0.15467557512	2	Yes	No
478-062-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.30930577618	5	Yes	No
478-062-13	R-3 Multi-Family Residential	RM Residential Medium Density	0.30936078455	5	Yes	No
478-062-14	R-3 Multi-Family Residential	RM Residential Medium Density	0.31452206012	5	Yes	No
478-062-17	R-3 Multi-Family Residential	RM Residential Medium Density	0.15468489959	2	Yes	No
478-062-18	R-3 Multi-Family Residential	RM Residential Medium Density	0.15467947863	2	Yes	No
478-084-02	R-3 Multi-Family Residential	RM Residential Medium Density	0.14758361573	2	Yes	No
478-084-03	R-3 Multi-Family Residential	RM Residential Medium Density	0.14757936394	2	Yes	No
478-084-04	R-3 Multi-Family Residential	RM Residential Medium Density	0.14757463707	2	Yes	No
478-091-09	R-3 Multi-Family Residential	RM Residential Medium Density	0.30925563688	5	Yes	No
478-092-02	R-3 Multi-Family Residential	RM Residential Medium Density	0.15459671062	2	Yes	No
478-092-14	R-3 Multi-Family Residential	RM Residential Medium Density	0.30903197888	5	Yes	No
478-092-15	R-3 Multi-Family Residential	RM Residential Medium Density	0.15452336143	2	Yes	No
478-092-19	R-3 Multi-Family Residential	RM Residential Medium Density	0.30917007745	5	Yes	No
478-093-02	R-3 Multi-Family Residential	RM Residential Medium Density	0.14764483802	2	Yes	No
478-094-03	R-3 Multi-Family Residential	RM Residential Medium Density	0.14769321950	2	Yes	No
478-094-04	R-3 Multi-Family Residential	RM Residential Medium Density	0.14768954905	2	Yes	No
480-010-17	R-3 Multi-Family Residential	RM Residential Medium Density	12.79781927040	222	Yes	No
508-020-10	R-3 Multi-Family Residential	RM Residential Medium Density	6.02306931125	104	Yes	No

APN	Zoning	General Plan Land Use	Acreage	Realistic Units	Infrastructure	Constraints
			74.02991784952	1220		
508-020-12	R-4 Multi-Family Residential	RM Residential Medium Density	2.54959293186	44	Yes	No
508-020-13	R-4 Multi-Family Residential	RM Residential Medium Density	2.12385100000	37	Yes	No
			4.67344393186	81		
Lower Income Site Totals			78.70336178138	1301		
Grand Totals			1467.34386966832	5029		



Legend

- City Limits
- Land Inventory**
- A-5 Agricultural
- E-1 Estate Residential
- E-2 Estate Residential
- E-3 Estate Residential
- R-1 Single Family Residential
- R-2 Multi-Family Residential
- R-3 Multi-Family Residential
- R-4 Multi-Family Residential
- RMH Mobile Home Residential
- UR Urban Reserve

Source: ESRI.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

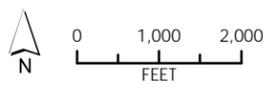


Figure 4-1
Vacant Land Inventory

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Therefore, the number of vacant parcels zoned for residential development in the city overall is 1,910. The number of units that could be developed on these parcels is 5,029. More vacant land is available but not currently zoned for residential uses. There is adequate infrastructure throughout the city with no environmental constraints. There are sufficient vacant parcels to accommodate the City's share of regional housing needs for lower-income households and special needs groups, throughout the planning period and beyond.

City Infrastructure

The ability of a city to provide an adequate housing supply is also closely linked to the capacity of the city's infrastructure. Decreases in public funds available for such improvements, and the corresponding need for providing services to developing areas, are likely to create some of the most significant problems of the current decade.

Sanitary sewer and water lines are in place to the edge of the city limits along all arterial roads to the west, south, and east. NAWS is in the northeast section of the city, and no residential development is generally planned on the base by the City of Ridgecrest. Therefore, infrastructure is available to the majority of residential parcels, and can easily be extended to accommodate new land divisions. Infrastructure availability to residential parcels is not a constraint to meeting the anticipated fair share allocation of 1,346 dwelling units.

Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to these statutes, upon adoption of its Housing Element, the City of Ridgecrest will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

Wastewater

The City of Ridgecrest operates a wastewater treatment facility with a rated capacity of 3.6 million gallons per day. The facility serves the entire city with a tributary area of over 13,000 acres, and consists of four components; influent and effluent flow measurement, preliminary treatment, primary treatment (including sludge-handling facilities) and a series of oxidation ponds. Based on 2010 estimates the facility was operating at 75 percent or less of capacity. The City is currently in the early planning stages for construction of an additional wastewater treatment plant. More than one-third of the wastewater treated at the plant is generated by the Navy, with the remainder generated within the City of Ridgecrest. Therefore, current capacity is adequate to provide the necessary infrastructure to serve the projected 1,346 dwelling units during the planning period.

Sanitary Sewer Collection

All wastewater collected is conveyed through regional wastewater conveyance facilities (trunk sewer, lift station, and force main) to the City of Ridgecrest's Regional Wastewater Treatment Plant. The City's sanitary sewer collection system comprises more than 150 miles of collection lines constructed mostly of vitreous claypipe and polyvinyl chloride pipe. The sewer system lines range in diameter from 6 to 27 inches. The entire system is gravity-conveyed to the treatment plant located north of the city on NAWS by two separate trunk line systems with a common

junction at the plant site. The sanitary sewer collection system is adequate to provide the necessary infrastructure to serve the projected 1,346 dwelling units during the planning period.

Water

Ridgecrest's water supply relies on groundwater pumped from 18 wells and extracted from 11 reservoirs. Groundwater in the valley is usually identified as belonging to either the shallow or deep aquifer, and potable water comes from both. The Indian Wells Valley Water District 2010 Urban Water Management Plan provides planning and management tools to accommodate current water demand and proposed growth over the next 25 years.

The 2010 Urban Water Master Plan (UWMP) service area consists of an estimated population of 31,120, and typical water demand was 7,561 acre feet per year (AFY). The UWMP estimates the population in the service area will grow to 35,020 people and water delivery was expected to grow to 8,203 AFY by 2025. Water conservation measures are in place and required; however, the water district is currently in an overdraft groundwater basin and other sources of water will need to be identified in the next 10 to 20 years. Conducting a water study is beyond the scope of the Housing Element Update. The City will rely on the data available from the Water District to support its housing unit projections.

Storm Drain Collection

The City has adopted a Final Master Drainage Plan which identifies existing natural and improved watercourses and drainage basins. Water courses in Ridgecrest are primarily composed of flood control channels, retention basins, underground conduit, culverts, and the City street system. Funding to implement the plan is not available.

The City requires new residential construction to have its lowest habitable floor elevated above the base flood level elevation, determined by Federal Emergency Management Agency standards, and no development is allowed that would create a flood hazard. Development within the 100-year floodplain must comply with standards established within City ordinances and the National Flood Insurance Program standards. Large developments are required to develop a master drainage plan as a condition of approval.

Streets and Roads

The General Plan's Circulation Element (adopted 2009) identified major roadways (i.e., freeways, highways, and collectors) to accommodate circulation needs beyond the year 2030. In the city, there is a network of roadways including state highways, arterials, scenic corridors, secondary, collector, and local streets. The Indian Wells Valley and City of Ridgecrest are served by three state highway facilities: Highway 14, Highway 395, and Highway 178. Highway 14 and Highway 395 to the west are linked to Ridgecrest by Highway 178 at the northern city limits.

The term "level of service" (LOS) is used to describe the quality or ease of traffic movement for operating conditions that may occur on a roadway segment as it accommodates various traffic volumes. There are six levels of service, A through F, that relate to driving conditions. LOS A indicates free-flow conditions with little or no delays, and LOS F indicates that traffic volume exceeds capacity. The capacities of existing roadways to accommodate traffic is considered good, with the exception of a.m. and p.m. peak demand periods when employment-related

commuter traffic is at its highest, the majority of the city's roadways are levels of service A or B. Traffic volumes do not pose a significant constraint on the provision of 1,346 additional housing units during the planning period.

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CHAPTER FIVE – CONSTRAINTS TO HOUSING PRODUCTION

The development industry is faced with a variety of constraints in the construction of new housing. These constraints, which limit the number and increase the cost of housing units which are constructed, may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

Pursuant to state law, each jurisdiction is responsible for a share of the region's projected housing needs. To meet these needs, real and perceived constraints to the provision of adequate housing facilities have been identified in the City of Ridgecrest. This chapter identifies those constraints and recommends provisions to eliminate or reduce them to acceptable levels.

Chapter four discussed infrastructure availability and, as discussed previously, the projected growth will not have a significant impact on sewer, water, or storm drain systems in the community. Specific constraints are discussed in more detail in the following paragraphs.

Governmental Constraints

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document. Analysis of potential local governmental constraints is as follows:

Land Use Controls

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

The City of Ridgecrest General Plan Land Use Element provides a range of residential building types and densities in various areas of Ridgecrest. **Table 5-1** identifies the residential land use designations established by the Ridgecrest General Plan 2030. **Table 5-2** provides a summary of allowed residential density for relevant General Plan Land Use categories. Densities range from less than 0.4 units per acre in the Residential Large Lot designation to up to 29 units per acre in the Residential High Density Designation. **Table 5-3** identifies zones in the City of Ridgecrest's Zoning Ordinance that allow residential uses. Development standards by Zoning District are shown in **Table 5-4**. Ridgecrest's development standards are similar to those found in other communities in Kern County and are not seen as a constraint to housing.

**Table 5-1
Ridgecrest General Plan Residential Land Use Designations**

Land Use Designation	Description
Residential Large Lot (RX)	This designation establishes areas for single-family residential development on large lots that involve the ownership of acreage. Uses typically include single-family dwellings and mini-farms or ranchettes that may include agricultural activity.
Residential Rural Density (RR)	This designation establishes areas for single-family residential development on large lots. Uses typically include single-family dwellings and mini-farms or ranchettes where agricultural activity is secondary to the residential land use.
Residential Estate Density (RE)	This designation establishes areas for large lot single-family estate dwellings. Uses typically allowed include detached single-family homes, secondary dwellings, and support uses (i.e., workshop, pool house).
Residential Low Density (RL)	This designation establishes areas for single-family residences in a suburban configuration. Uses typically allowed include detached single-family homes, secondary dwellings, and residential support uses such as churches, schools, and other necessary public utilities and safety facilities.
Residential Medium Density (RM)	This land designation establishes areas for single-family and low-density multi-family dwellings located near neighborhood serving uses such as grocery stores, schools, parks and other public services. Uses typically allowed include single family dwellings, second units, town homes, duplexes, triplexes and mobile home parks.
Residential High Density (RH)	This designation established areas for multi-family dwellings in urbanized areas with access to public transportation and residential serving uses (i.e., coffee shops and drug stores). Uses typically allowed include duplexes, tri-plexes, townhomes and apartments near schools, parks and other public services.

Land Use Designation	Description
Commercial (C)	<p>This designation establishes the more intensive commercial retail and shopping service uses adjacent to residential neighborhoods. A broad mix of uses, including offices and high density residential are also encouraged within or adjacent to these areas in order to provide “active” centers in which many uses may be accessed on foot from residential areas or lodging areas. Uses typically allowed include regional malls and outlet centers, supermarkets, drug stores, other residential serving uses as well as office uses.</p> <p>High density residential uses are permitted within the Commercial designation provided these residential activities are located on the second floor or above along building frontages. Residential may be included on the first floor if the total residential square footage does not exceed 50% of the total square footage. Therefore, all Commercial designations provide for a vibrant mixed use of compatible land uses further regulated by the provisions of the Zoning Ordinance. Larger centers may include community commercial centers, shopping centers, shopping plazas, and shopping centers that include a junior department store, or a large variety, discount or department store with direct and convenient arterial access and access for pedestrians, bicyclists, and public transit.</p>
Commercial Downtown (CD)	<p>This designation provides for a vibrant mix of compatible land uses in the Olde Towne area that can include residential, administrative and professional offices, retail and commercial service uses, and public and quasi-public facilities. Development standards would be determined through a Design Review.</p>
Commercial Village (CV)	<p>This designation establishes the small areas where residents can shop, socialize or recreate. Allowed land uses would include commercial uses that would be appropriate along major thoroughfares and adjacent to medium and high density residential areas. Different Commercial Village land uses can be located in the same building, (including residential or office uses located above a commercial use) or on the same site, and include retail, child care, convenience markets, office and personal services. All Commercial Village uses shall be subject to the provisions of the Zoning Ordinance which shall ensure compatibility with the activities proposed and surrounding neighborhood.</p>
Open Space (OS)	<p>The purpose of this designation is to conserve lands that should remain as open space for passive and active recreation uses, resource management, flood control management and public safety. Uses that would typically be appropriate in this land use designation include but are not limited to public parks, playgrounds, and parkways; vista areas, wetlands, wildlife habitats and outdoor nature laboratories; stormwater management facilities; and buffer zones separating urban development and</p>

Land Use Designation	Description
	ecologically-sensitive resources. Such land areas are primarily publicly owned, but may include private property. The FAR for non-residential uses shall not exceed 0.10.
Industrial (I)	This designation establishes areas for a range of non-intensive business park, industrial park, and warehouse uses that do not have detrimental noise or odor impacts on surrounding uses. Uses typically allowed include warehousing, welding and fabrication shops, manufacturing, processing, fabrication, trucking terminals, and business support uses such as retail or eating establishments that serve adjacent light industrial uses and employees.
Specific Plan (SP)	The SP overlay designation is established where infrastructure needs, land use patterns, or other substantial land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code sections 65450 et seq. Although the SP overlay does not itself modify the General Plan land use designation on a property within the overlay area, the adoption of a specific plan can modify the underlying zoning district(s) and their requirements.
Military Influence Area (MIA) Overlay	The MIA overlay defines specific areas requiring additional controls on the types of land use designations and densities / intensities appropriate in areas near NAWS China Lake and its approach and departure zones. These additional considerations are necessary to protect public safety and maintain the operational capabilities of NAWS China Lake. Refer to Policy LU-7.1 and the goals, policies, and implementation measures in Section 4, Military Sustainability Element.

Source: Ridgecrest General Plan 2030

**Table 5-2
Ridgecrest General Plan Residential Land Use Designations**

Land Use Designation	Dwelling Units per acre
Residential Large Lot	0.0-0.4
Residential Rural Density	0.0-1.0
Residential Estate Density	1.1-2.0
Residential Low Density	2.1-5.0
Residential Medium Density	5.1-14.0
Residential High Density	14.1-29.0
Commercial	14.1-29.0
Commercial Downtown	-
Commercial Village	-
Open Space	-
Industrial	-
Specific Plan	Based on underlying designation
Military Influence Area Overlay	-

Source: Ridgecrest General Plan 2030

**Table 5-3
City of Ridgecrest Zones where Residential Uses are Allowed**

District	
A	Primary Agriculture District
E-1	Estate Density
E-2	E-2 Estate
E-3	E-3 Estate
PUD	Planned Unit Development
R-1	Single-Family Residential
R-2	Low-Density Multi-Family Residential
R-3	Medium Density Multi-Family Residential
R-4	Medium Density Multi-Family Residential
MH	Mobile Home Parks
RMH	Residential Mobile Home District
CG	General Commercial
CS	Service Commercial
M-1	Light Industrial
M-2	Heavy Industrial Zone
UR	Urban Reserve Zone

City of Ridgecrest Zoning Ordinance, June 2014

**Table 5-4
City of Ridgecrest
Development Standards by Zoning District**

Zoning District	Minimum Site Area	Maximum Density	Lot Coverage	Minimum Lot Size	Height Restriction	Parking Requirement	Front Setback	Side Setback	Rear Setback	Design Restrictions	Permitted Uses
A	5 ac.	1 dwelling per site	60%	5 ac.	35 Ft.	2/unit	20	5	10	None	SF
E-1	40,000 sf	1 dwelling per site	60%	40,000 sf	35 Ft.	2/unit	20	5	10	None	SF
E-2	10,000 sf	1 dwelling per site	60%	10,000 sf	35 Ft.	2/unit	20	5	10	None	SF
E-3	7,500 sf	1 dwelling per site	60%	7,500 sf	35 Ft.	2/unit	20	5	10	None	SF
PUD	*Underlying Zone Dictates Requirements										
R-1	6,000 sf	1 dwelling per site	60%	6,000 sf	35 Ft.	2/unit	20	5	10	None	SF
R-2	6,000 sf	14.52	60%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	20	5	10	None	SF/MF
R-3	6,000 sf	21.78	65%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	10	5	10	None	SF/MF
R-4	6,000 sf	43.56	70%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	10	5	10	None	SF/MF
RMH	6,000 sf	1 dwelling per site	60%	6,000 sf	35 Ft.	2/unit SF 1-2 1/2/unit MF	20	5	10	None	SF/MF
CG	10,000 sf	1 ¹	2 ²	10,000 sf	60 ft.	2/unit	5	0 ³	0	None	Live-work
CS	20,000 sf	1 ¹	2 ²	20,000 sf	60 ft.	2/unit	5	0 ⁴	0	None	Live-work
M-1	10,000 sf	1 ¹	75% ²	10,000 sf	60 ft.	2/unit	5	0 ⁵	0	None	Live-work
M-2	1 acre	1 ¹	75% ²	1 acre	60 ft.	2/unit	5	0 ⁵	0	None	Live-work
UR	2.5 acres	1 dwelling per site	60%	2.5 acres	35 Ft.	2/unit	20	5	10	None	SF

Source: City of Ridgecrest Zoning Ordinance

1 A maximum of one manager/caretaker dwelling unit shall be located per legal parcel.

2 A maximum of 50 percent of the gross floor area with a maximum of 1,250 square feet of all commercial development on the parcel shall be devoted to a residential dwelling unit.

3 Rear and side yard of 10 feet required when adjacent to any R district and street side of a corner lot shall be 5 feet except that where a reverse corner lot rears upon a lot in any R District, the side yard on the street side shall not be less than 50 percent of the front yard required on the key lot.

4 The street side of a corner lot shall be 5 feet except that where a Service Commercial lot abuts a side or rear yard of any R District, the side or rear yard shall be no less than 10 feet. Where a reverse corner lot rears upon a lot in any R District, the side yard on the street shall be no less than 50 percent of the front yard required on the key lot.

5 The minimum side and rear yard abutting any residential or Professional Office district shall be 10 feet. The street side of a corner lot shall be 5 feet.

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single-room occupancy units, and emergency shelters. **Table 5-5** shows the housing types that will be permitted by Zoning District.

**Table 5-5
City of Ridgecrest Housing Types Permitted by Zoning District**

Land Use/Zoning District	A	E-1	E-2	E-3	R-1	R-2	R-3	R-4	MH	CG	CS	M-1	M-2
Adult Day Care Home	-	C	C	C	C	C	C	C	-	-	-	-	-
Caretaker Housing	-	-	-	-	-	-	-	-	-	P	P	P	P
Dwelling, Multi-family	-	-	-	-	-	P	P	-	-	-	-	-	-
Second Dwelling Unit	-	P	P	P	P	P	P	P	-	-	-	-	-
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	-	-	-	-
Dwelling, Two-Family	-	-	-	-	-	P	P	-	-	-	-	-	-
Dwelling, Three- and Four-Family	-	-	-	-	-	P	P	P	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Day Care Home, Large	-	P	P	P	P	P	P	P	P	-	-	-	-
Family Day Care Home, Small	-	P	P	P	P	P	P	P	P	-	-	-	-
Guest House	C	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupations	-	P	P	P	P	P	P	P	P	-	-	-	-
Live-Work Facility	-	-	-	-	-	-	-	-	-	P	P	P	P
Mobile Home/ Manufactured Home	-	-	-	-	C	C	C	C	P	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	P	-	-	-	-
Residential Care Facility/ Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
Supportive Housing	-	-	-	-	-	-	-	-	-	-	-	-	-
Transitional Housing	-	-	-	-	-	-	-	-	-	-	-	-	-

Source: City of Ridgecrest Zoning Ordinance

Planning Unit Development (PUD) Overlay

The current zoning ordinance for the City of Ridgecrest contains a planned unit development (PUD) overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The PUD application enables clustering of units, mixing of uses and building types, and establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Ridgecrest's role as an affordable housing resource, and can be beneficial in meeting the housing needs of special groups (seniors, disabled, etc.). The number of vacant parcels in the city overall zoned for residential development is 5,064.

Parking Standards

The City requires off-street parking for all new housing projects as shown in Table 5-6. These parking regulations do not impact the ability to construct housing. In order to reduce development costs for low-income projects, reductions in parking standards are allowed including tandem parking for residents, and a reduction in parking standards for inclusionary or senior housing is allowed.

**Table 5-6
Residential Parking Standards**

Requirement	
Single-family detached dwellings	Two open or enclosed spaces.
Multi-family dwelling units:	NOTE: In addition, one guest parking space shall be provided on-site in a convenient and accessible location for each five residential units. Projects on sites with four or fewer units are exempt from this requirement.
One bedroom	One and one-half parking spaces per unit.
Two bedrooms	Two parking spaces per unit.
Three bedrooms or more	Two and one-half parking spaces per unit.
Condominiums or townhouses:	NOTE: In addition, one-third parking space shall be provided for each dwelling unit for guest parking and one space for each five units shall be provided for recreational vehicles.
One bedroom	One and one-half parking spaces/dwelling unit.
Two bedrooms	Two parking spaces/dwelling unit.
Three bedrooms or more	Two and one-half spaces/dwelling unit.
Mobile home park	Two parking spaces/dwelling unit plus one space for each five units for guests.
Housing for elderly (public or federally assisted)	One parking space/dwelling unit plus one parking space for each five units for guests.
Inclusionary housing for elderly	Residential parking requirements for developments providing at least 50% of the units exclusively for elderly persons may be reduced up to 50% upon site plan review and approval by the City.

Source: City of Ridgecrest Zoning Ordinance

Density Bonuses

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. The City’s density bonus program allows for density bonuses for developments:

- 20 percent of the total units of a housing development for lower-income households, as identified in Section 50079.5 of the Health and Safety Code.
- 10 percent of the total number of dwelling units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code.
- 50 percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.3 of the Civil Code.
- 20 percent of the total dwelling units in a condominium project as defined in subsection (f) of Section 1351 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.

The City is currently processing an update to the Density Bonus Ordinance to comply with updates to state density bonus law since adoption of the previous Housing Element. Adoption is expected in April 2015.

Provisions for a Variety of Housing Types

Single-Family Dwellings

Single-family homes are permitted by right in all residential districts.

Apartments, Condominiums, and Townhomes

The R-2, R-3, and R-4 districts allow for the development of all multiple family dwellings by right. None of the other districts allow these as conditional uses.

Secondary Living Units

A second unit is considered an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. Secondary living units are permitted in all residential districts with the exception of Mobile Home Park.

Mobile Homes with Permanent Foundations

Mobile homes offer an affordable housing option to many low- and moderate-income households. The City permits mobile homes only in the Mobile Home Park (MH) district. Program R. is proposed to allow mobile homes on permanent foundation of 10 years of age or less in all single-family zones.

Farm Worker Housing

Farm worker or employee housing is property used temporarily or seasonally for the residential use of five or more unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code) requires the City to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone and also to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. Program S. is proposed to amend the Zoning Ordinance to comply with the state Employee Housing Act.

Residential Care Facility/Group Home

A residential care facility or group home is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Program R. is proposed to amend the Zoning Ordinance to specify that group homes/residential care facilities are allowed by right in residential zones consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled, or persons with special needs (Kern County Analysis of Impediments to Fair Housing Choice ((July 1996), 2-16).

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City is currently processing a Zoning Ordinance amendment to allow emergency shelters without discretionary review in the R-3 and R-4 zones. There are 74 acres on 134 vacant parcels available in the R-3 zone and 4.76 acres on two vacant parcels in the R-4 zone, sufficient capacity to accommodate an emergency shelter. Adoption of the ordinance is expected in April 2015 (see Program U.).

Transitional and Supportive Housing

Transitional housing is defined in Section 65582(h) of the Health and Safety Code as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Section 56682(f) of the Health and Safety Code as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an

on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined in Health and Safety Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Senate Bill 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. The City is currently processing an amendment to the Zoning Ordinance to allow both transitional and supportive housing in all zones that allow residential uses in the same way other residential uses are allowed. Adoption of the ordinance is expected in April 2015.

Extremely Low-Income Households

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

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farm workers. To address the needs of extremely low-income households, Program R is proposed to amend the Zoning Ordinance to permit SROs subject to site plan review and without a conditional use permit in the R-2, R-3 and R-4 zones.

Ridgecrest Housing for Persons with Disabilities

Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Ridgecrest. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.

In response to SB 520 and to ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City is currently in the process of amending the Zoning Ordinance to create a reasonable accommodation procedure and it will be adopted prior to or at the same time as the adoption of the Housing Element (see Program V.). Also in response to SB 520, Program R. proposes to amend the definition of family in the Zoning Ordinance to remove the limit on number of persons.

Subdivision Ordinance

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant, and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other cities in Kern County. Fees in lieu of improvements for curb and gutter are often collected in fringe areas within the community until at least 50 percent of the lots develop. The City will then install the improvements. The Subdivision Ordinance does not create any undue obstacles or constraints in the provision of any housing type.

At-Risk Housing Units

Section 65583(a) of the Housing Element law requires that there be an analysis of existing or potential "at-risk" assisted housing developments, which are eligible to convert to market-rate housing over the next 10 years, which would be from December 31, 2015, to December 31, 2025. The conversion may be due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. "Assisted housing developments" are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65835.10, state and local multi-family revenue bond programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Table 5-7 lists assisted housing projects in the City of Ridgecrest and identifies their current contract expiration dates after which conversion to market rate housing is possible. Based on a review of the California Housing Partnership Corporation (CHPC) information and information from project developers regarding units at risk of conversion, two projects in the city are at risk of converting to market rate within 10 years of the beginning of the current Housing Element cycle. The Larkspur Village property is owned by private developers and is currently under a Low Income Housing Tax Credits deed restriction through 2023. Desert Willow is owned by a nonprofit organization and funded through the HUD Section 811 Supportive Housing for Persons with Disabilities program through 2014. According to the management company, they plan to maintain affordability restrictions for Desert Willow indefinitely. According to the CHPC, the Ridge Apartments have tax credit restrictions that make it extremely unlikely that the property could convert to market rate before 2029. In total, 94 assisted units are at risk of conversion to market-rate housing. Program B. commits the City to monitoring at-risk units and taking steps to prevent them from converting to market rate if needed.

**Table 5-7
Inventory of Assisted Units**

Projects	Total Units	Assisted Units	Type	Funding Source	Assistance Expiration Date
Desert Willow	15	14	Disabilities	PRAC/811	10/31/2014*
The Ridge Apartments	80	79	Large Family	Section 8/ Tax credits	2029
Larkspur Village	81	80	Large Family	Tax credits	12/19/2023
Ridgecrest Senior Apartments	32	31	Senior	Tax credits	2066
Totals	254	250			

Source: California Housing Partnership Corporation (CHPC), June 2014 and Ridgecrest Senior Apartments developer, November 2014.

**According to the management company, they plan to maintain affordability restrictions for Desert Willow indefinitely.*

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multi-family sales listings in Ridgecrest. The average cost to purchase a multi-family development was \$45,583 per unit. There are 94 units at risk of converting to market rate within the current planning cycle. If these were purchased, the estimated cost of acquiring these would be \$4,284,802.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 94 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Kern County, the 2014 fair market rent is determined to be \$815 for a two-bedroom unit.

The feasibility of this alternative is highly dependent upon the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table 5-8**, the total cost of subsidizing the rents for all 94 at-risk units is estimated at \$22,654 per month or \$271,848 annually.

**Table 5-8
Rental Assistance Required**

	Number
Total Units	94
Fair Market Rent ¹	\$815
Very Low Income (50% AMI) ²	\$28,950
Affordable Cost – Utilities ³	\$574
Monthly Per Unit Subsidy	\$241
Total Monthly Subsidy	\$22,654
Total Annual Subsidy	\$271,848

Source: PMC 2014

Notes:

1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis; this assumes a one-bedroom unit.

2. 2014 area median income (AMI) limits based on 2014 Income Limits from HCD

3. Affordable cost = 30% of household income minus estimated utility allowance of \$150 for a two-bedroom unit.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost per unit in the Ridgecrest area is \$141,000, it would cost approximately \$13 million (excluding land costs) to construct 94 new assisted units.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the two at-risk projects and transferring ownership to nonprofit organizations is the second highest of the three quantified options (\$4,284,802 million). In comparison, the annual costs of providing rental subsidies required to preserve the 94 assisted units are relatively low (\$271,848). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 94 replacement units has the highest cost (\$13 million) and is constrained by a variety of factors, including growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Organizations Interested in Preserving Assisted Rental Housing

There are numerous entities with the managerial capacity to own and manage units at risk of conversion. Listed in **Table 5-9** are agencies which have been identified as having specific interest in Kern County.

Table 5-9
Local Nonprofit Organizations Interested in Preserving At-Risk Housing

Name	Address	City
Abbey Road Inc.	15305 Rayen Street	North Hills
DML & Associates Foundation	6043 Tampa Ave., Ste. 101A	Tarzana
Golden Empire Affordable Housing, Inc.	3600 Chester Ave., Ste. B	Bakersfield
Housing Authority of the County of Kern	601 24th Street	Bakersfield
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach
Keller & Company	4309 Argos Drive	San Diego
Poker Flats LLC	1726 Webster	Los Angeles
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Self-Help Enterprises	P.O. Box 351	Visalia
Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles

Source: HCD, 2014

Tenant-based Section 8 assistance remains available in the city administered through the Housing Authority of the County of Kern. Under the voucher program, the tenant is provided with a voucher of a fixed amount based on the discrepancy between fair market rent and affordable housing cost at 30 percent of the applicant's household income. The tenant can reside in any rental property he or she chooses, and is not limited to properties registered with the Housing Authority.

The City of Bakersfield accounted for 90 percent of Section 8 vouchers issued in the county for the 2012–2013 fiscal year, and Ridgecrest received approximately 1.5 percent of Section 8 vouchers issued in Kern County. In 2012–2013, 50 Section 8 vouchers were issued in

Ridgecrest. Under the certificate program, combined rent and utilities are guaranteed not to exceed 30 percent of the tenant's monthly income; rent and utilities for the unit must conform to HUD-mandated fair market rent for that particular unit size and geographical area, and the property owner must register the property with HUD.

All identified governmental constraints which act as an impediment to fair housing for persons with disabilities have been addressed by programs proposed in this Housing Element. Existing land use practices have been analyzed and no discriminatory policies have been identified against persons with disabilities. Permit processing times are the same for the disabled, low income, elderly, etc. as they are for non-special needs groups. Building codes were analyzed, and no constraints on housing for the disabled were identified. Incentives are described in Chapter 6 which encourage the provision of additional housing for disabled persons of low and moderate income, and provides additional incentives for this housing type. Information and outreach programs are identified in Chapter 6 which identify available grants and programs available for low- and moderate-income disabled persons. These programs can be used for new housing and redevelopment of existing dwelling units.

Building Codes

Building codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical improvements. The City currently enforces the 2013 edition of the California Building Code (CBC) and ADA requirements, as established by state law, and has little control over these standards. There are no local city amendments to the CBC.

The Building Department is responsible for the enforcement of the CBC in the city. The City of Ridgecrest contracts with Kern County to provide plan checks and inspections. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Ridgecrest.

Site Improvement

Site improvements are regulated by the Subdivision Ordinance and through conditions and standards imposed through the City Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, sewer and water systems, etc. To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare.

Fees

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Tables 5-10 and 5-11 show the City's schedule of fees in 2009 (most recently updated) and an example of the fees for an 1,800-square-foot single-family residence, which is a typical size of a new home in the City of Ridgecrest. An 1,800-square-foot single-family residence would normally have fees totaling approximately \$15,800 and a similar size multi-family unit would have fees totaling approximately \$7,465 (not shown in table).

**Table 5-10
City of Ridgecrest Impact Fees, 2009**

Permit Type	Single-Family	Multi-family
Sewer Capacity Connection Fee	\$1,500	\$1,200
Sewer Connection Fee	\$540	\$432
School Facilities Fee	As determined by school district	As determined by school district
Water Connection Fees	Approximately \$3,786 capital improvement fee and \$295 for ¾" water meter	As determined by IWV Water District
Park Impact Fee	\$828	\$828
Traffic Impact Fee	\$1,917	\$1,338
Sub-Standard Street (applies to certain areas only)	\$1,800	\$1,800
Fire Impact Fee	\$404–\$647	\$135
Law Enforcement Impact Fee	\$674–\$1,079	\$224
Drainage Impact Fee	\$1,809–\$2,601	\$1,508
Lighting Maintenance District	Annual assessment	Annual assessment

Source: Development Impact Fee Handbook, City of Ridgecrest, 2009

**Table 5-11
City of Ridgecrest
Impact Fees for a Typical Single-Family Dwelling, 2009**

	Fire	Traffic	Park	Police	Storm Drain	Schools	Other Fees ¹	Total
Single-family dwelling	\$402	\$1,905	\$823	\$670	\$2,584	\$5,346	\$4,040	\$15,810

Source: Development Impact Fee Handbook, City of Ridgecrest, 2009

1. *Other fees include: Animal Control, General Government, Habitat Conservation, Public Service, and Sewer Connection Fees*

Table 5-11 identifies the development fees on the typical dwelling unit built in the City of Ridgecrest. As shown in **Table 4-5** there is an adequate supply of residentially designated land for both infill (including redevelopment) and contiguous new development. However, it is recognized that it may be desirable for a developer to apply for a general plan amendment, zone change, or variance if none of the available land stock meets the needs of a particular type of development. **Table 5-12** shows the current permit processing fees.

**Table 5-12
Permit Processing Fees**

Permit Type	Cost
General Plan Amendment:	\$5,200
Zone Change:	\$2,350
Variance:	\$1,210
Conditional Use Permit	\$1,800
Specific Plan Review	\$5,220
Specific Plan Amendment	\$2,620
Tentative Tract Map	\$2,980
Tentative Parcel Map	\$1,010
Initial Study & Negative Declaration	\$500
Mitigated Negative Declaration	\$1,575
Environmental Impact Report	1
New Construction Permit ²	\$1–\$28,000 is variable \$28,001–\$500,000 is 1.1% of valuation \$500,001–\$1,000,000 is \$5,500 for the first \$500,000, plus \$0.80 for each \$100 of valuation or fraction thereof, up to and including \$1,000,000 \$1,000,001 or more is \$9,500 for the first \$1,000,000, plus \$0.50 for each \$100 of valuation or fraction thereof

Source: City of Ridgecrest Planning Department 2009, County of Kern 2008.

Notes:

1 Actual staff time at the “fully burdened” hourly rate charged against an initial deposit of 20 percent of the consultant cost. (Work stops when initial deposit is used up.)

2 Administered by Kern County and includes plan check, building, electrical, mechanical and plumbing fees.

As a means of assessing the cost that fees contribute to development in Ridgecrest, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table 5-13**, development fees for an 1,800-square-foot residential project run approximately \$16,796 per unit, and development fees for a multi-family project are approximately \$8,769 per unit. The fees for a single-family unit make up about 5.9 percent of the total construction costs, and for a multi-family unit fees constitute 5.6 percent of total construction costs. These fees are consistent with other cities in Kern County and do not represent a significant financial constraint to new housing development.

Table 5-13
Proportion of Fee in Overall Development
Cost for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family ¹	Multi-family ²
Total estimated fees per unit	\$16,796	\$8,769
Typical estimated cost of development per unit ³	\$286,281	\$156,000
Estimated proportion of fee cost to overall development cost per unit	5.9%	5.6%

Source: City of Ridgecrest 2014

Notes:

¹ Cost is for an 1,800-square-foot house with a two-car garage.

² Cost is for an 1,800-square-foot unit and assumes a construction cost of \$141,000.

³ Cost for vacant lot included in these numbers and assumed as \$15,000 based on search of listings on Trulia.com for Ridgecrest on June 23, 2014.

Processing

Efforts have been made to streamline the processing of residential developments. Infill residential locations in the appropriate zoning designation require over-the-counter site plan review and improvement, and building plans are reviewed by Kern County. For Subdivision PUD or discretionary use permit entitlements, the Planning Commission will generally review a project with six weeks of application. The primary delay in processing is the statutory comment period allowed for responsible and trustee agencies of 30 days. No significant delays or constraints in processing have been identified.

The typical application procedure for developing ministerial projects on residential land is described as follows:

- 1) Submittal of application, fee, site drawings.
- 2) Initial study conducted.
- 3) Information sent out for review by interested agencies.
- 4) Staff analysis conducted for in-house site plan and approval given to applicant to submit building permit, or staff report prepared for Planning Commission.
- 5) Planning Commission public hearing notice.
- 6) Planning Commission conducts public hearing and grants approval or denies. Five days after approval, applicant may submit building permits. If application requires City Council action, steps 5 and 6 are performed by City Council.

Table 5-14 show the typical procedures for discretionary housing projects (regardless and inclusive of all zoning designations) include PUD developments, subdivision, and parcel maps.

**Table 5-14
Typical Processing Procedures by Project Type**

	Single-Family Unit	Multi-Family Unit	Subdivision
List Typical Approval Requirements	Building Permit	Site Plan Review	Tentative Tract Map
		Negative Declaration	Negative Declaration or EIR
		Building Permit	Building Permits
Total Est. Time	0.5–1 month	1–2 months	2–3 months

Source: Planning Department, City of Ridgecrest, 2014

Non-Governmental Constraints

Financing

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the home buyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner.

Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. **Table 5-15** illustrates interest rates as of June 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table 5-15
Conforming Loan Interest Rates**

Term	Interest	APR
30-year fixed	4.250%	4.335%
15-year fixed	3.500%	3.647%
5-year adjustable rate	3.500%	3.175%

Source: www.wellsfargo.com, June 2014

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

Price of Land

Sufficient land is available to accommodate growth within the City of Ridgecrest through December 2023 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Based on a land cost survey done by PMC in June 2014, land within the Ridgecrest city limits is currently selling for approximately \$15,000 to \$234,706 per acre. Residential lots are available, with access to improvements, for as little as \$4,000 and up to \$55,000 at the time of survey. There were a total of 27 vacant residential properties surveyed with a median price of \$15,000.

Cost of Construction

Rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. As costs increase, so does the cost of housing as builders pass those increases along to the home buyer or renter.

According to Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), the estimated total construction cost of an 1,800-square-foot home with four walls, an attached two-car garage, central heating and air, and average building materials is \$271,281. The cost of building a multi-family unit is generally lower than a single-family unit. The City estimates that a typical multi-family unit would cost approximately \$141,000 to construct in 2014.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include reducing processing fees and times, and allowing smaller lots. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in those jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would ensure that housing developed with such concessions would be kept affordable to lower-income households for long periods of time.

Opportunities for Energy Conservation

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Ridgecrest, and examples of effective programs used by other jurisdictions are discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and technological advances decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. The price of energy also has a significant effect; the more expensive it becomes, the more incentive people have to conserve.

The local climate has a large effect on residential energy use. In general, Ridgecrest has a desert climate drier and hotter than most communities. Summers are very hot and winters are moderately cold. Prolonged periods of cold or hot weather cause increased energy use for space and water heating and air conditioning. This situation is particularly true if homes are not well insulated.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

Existing Conservation Programs

The following energy conservation programs are implemented in Ridgecrest:

- The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weatherstripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Ridgecrest must comply with Title 24.
- The California Energy Commission (CEC) has developed a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC addresses building efficiency beyond the Title 24 standards. The City of Ridgecrest may wish to include these guidelines in its building code.
- The City's General Plan includes the following energy conservation-related Implementation Measures:
 - The City shall develop a library of solar and energy conservation references for use by local residents.
 - The City shall develop and implement a water conservation program in conjunction with other related agencies.
 - The City shall develop and adopt a landscape ordinance encouraging the use of low-water, native vegetation for landscaping purposes.
 - The City shall adopt regulations to require new development proposals using solar energy to provide solar access plans ensuring the ability of surrounding properties to directly access the sun.
 - The City shall encourage the incorporation of alternative energy features in new public buildings.

- The City shall adopt a Green Building Ordinance.
- The City shall investigate the development of measures to capture runoff.

Examples of Programs from Other Jurisdictions

Land use planning and zoning practices can conserve energy. For example, if the General Plan and Zoning Ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

One example of a land use planning technique for energy conservation is to encourage infill (development on vacant or underused lots) and compact, contiguous development. As property is annexed to the city to meet the demand for housing, the city boundaries should expand concentrically rather than allowing dispersed development in outlying areas. Mixed-use development should be allowed, particularly in the core areas and along collector roads.

Compact development results in the secondary energy savings of embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, such as sewer pipes, electrical lines, and paving materials. Minimizing the length of necessary water, sewer, and electricity lines consumes less of those products and decreases the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient intracity transit service requires a minimum of 12 housing units per acre (Calthorpe 1990).

Efficiency in Individual Homes

A variety of public and quasi-public programs could be made available in Ridgecrest to assist homeowners and renters in retrofitting to improve energy efficiency. The City currently provides the following programs:

- Home Investment Partnership Program, which includes energy and water efficiency upgrades as eligible activities.
- Toilet Retrofit Program Rebates
- Water Efficient Washing Machine Rebate Program

The City should encourage energy efficiency in residential construction by offering incentives and negotiating with developers to emphasize energy-efficient construction practices. Developers and consumers often discard long-term savings potential in favor of immediate cost savings. Some incentives that can be offered include:

- Energy-efficient, new residential construction can cut energy consumption in the home by up to 50 percent. Energy-efficient home construction and retrofits should contain some or all of the following:
 - Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass)
 - Attic insulation greater than R-19 (soft, fiberglass insulation is given an R rating based on its capacity to insulate an area; a higher R value indicates greater insulation capability)
 - Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value)
 - Additional wall insulation (older homes may not have insulated walls)
 - Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy)
 - Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use, while task lighting directs light to necessary areas without wastefully lighting a larger area)
 - Halogen outdoor lighting (halogen, like fluorescent, is more efficient than incandescent light)
 - Lighting motion detectors that turn on lights only when they detect a person in the room or area
 - Drought tolerant shade trees along southern and western exposures, and glazing to reduce the heat from windows on hot summer days
 - Solar screens that reduce the amount of heat from solar radiation coming through windows
 - Microwave oven, which uses less energy than an electric or gas oven
 - Gas (rather than electric or propane) water heater and range/oven
 - Weatherized windows and doors that do not have cracks to cause drafts

- Pools and/or hot tubs with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors)
- Energy use automatic timers that provide energy use only when it is necessary
- Drip irrigation system that conserves water and reduces the energy needed for pumping water
- Drought-tolerant landscaping
- Active solar elements and passive solar design
- Energy-efficient appliances (in new construction and replacing older appliances in existing homes)
- Storm windows to cut back on heat loss through windows during the winter
- Reflective film on south-facing windows to minimize heat gain during the summer
- Individual meters for gas, electricity, and water (to encourage conservation) in multi-family units

The City can also employ policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat—the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Conversely, passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use. Program P. is proposed to address energy conservation and efficiency in the city.

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CHAPTER SIX – GOALS, POLICIES, AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Ridgecrest. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. This combination of goals, policies, and programs constitutes the City's local housing strategy.

According to the state of California, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment."

The City of Ridgecrest subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the California Department of Housing and Community Development (HCD) has established the following four primary goals:

- Provision of new housing.
- Preservation of existing housing and neighborhoods.
- Reduction of housing costs.
- Improvement of housing conditions for special needs groups.

Goals and Policies

- GOAL H-1** Facilitate provision of a range of housing by location, type, and price to meet the growth needs of the city.
- POLICY H-1.0** Annually review the Housing Element, together with other elements of the General Plan, for internal consistency, compliance with legal requirements, and suitability to changing local conditions and submit the required annual report to HCD.
- POLICY H-1.1** Provide a variety of residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.
- POLICY H-1.2** Encourage development of housing for elderly by offering incentives such as density increases and reductions in parking requirements. Coordinate with local lending institutions to ensure availability of financing for senior housing projects and congregate care facilities.
- POLICY H-1.3** Encourage development of residential units, which are accessible to handicapped/disabled or are adaptable for conversion to residential use by the handicapped/disabled. Require apartment complexes with 20 or more units to provide handicapped/disabled accessible unit, with at least two units per 100 units.
- POLICY H-1.4** Allow for development of second units on single-family lots for seniors in residential zones, subject to availability of adequate infrastructure.
- POLICY H-1.5** Permit the development of manufactured housing in all single-family residential zones.
- POLICY H-1.6** Preserve or rehabilitate existing mobile homes.
- POLICY H-1.7** Encourage construction of planned residential developments under Planned Unit Development (PUD) guidelines.
- POLICY H-1.8** Encourage development of housing opportunities for moderate-income households to live in the city.
- POLICY H-1.9** Continue to facilitate timely permit and development plan processing for residential construction.

- Goal H-2** Conserve and improve the conditions of the city’s existing housing stock.
- POLICY H-2.0** Continue a code enforcement program as the primary tool for bringing substandard units into compliance with city codes, and for improving overall housing conditions in the city.
- POLICY H-2.1** Encourage enforcement of the City's nuisance ordinances, along with other applicable codes, to promote property maintenance.
- POLICY H-2.2** Actively market rehabilitation programs as available through the Kern County Housing Rehabilitation Program, which provides financial and technical assistance to lower-income property owners to make housing repairs, which could otherwise not be taken.
- Goal H-3** Preserve and enhance the quality of residential neighborhoods in Ridgecrest, and ensure that new housing is sensitive to the existing natural and built environment.
- POLICY H-3.0** Ensure that multi-family development is compatible in design.
- POLICY H-3.1** Prohibit new residential development from fronting on major arterial highways without adequate setbacks and buffering.
- POLICY H-3.2** Ensure high quality development standards in new mobile home developments, including compatibility with adjacent neighborhood as is allowed by state law.
- POLICY H-3.3** Strive to distribute housing constructed expressly for lower- and moderate-income households throughout the city and to not be concentrated in any single area in the city.
- POLICY H-3.4** Locate higher density residential development in close proximity to public transportation, retail, services, and recreation.
- POLICY H-3.5** Prohibit housing development in areas subject to hazards (fire, noise, flood, etc.).
- POLICY H-3.6** Accommodate new residential development, which is coordinated with the provision of infrastructure and public services.
- POLICY H-3.7** Encourage energy conservation devices and passive design concepts, which make use of natural climate to increase energy efficiency and reduce housing costs.
- POLICY H-3.8** Regularly examine new construction methods and materials, and upgrade the City's residential building standards as appropriate.
- POLICY H-3.9** Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.

- Goal H-4** Promote equal opportunity for all residents to reside in the housing of their choice.
- POLICY H-4.1** Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain types of neighborhoods or types of housing.
- POLICY H-4.2** Provide fair housing information at City Hall, to inform both landlords and tenants of their rights and responsibilities.
- Goal H-5** Revise the Zoning Code to support Ridgecrest’s housing objectives.
- POLICY H-5.0** Assist in providing affordable large-family units to very low- and low-income families during the 2015–2023 Housing Element.
- POLICY H-5.1** Ensure that development standards for parking, open space, and other amenities do not add unduly to the cost of housing.
- POLICY H-5.3** Coordinate efforts of all agencies responsible for the provision of housing and housing programs to acquire efficiency in use of funds and elimination of overlapping programs.
- Goal H-6** Meet the residential needs of the community as projected by the Kern Council of Governments 2014–2023 Regional Housing Needs Allocation (RHNA) and the proportional special group needs between 2015–2023.
- POLICY H-6.0** The 2014–2023 RHNA will be met during the planning period utilizing the appropriate programs as identified.

Programs

Implementation programs for this Housing Element are presented below. The subject of local housing programs is a complicated one. There are many more programs than are feasible to present in this chapter. For more detailed information, contact the primary agencies. Another difficulty in compiling and relating data by agency or programs is that often more than one program may be involved in a project. Additionally, more than one agency may work to administer, finance, and determine eligibility for a program. The program summary is presented in a manner intended to reduce confusion by simplifying the complex interrelationships between programs.

A. Residential Land Use Database

The City will coordinate with and provide assistance to Kern COG in maintaining a residential land use database. The City will work with the COG to ensure the COG’s database will be reviewed, updated, and summarized at least every five years as necessary.

Responsible Agency: Planning Department

Funding: City staff time and Kern COG

Time Frame: At least every five years

B. Monitor Assisted Units

Monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 94 units at risk during the 2015–2023 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.

- On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units.
- The City will contact owners of units at risk of conversion regarding their interest in selling properties or maintaining the rental units as affordable units.
- The City will ensure property owners are aware of federal and state subsidies to ensure the continued affordability of housing units.
- The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.
- The City will provide information to nonprofit agencies about federal, state, or local funding opportunities to assist with providing funding for the acquisition and rehabilitation of at-risk projects when requested.
- The City will make available referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities in the city to tenants of at-risk units.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Annually and ongoing

C. Code Enforcement Program

Code enforcement will continue to monitor all housing for compliance with City Codes and regulations.

- 1) The Code Enforcement Officer may make available information to owners and renters of substandard units regarding availability of various programs, loans, and grants.
- 2) Dwelling units that are unsafe and determined to not be habitable by the Chief Building Official may be demolished by the fire department, City of Ridgecrest, or other appropriate agencies or means between 2015 and 2023.
- 3) Establish a formal program and procedure for the abatement of structurally unsound buildings.

Responsible Agency: Planning Department and Kern County

Funding: General Fund

Time Frame: Establish formal program for abatement by 2016 and ongoing

D. Community Development Block Grants (CDBG)

The City of Ridgecrest is participating in a cooperative agreement with Kern County, and receives a fair share allocation of Community Development Block Grant (CDBG) funding. Because funding may significantly vary from year to year, in addition to the required process of public hearings, it is not possible or feasible to identify future funding items. According to City staff, CDBG funds are currently allocated through the first half of the 2015–2013 planning period. The City can identify programs which may be recommended for consideration by the public and Council for inclusion in the CDBG Action Plan, but no firm commitment can be given to any specific item without public hearings. The City will conduct public hearings, as required, usually in October or November to have public participation in the process of identifying suitable CDBG projects during the second half of the planning period. Ridgecrest is committed to using CDBG funds for: rehabilitating housing and other property, building public facilities, education and job training, public services for youths, disabled, and the elderly, crime reduction initiatives, assisting low-income home buyers with down payment assistance and subsidizing interest rates, etc. Possible activities include acquisition and disposition of real property, public facility and infrastructure improvements, clearance activities, public services, housing rehabilitation, home ownership assistance, micro-enterprise assistance, economic development, and planning activities. These activities will target special needs groups meeting the required income guidelines.

Responsible Agency: Planning Department

Funding: CDBG

Time Frame: Annually

E. Fair Housing Services

Under the Community Development Block Grant Program, Kern County operates a Fair Housing Program under Title VIII of the Civil Rights Act of 1968 aimed at combating illegal discrimination in housing.

Fair Housing Services

- Education Activities – Provide brochures, posters, presentations to the public, poster/essay contest in the schools, public service announcements, community outreach activities.
- Investigation/Testing – Investigate the validity of a discrimination complaint.
- Mediation – Serve as a mediator and offer a resolution to the conflict between two parties. The program is not an enforcement agency, but an impartial third party.
- Coordination – Provide connecting links between groups, agencies, individuals, and private enterprises that are involved in fair housing that will enhance the delivery of fair housing services.

Information about the County's Fair Housing Program will be disseminated throughout the community in a variety of ways. The City Clerk can provide referrals to the County program. Brochures and printed information regarding fair housing practices will be available for public distribution at City Hall. Educational activities and other services will be promoted on a regular basis in brochures at the library, community center, senior center, service clubs, schools, and businesses.

Responsible Agency: Planning Department and Kern County

Funding: General Fund

Time Frame: Ongoing

F. Nonprofit Housing Provider (such as Habitat for Humanity)

Substandard units may be improved and/or new units constructed between 2015–2023 by various nonprofit organizations such as Habitat for Humanity.

Responsible Agency: Nonprofit organizations

Funding: N/A

Time Frame: Ongoing

G. HOME Funding

The City will pursue HOME funding assistance from Kern County, depending on availability, to assist lower-income households.

Kern County administers the HOME program. Funds are available on a competitive basis for jurisdictions in the County. In recent years the County has mainly spent HOME funds on:

- Rehabilitation of owner and rental units
- Construction of new units for sale or rent

Responsible Agency: Kern County Community Development Department

Funding: HOME

Time Frame: Pursue funding annually, if available

H. Kern County Housing Authority (HACK)

The Kern County Housing Authority (HACK) administers the Housing Choice Voucher (Section 8) and Family Self-Sufficiency programs.

Section 8 is a rent subsidy program, whereby low-income residents of Kern County are awarded vouchers which enable them to obtain housing in the private sector. HACK contracts with landlords to subsidize the participants' rents. The housing must meet HUD Housing Quality Standards in order for HACK to enter into a Housing Assistance Payment contract with the landlord.

The Family Self-Sufficiency Program (FSSP) is designed to assist public housing tenants receiving Supplemental Nutrition Assistance (SNAP) or other assistance with becoming self-sufficient, primarily through employment, within five years. Participants set goals for themselves to reach during that time frame. In return, HACK sets up escrow (savings) accounts for participants, with a portion of the extra rent paid when participants obtain employment.

Referrals are made to assist participants in obtaining educational training and/or employment services in the community. This program is coordinated with the collaborative services of the Employment Development Department, Regional Occupational Center, CalWORKs, Employers' Training Resource, and other supportive services in Kern County.

The City of Ridgecrest will make interested citizens aware of these two programs and provide them with contact information for the program administrators at HACK.

Responsible Agency: Planning Department and HACK

Funding: Various

Time Frame: Ongoing

I. Mobile Home Improvement Program

The City may act as a liaison between mobile home parks, dwelling unit owners, and the state and Kern County in identifying and coordinating grants and funding for the improvement of mobile home units. Rehabilitation assistance shall be given to extremely low-, very low-, and low-income families which could include repair of damaged mobile homes.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Review funding opportunities annually

J. Mortgage Credit Certificate Program

The City may qualify and participate in a Mortgage Credit Certificate (MCC) program either solely or jointly with Kern County if one becomes available between 2015–2023. The County continues to operate its MCC program which is available to Ridgecrest residents through the Kern County Planning and Community Development Department.

Responsible Agency: Planning Department and Kern County

Funding: General Fund

Time Frame: Evaluate possibility of City participation in an MCC program every two years beginning in 2016.

K. Outreach Program

- 1) Provide information through public access television and newspaper advertisements twice per fiscal year regarding availability of grants and loans for handicap accessibility. Establish a key contact person at City Hall to distribute information as requested, and to assist with further information.
- 2) Brochures and printed information will be produced by 2016 for public distribution at City Hall upon request. Public access television may advertise the availability of such information at City Hall.
- 3) The City may provide the public with at least one key contact that will identify grant sources and coordinate efforts between the private individual and the grant source.
- 4) Update housing rehabilitation brochure every two years between 2015 and 2023 or as necessary as information changes.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Produce printed materials by 2016; update housing rehabilitation brochure every two years and ongoing.

L. Policy and Community Together (PACT) Program

Continue and fund the Policy and Community Together (PACT) neighborhood watch program between 2015–2023 for increased safety.

Responsible Agency: Police Department

Funding: General Fund

Time Frame: Ongoing

M. Parking Reduction Program

- 1) Continue to reduce parking requirements by 50 percent for developments that provide at least half of the units exclusively for elderly persons.
- 2) Continue to reduce parking ratio for non-handicap units on-site by 20 percent.

Responsible Agency: Planning Department

Funding: Staff time

Time Frame: As development applications are received

N. Reduced or Waived Sewer Capacity Fees

The City will make every reasonable effort to assist in the development of extremely low-, very low-, and low-income housing as well as housing for persons with special needs through programs identified in this Housing Element. When no other programs are feasible in the provision of such housing, the City will give favorable consideration to the following:

- 1) The City may approve sewer capacity fee waivers or reductions based upon the demonstration of financial need by a qualifying extremely low-, very low-, or low-income family or special needs person.
- 2) The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of new senior housing projects between 2015–2023.
- 3) The City may eliminate or reduce sewer capacity fees based upon demonstration of financial need for the development of handicapped units between 2015–2023.
- 4) The City of Ridgecrest may reduce or waive the sewer capacity fees for lower-income, large-family units.

Responsible Agency: Planning Department

Funding: Staff time

Time Frame: As development applications are received

O. Rehabilitation Program

The City shall regularly complete an application for rehabilitation funds to serve city residents. Currently, the City does not have resources to administer a rehabilitation program. If funding is received the City will initiate discussions with Kern County or other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city. In addition, the City will actively market the Kern County Rehabilitation Program during the planning period.

Responsible Agency: Planning Department and Kern County

Funding: General Fund

Time Frame: Apply for rehabilitation funds every two years or when funding opportunities become available; see Program K. above for rehabilitation brochure updates time frame.

P. Energy Conservation

The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with state-mandated or recommended green building standards. The City will also encourage the use of additional innovative energy conservation techniques such as active and passive solar systems, orientation, and project layout in an endeavor to further reduce dependence on outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Provide handouts about available programs at City Hall by June 2016; ensure consistency with state green building standards triennially when the California Building Code is adopted, and ongoing

Q. Special Needs Housing

The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include density bonuses and modification of development standards.

The City has provided incentives in the past to facilitate special needs housing. The Ridgecrest Senior Apartments project received reduced parking standards. As feasible, the City will support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households. The City may also provide assistance to applicants or organizations working to provide housing or services for special needs groups in Ridgecrest.

The City of Ridgecrest may coordinate with Kern County and local nonprofit organizations to provide assistance and support to homeless persons. During the 2015–2023 planning period, the City may explore the feasibility of implementing a Hotel Voucher Program to assist homeless families and individuals in obtaining emergency shelter and/or transitional housing.

Responsible Agency: Planning Department

Funding: Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups.

Time Frame: Assist or support applications when feasible – 2015-2023; evaluate whether a Hotel Voucher Program will be pursued by 2017; if pursued implement by 2018.

R. Update Zoning Ordinance

- 1) The Zoning Ordinance will be amended to allow group homes by right in residential zones for small group homes (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with state law.
- 2) The Zoning Ordinance will be amended to update the definition of “family” to remove any limit on number of persons consistent with state law.
- 3) The Zoning Ordinance will be amended to allow mobile homes of 10 years of age or less in all single-family zones.
- 4) The Zoning Ordinance will be amended to permit single-room occupancy (SRO) units subject to site plan review and without a conditional use permit in the R-2, R-3, and R-4 zones.
- 5) The City will, as required by SB 2, amend the Zoning Ordinance for transitional and supportive housing as residential uses in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):
 - “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
 - “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
 - “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Within one year of Housing Element adoption for amendments to allow transitional and supportive housing; December 2016 for the other portions of the program

S. Extremely Low Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Assist or support applications when feasible – 2015-2023

T. Employee Housing Act

Amend the City's Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farm workers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6).

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: December 2016

U. Emergency Shelters

Senate Bill (SB) 2 requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters. The City is in the process of amending the Zoning Ordinance to allow emergency shelters by right in the R-3 and R-4 zones.

Responsible Agency: Planning Department and City Council

Funding: General Fund

Time Frame: Amend Zoning Ordinance prior to or concurrent with Housing Element adoption.

V. Reasonable Accommodation

In response to SB 520 and to ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City is currently in the process of amending the Zoning Ordinance to create a reasonable accommodation procedure.

Responsible Agency: Planning Department

Funding: General Fund

Time Frame: Amend Zoning Ordinance prior to or concurrent with Housing Element adoption.

Table 6-1 quantifies the objectives of the 2015–2023 Ridgecrest Housing Element.

**Table 6-1
Quantified Objectives by Income Group**

Income Group	New Construction¹	Rehabilitation²	Conservation³
Extremely Low Income	106	1	31
Very Low Income	106	4	31
Low Income	106	6	32
Moderate Income	378	2	0
Above Moderate Income	379	2	0
Total	1,075	15	94

Source: PMC, 2014

Notes:

1. *Corresponds to remaining RHNA in Chapter 4.*
2. *These objective numbers are associated with Programs D, I, and O.*
3. *Corresponds to 94 units at-risk of converting to market rate within 10 years of the beginning of the planning period*

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CHAPTER SEVEN – PUBLIC PARTICIPATION

The 2015–2023 Ridgecrest Housing Element update began in spring 2014. The following is a summary of the process the City went through in delivering the draft Housing Element update to the Department of Housing and Community Development:

Table 7-1
2015–2023 Ridgecrest Housing Element Schedule
Spring 2014 – Spring 2015

Task	Date
Kickoff Meeting	May 7, 2014
Drafting of Housing Element	May 2014 to August 2014
Planning Commission Study Session	August 12, 2014
Administrative Draft Housing Element to City	August 2014
Public Review Draft Housing Element	November 2014
Planning Commission Hearing to Review Draft	November 18, 2014
HCD 60-day review of draft Housing Element	December 10, 2014 through February 10, 2015
Conditional Certification Received from HCD	February 9, 2015
Planning Commission Review of final draft Housing Element	Scheduled for March 24, 2015
City Council review of final draft Housing Element for adoption	Scheduled for May 6, 2015
[to be completed when project is complete]	

Planning Commission Study Session – August 12, 2014

The City and consultant made their initial presentation about the Housing Element update at the August 12, 2014, Planning Commission meeting. The consultant gave a presentation providing an overview of the Housing Element update process, relevant state legislation, details of requirements for Ridgecrest, and a preliminary overview of updated demographic information. Input was requested from the Planning Commission and community members in attendance. Approximately 10 community members were in attendance and three provided comments. The following input was received from members of the Planning Commission and members of the community:

Planning Commission and Staff Comments

- Based on the assessment of Housing Needs in the 2002 Housing Element, many things have not turned out as predicted, in particular population projections.
- There is some interest in Phase 2 of the Ridgecrest Senior Citizen Apartments.
- Since adoption of the 2002 Housing Element the City has built Larkspur Apartments (family housing), Ridgecrest Senior Citizen Apartments, and Desert Willow Apartments (mentally handicapped). These projects are all affordable to those of lower incomes.

- Has any funding been received due to information in the 2002 Housing Element?
- The Ridgecrest Senior Citizen Apartments project was a tax credit project. For the agreement on that parcel the developer is required to build commercial there, not more tax credit residential. The City doesn't expect that to move forward anytime soon.
- The Oasis (housing development) is a code enforcement issue. The City is not interested in purchasing it. It is an old Navy housing structure built in the 1940s.
- There is no known funding for housing at the City at the point:
 - CDBG here is not used for housing, believes that CDBG is already committed through about half of the planning period.
 - The main function of the city will be/has been recently technical support and assistance.
- Big cities are doing tax exempt bonding. That only works for 100 plus unit projects.
- Things the City can do:
 - Incentives, reductions in standards, streamlining
 - Shelters – city doesn't have the operating budget to maintain a shelter
 - The Aloha – empty motel. It could be used for some type of shelter or transitional housing.
- It will be critical to know that the funding sources are available on all programs included in the updated Housing Element.
- Ridgecrest doesn't tend to track with national economy but with the base.
- The population has probably decreased in past 3 years.
- RRA primarily provided down payment assistance (low income and moderate income). That is no longer available.
- Mobile homes in Ridgecrest Heights:
 - Staff wants to recommend that mobile homes placed on R-1 lots must be 10 years old or newer and the Planning Commission agrees.
 - A member of the public asked if this complies with state law.
 - City staff mentioned Kern County has this regulation.

Public Comment

- Didn't the City rezone industrial and commercial land to residential in the General Plan update? City staff responded yes, that there was too much land zoned commercial and it was rezoned to residential. The commenter asked the City to keep in mind that commercial land is important for future economic development needs. It is important to give businesses places to locate inside the city. Don't want them to have to locate in the county. This may not be a Housing Element issue. It may be a Land Use Element issue.
- There have been two annexations in recent years
- Keep in mind funding for mitigation measures. There isn't much out there currently.
- There are a large number of seniors in Ridgecrest but most are not low income. They are retired from the Naval Base and have decent incomes. Ridgecrest Senior Citizen Apartments project was not needed.
- As a landlord receives rents of \$400–700/month on properties.
- There is no need for additional low-cost housing in Ridgecrest.
- There is a program in place to clean up vacant properties that are now empty because people moved into low-cost housing.
- There are too many vacant housing units in the city.
- According to a local realtor housing sales are slightly down from 2013.
- There is no indication that growth will be as dramatic as projected by Kern COG.
- Thinks population is closer to 25,000 than 27,000.
- Housing in Ridgecrest is affordable and generally accessible.
- The City doesn't have any place for homeless. There is no shelter, which is sometimes a problem.
- There is a women's shelter.
- There are some good services for the disabled including DART.
- There are no services for the mentally disabled.
- The City needs to address problem mobile homes. This is done by the nuisance abatement officer.
- The Oasis should be demolished. It has asbestos and sewage issues. It is part of the City's vacancy issues.

- In terms of building new units the cost of construction is the highest cost here, not City fees or land costs.
- Building new units is not the solution.
- The city needs more jobs.
- The hospital has taken over the nursing home which is good because it needed an upgrade.

Outreach for the 2015–2023 Housing Element update included public meeting announcements at Planning Commission and City Council meetings along with newspaper public meeting notices and press releases.

Planning Commission Hearing to Review the draft Housing Element – November 18, 2014

The City and consultant presented the Housing Element draft Housing Element at the November 18, 2014 Planning Commission meeting. The consultant gave a presentation providing an overview of the Housing Element update process, details of requirements for Ridgecrest, and an overview of the draft Housing Element. Input was requested from the Planning Commission and community members in attendance. Approximately 15 community members were in attendance and three provided comments. The following input was received from members of the Planning Commission and members of the community:

Planning Commission and Staff Comments

- What are single-room occupancy units (SROs)? Consultant responded that they are usually one room units only to be occupied by one person and often have shared kitchen and bathroom facilities.
- What is the change to the zoning regarding allowing mobile homes in single-family zones? Staff responded that the proposed change would limit the age of the mobile home to 10 years.
- Table 3-21 Major Employers in Ridgecrest numbers seem very high. The consultant will look into this and will reach out to NAWs to get the correct numbers.
- Projections numbers seem high for 2023.

Public Comment

- Is there sufficient water to accommodate the housing planned for in the Housing Element?
- When was the document released for public review? Consultant responded that the document became available Thursday November 13, 2014.

- This was a short amount of time to review such a lengthy document. Would like to request at least two weeks to review in the future.
- For Table 3-21 and adjacent text – could the City use what was in the General Plan on this topic?
- The Ridgecrest General Plan uses the Ridgecrest planning area, approximately 40 square miles, rather than the Ridgecrest corporate limits as the scope of the document. The Housing Element probably needs to use the same land area as the rest of the General Plan or have an explanation up front stating very clearly why it is using a different land area.
- The Housing Element contains the statement, “A median-priced home in Ridgecrest would not be affordable to extremely or very low-income families but would be affordable to other income categories.” This generalization is probably correct, but it is giving the wrong message. Half the homes sold in Ridgecrest sold for less than \$136,000. The commenter sold a four-bedroom home for \$77,000 early this year. Homes in the lower price range are available. All the information can be obtained from the local board of reality.
- The Housing Element uses a 5.25% interest rate on page 3-8, but uses a more realistic interest rate of 4.25% on page 5-21. The Housing Element needs to be internally consistent. An interest rate of 4.0% would be even more realistic.
- The discussion regarding rental costs is incomplete, gives the wrong message to the State of California, and is incorrect in the conclusion it draws. The total sample size of 1, 2, 3, and 4 bedroom units was sixteen. That is not statistically significant. Also, the methodology used to perform the sampling was not provided.
- No comparison of rent from other Kern County cities was provided. I believe we are at least 20% and probably 30% cheaper than cities like Bakersfield. The Housing Element incorrectly states that a very low-income household could not rent a 3-bedroom apartment. While it is true that the available \$709 a month would not rent the most expensive 3-bedroom apartment in Ridgecrest or perhaps even the median priced apartment in Ridgecrest, according to the Housing Element numbers, \$709 could afford a 3-bedroom apartment. There is no reason to give a negative message.
- The discussion regarding the elderly appears to be primarily boilerplate with very little detail provided regarding the elderly in Ridgecrest. The Housing Element notes that the percent of elderly is increasing. The implication is that is a negative thing. Actually, it may mean more navy retirees are staying in the area after retirement. No statistical data is given for the income of the aged 65 plus households. That data is needed. I believe the aged 65 plus households contribute significantly to both the sales tax revenue and the property tax revenue. The high percent of aged 65 plus households that own their own homes is a very positive indication of this group is a benefit to the community. The boilerplate approach of discussing the elderly sends the wrong message.

- Table 4-6 starting on page 4-6 raises many questions.
 - Why was some vacant land left out of the inventory when most of the vacant land was included? According to the Land Use Map published with the updated General Plan, there is more than 100 acres of land with Rural Residential Density land use designation left off the inventory.
 - Why are there inconsistencies between zoning designations and General Plan land use designations? I identified several inconsistencies just scanning through the pages.
 - There is no discussion regarding Tentative Tract Maps (TTMs). Is a TTM a single lot or multiple lots? What is the impact of a TTM expiring on available lots?
 - What is meant by a 0.79 ‘realistic unit’ calculation?
 - What is meant by a 1.2 or a 1.6 ‘realistic unit’ calculation?
- The Housing Element indicates there are no environmental constraints. This is not consistent with either the General Plan or the Ridgecrest Environmental Impact Report (EIR). According to the EIR, the aircraft departures from the Navy airfield create a ‘significant’ safety risk to the people living under the Navy departure corridor. The area has been designated the MIA or Military Influence Area. The MIA includes hundreds of acres of city land including the location of a public school. The MIA includes thousands of acres of land in the Ridgecrest planning area. Most land in the MIA has been designated Residential Rural Density land use limiting usage to one residence per acre. The Housing Element needs to be consistent with the Ridgecrest General Plan and EIR.
- Analysis of sufficient water may need to be revisited since the new state law was passed.
- Why should the City comply with the Housing Element law? The consultant and staff answered because of funding availability and because it is the law and is part of the City’s General Plan/vision.
- Only six units of the Ridgecrest Senior Apartments were sold at prices for those with lower-incomes. There is a similar situation at Larkspur Apartments.
- The greatest housing and services needs in Ridgecrest are for the mentally ill and the lack of a homeless shelter.

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Additional Input Received during Housing Element Review Period

- The Housing Element states, “unincorporated areas generally contain the largest concentrations of persons with lower incomes.” No information was provided to support

this generalization relative to Ridgecrest. I believe the statement is incorrect relative to the Ridgecrest planning area. The reverse may well be true; both with regard to income and housing values. What message is the Housing Element trying to give with this discussion?

- The Housing Element claims that 10% to 15% of housing is in need of some type of rehabilitation as of 2014. No information is provided to support that claim. That number is very high and may overstate reality. Who in the city made this judgment and what were the criteria used in making the judgment? Why was the statement made? Is the statement a help or hindrance to the city? We have a good deal of affordable housing. That does not mean it is in disrepair.
- The land use densities on Table 4-5 are not consistent with the General Plan, (see Table 5-2). Also, the land use densities of Table 5-4 are not consistent with the General Plan, (again see Table 5-2).
- The number referenced at the top of page 4-70, '1901', apparently comes from Table 4-5. This is presumably the number of vacant lots, but does not represent the number of realistic dwelling units available. I believe the number referenced should be '5,064' from either Table 4-4, page 4-4 or Table 4-6, page 4-69. The number 5064 is high due to incorrect densities used in calculating the number, but even when corrected it makes housing land availability look much better.
- Some of the minimum lot sizes provided in Table 5-4 do not match the minimum site areas given in the same table. This needs to be reviewed and corrected.
- Some of the boilerplate energy saving incentives mentioned here are not consistent with the desert environment. For instance:
 - Shade trees are pretty and would probably help energy efficiency, but the water usage required may not justify the trees.
 - Swamp coolers are energy efficient, but they are also hard on water usage.
 - Individual water meters on multi-family units would be expensive relative to both recurring and nonrecurring costs. These ideas need thorough discussion before becoming a city policy.
- Policy H-5.1 may be well intentioned, but is simply impossible to implement as stated. The city can 'encourage' or 'promote' affordable large-family units for low-and very low-income families, but the city cannot possibly 'provide' housing to same families.
- The Housing Element states, "Dwelling units that are unsafe and determined to not be habitable by the Chief Building Official may be demolished by the fire department, City of Ridgecrest, or other appropriate agencies or means between 2015 and 2023." I wasn't aware Ridgecrest has a 'Chief Building Official'. Page 2-2 of the Housing Element states the Code Enforcement Division of the Ridgecrest Police Department 'monitors and

abates structurally unsound buildings.’ The police are not trained or qualified to assess structural integrity. Both areas of the Housing Element need to be clarified.

- The entry in Table 4-4 that is ‘3,172’ probably should be ‘318’. The existing number is inconsistent with the other entries in the table.
- The entry in Table 4-4 that is ‘849’ probably should be ‘757’. The math needs to be checked for all of Table 4-4.

Response to Input Received

In response to input received on the Public Review Draft Housing Element revisions were made to the draft Housing Element as follows. Page numbers referenced are the page numbers in the public review draft.

- A comment noted that the description of the elderly on page 3-11 was not accurate for Ridgecrest. Data on the income of the elderly in Ridgecrest was added to Table 3-6 and the discussion above that table. The text on page 3-12 was also revised on this topic.
- A comment asked about the conclusions in the paragraph below Table 3-7 on page 3-6. The text in that paragraph has been revised to remove the portion of the first sentence that reads “and unincorporated areas.”
- A comment was made about inconsistency between interest rates used in various locations in the draft Housing Element. To address this inconsistency edits have been made to the first paragraph under “Sales Cost” on page 3-6 and to newly added HCD Draft Table 3-11.
- A comment was made about homes sales prices reported in Table 3-9. The commenter asked if additional local data could be added on this topic. Table 3-10 has been included with additional local data on home sales prices in recent years.
- A comment was made about rental rates reported in Table 3-11 and described in accompanying text. The commenter also asked if additional local data could be added on this topic. Text has been added to further describe the methodology used to collect the data in the table. Text following the table has also been revised to address the comments. Additional data on rental prices could not be located.
- Several comments were made regarding the data in Table 3-22 and associated text. Additional data has been obtained from NAWS China Lake and the text and table have been revised.
- A comment was made asking about the rehabilitation need estimate of 10-15% of the City’s housing stock on page 3-27. Revisions have been made to that paragraph as well as to the Housing Conditions section on page 3-25.

- A comment was made asking why the analysis of sites for residential development in Chapter 4 of the draft Housing Element was limited to the area within the city limits. A statement has been added to page 4-1 explaining that this approach is per state law requirements.
- A comment was made asking about numbers in Table 4-4. Table 4-4 has been checked and revised as needed. Some of the numbers in the table have been revised due to updated numbers in the sites inventory (Table 4-6).
- A comment was made asking about whether subdivisions and tentative tract maps were taken into consideration when analyzing the sites in Table 4-6. Text addressing this comment has been added to page 4-4 under Land Availability.
- A comment was made asking whether additional vacant land suitable for residential development could be added to Table 4-6 and Figure 4-1. While not necessary to meet the City's RHNA obligations, the vacant parcels in the Urban Reserve (UR) zone that are designated Rural Residential or Residential have been added to Table 4-6 and Figure 4-1. The UR zone has also been added to Table 4-5.
- A comment was made regarding realistic capacity numbers in Table 4-6. These numbers have been corrected. Table 4-5 has also been updated with totals resulting from changes to Table 4-6 unit numbers.
- A comment was made about the number of parcels available for residential development noted on page 4-70. This number has been updated to reflect changes to Table 4-6 and the number of realistic units associated with these parcels has also been added on that page.
- Several comments were made regarding sufficient water supply and the Water section on page 4-75. Additional text has been added to that section.
- In response to comments described above the UR zone has been added to Table 5-3.
- Comments were made about standards in Table 5-4. The table has been revised to address the comments and to include the UR zone standards.
- A comment was made regarding strategies included in the Energy Conservation – Efficiency in Individual Homes section on page 5-24. Revisions have been made to that section.
- A comment was made about the feasibility of Policy H-5.0. The policy has been revised to address the comment.

The revisions described above include all revisions needed to address the requirements of state law and address errors in the draft Housing Element. The remainder of the comments received were reviewed and no changes were made either because the comment addressed an issue that is not within the City's purview or because they were already sufficiently addressed in the Public Review Draft Housing Element.