

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, CALIFORNIA, AMENDING GENERAL PLAN AMENDMENT GPA 20-1 TO MAKE TECHNICAL CORRECTIONS TO THE HOUSING ELEMENT TO REFLECT REQUIREMENTS OF THE HOUSING ROLLOVER REQUIREMENT NUMBERS IN STATE LAW, INCLUDING CORRECTING THE SITES INVENTORY TABLE AND OTHER AREAS TO REFLECT THE PROPER ROLLOVER NUMBERS

WHEREAS, the City is a charter City; and

WHEREAS, after a duly noticed public hearing, on May 26, 2020, the City Council adopted and approved a General Plan Update and an amendment to the General Plan Land Use Map to update the General Plan and re-designate several properties in the City, GPA 20-1 (the "General Plan Amendment"); and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), Pubic Resources Code Sections 21000, *et seq.*, and its implementing regulations, California Code of Regulations Section 15000, *et seq.*, ("CEQA Guidelines"), the City, acting as Lead Agency, reviewed and certified a draft Environmental Impact Report (State Clearinghouse number 2019080101) prepared for the proposed General Plan Amendment and determined that, following the implementation of certain mitigated measures; and

WHEREAS, the City adopted and approved, pursuant to the CEQA Guidelines Section 15093, the Statement of Overriding Considerations; and

WHEREAS, therefore, CEQA analysis has already been performed for this Resolution; and

WHEREAS, pursuant to Section 15162(a) of the CEQA Guidelines, once an EIR has been certified, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review; and

WHEREAS, for this Resolution, there are no substantive changes in the environmental impacts; and

WHEREAS, the General Plan Amendment was and is a comprehensive planning document which took years to prepare; and

WHEREAS, after the duly noticed Public hearing at the Planning Commission on May 12, 2020, the Planning Commission understood the

complexity and enormity of the General Plan Amendment and adopted Staff's recommendation which was:

“Recommendation to include revisions to the General Plan Update, Zoning Code, and EIR as recommended by City staff and identified during the staff presentation.

Recommendation that staff review the wind energy policies and requirements within the Riverside County General Plan and County Zoning Ordinance and where warranted, include in the future update to the Desert Hot Springs Zoning Code.

Recommendation that staff has the ability to make minor revisions to the General Plan and/or Zoning Code to address any typographical errors and/or technical corrections prior to the City Council meeting. These changes will be presented to the City Council for approval in the form of an errata.”; and

WHEREAS, although the City Council has already adopted the General Plan Amendment, the Planning Commission's intent was to allow City Council to address technical corrections; and

WHEREAS, in a phone call with Housing and Community Development (“HCD”), HCD's representative alerted the City's General Plan Amendment consultant, MIG, that the Residential Medium (R-M) zoned sites in the sites inventory did not meet the requirements of the Regional Housing Needs Assessment (“RHNA”) rollover numbers, because the Residential Medium zone did not have the required 20 dwelling units per acre as the minimum density; and

WHEREAS, instead, though the City used a conservative and realistic capacity calculation because there were not enough vacant sites that fit the size criteria in the Residential High (R-H) and Mixed Use-Corridor (MU-C) zones; and

WHEREAS, HCD representative pointed out that because the City has now adopted minimum densities for the R-H and MU-C zones at 20 dwelling units per acre, the City can now use that density to calculate realistic capacity and still have enough capacity to address the combined rollover RHNA (2008-2014 and 2014-2021) with just those two zones (R-H and MU-C) and the R-M sites were no longer needed; and

WHEREAS, as a result:

- a. The R-M zoned sites in the sites inventory were removed.
- b. The sites inventory has been adjusted to focus only on R-H and MU-C sites.
- c. The realistic capacity of R-H and MU-C sites were recalculated based on the 20 du/ac minimum density as directed by HCD.

WHEREAS, previously, the sites used a more conservative approach to “realistic capacity” as is recommended for sites being accommodated by zoning districts with no minimum density requirements; and

WHEREAS, this proposed Resolution will correct the technical errors contemplated herein to the General Plan Amendment; and

WHEREAS, the City Council finds that this proposed Resolution is merely to make technical corrections to the Housing Element to reflect requirements of the housing rollover requirement numbers in state law, including correcting the sites inventory table and other areas to reflect the proper rollover numbers; and

WHEREAS, the City Council finds that pursuant to Government Code Section 65356, this proposed Resolution making technical corrections need not be reconsidered by the Planning Commission because it is not a substantive modification to the General Plan Amendment, and it instead is made to correct technical errors; and

WHEREAS, a duly public hearing was held on July 7, 2020, before the City Council, at which the City Council received public testimony, reviewed and considered all testimony and materials made available to the City Council regarding this proposed Resolution correcting technical errors; and

WHEREAS, having reviewed and considered all testimony and materials made available to the City, including but not limited all environmental documents and reports, the staff reports, and all the testimony and evidence in the record of the proceedings with respect to the proposed Resolution, the City adopted this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DESERT HOT SPRINGS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. RECITALS

The above recitals are hereby incorporated herein.

Section 2. ADMINISTRATIVE RECORD

The City Council has considered all of the evidence submitted into the administrative record for the recommendations listed in this City Council Resolution, including, but not limited to, the following:

- (a) Desert Hot Springs Municipal Code and Desert Hot Springs General Plan;
- (b) All environmental documents;

- (c) Staff Report;
- (d) Testimony and/or comments from interested parties submitted to the City in both written and oral form at, or prior to, the public hearing conducted at the City Council meeting;
- (f) Public comments, both written and oral, received and/or submitted at, or prior to, the public hearing conducted at the City Council meeting held on July 7, 2020, supporting and/or opposing this proposed Resolution.

Section 3. ENVIRONMENTAL FINDINGS.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City Council determines:

Pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000, *et seq.*, and its implementing regulations, California Code of Regulations Section 15000, *et seq.*, ("CEQA Guidelines"), the City, acting as Lead Agency, reviewed and certified a draft Environmental Impact Report (State Clearinghouse number 2019080101) prepared for the proposed General Plan Amendment and determined that, following the implementation of certain mitigated measures. The City adopted and approved, pursuant to the CEQA Guidelines Section 15093, the Statement of Overriding Considerations. Therefore, CEQA analysis has already been performed for this Resolution. Pursuant to Section 15162(a) of the CEQA Guidelines, once an EIR has been certified, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. For this Resolution, there are no substantial changes in the environmental impacts.

Section 4. FINDINGS FOR GENERAL PLAN AMENDMENT

The City Council has considered all of the evidence submitted into the administrative record for the proposed Resolution and in accordance with Section 17.100.050 of the Desert Hot Springs Municipal Code, bases its approval on the following findings:

- A. *That the proposed amendment is internally consistent with the General Plan;*
- B. *That the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*
- C. *That the proposed amendment would maintain the appropriate balance of land uses within the City;*
- D. *That in the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of*

- physical constraints) for the requested land use designation(s) and the anticipated land use development(s); and*
- E. That the proposed amendment merely to make technical corrections to the Housing Element to reflect requirements of the housing rollover requirement numbers in state law, including correcting the sites inventory table and other areas to reflect the proper rollover numbers*

Section 5. APPROVAL OF GENERAL PLAN AMENDMENT

The City Council hereby approves the attached amended pages to the General Plan No. GPA-20-1, which are attached hereto and incorporated herein as Exhibit "A":

Section 6. CERTIFICATION

The City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions of the City; and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council, in the minutes of the meeting at which Resolution is passed and adopted.

Section 7. SEVERABILITY

That if any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 8. REPEAL OF CONFLICTING PROVISIONS

That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 9. EFFECTIVE DATE

That this Resolution shall take effect pursuant to State law.

PASSED AND ADOPTED by the City Council of the City of Desert Hot Springs at a regular meeting duly held on the 7th of July, 2020, by the following vote:

AYES:

NAYS:

ABSENT:

ATTEST:

APPROVED:

Jerryl Soriano, City Clerk

Scott Matas, Mayor

APPROVED AS TO FORM:

Jennifer Mizrahi, City Attorney

EXHIBIT A

Land Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Government Code 65583.2(c)(1) stipulates that if local development standards require the development of a site at a minimum density, HCD shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. As such the realistic capacity for the identified sites are calculated at their minimum density (both R-H and MU-C zoned sites have a minimum density of 20 units per acre). To calculate realistic capacity on identified sites, the City took a conservative approach based on maximum densities allowed less a percent of maximum density for any site development requirements. In the R-M: Residential Medium designation a 40% reduction in maximum density is used. In the R-H: Residential High and MU-C: Mixed Use Corridor designations a 20% reduction in maximum density is used. The realistic capacity calculation is further adjusted down on sites where development of right of way or habitat preservation is required (indicated in the sites inventory table with "gross"). In these areas, residential development is allowed and expected but must account for development requirements that would lower the acreage available for development. In addition to accounting for land use controls and site improvements, the realistic capacity calculation for mixed use developments assumes that 50% of the land will be developed with non-residential uses.

Overall, ~~the use of realistic densities in~~ this sites inventory provides a very realistic, and perhaps somewhat conservative, approach, as many developments in Desert Hot Springs can achieve much higher densities through development at the maximum density range, and even more density through the City's density bonus programs. Table H-28 indicates that higher density (and affordable) developments have achieved densities near the maximum or exceeding the maximum densities allowed. The realistic capacity calculations used in this Housing Element are also consistent with General Plan build out estimates and environmental review documents.

Densities Appropriate for Accommodating Lower Income Housing

2014-2021 RHNA

The capacity of sites that allow development densities of at least 30 units/acre can be used to address the lower-income 5th cycle RHNA, pursuant to State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units/acre for the City), State HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households.

2008-2014 RHNA

For the 4th cycle RHNA, the default density for Desert Hot Springs considered appropriate to accommodate housing for lower-income households pursuant to Government Code Section 65583.2(c)(3)(B) was 20 units/acre. Nonetheless, a shortfall of sites has been identified and will be accommodated by a rezoning program pursuant to Program 1: Adequate Sites in the Housing Plan.

Affordability Densities for Desert Hot Springs

Additionally, developments in the City of Desert Hot Springs have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels significantly lower than what is found in the region. As a result, housing costs in the City have generally remained lower than in other areas of the region and State.

A significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre density standard set by the State. Specifically, affordable housing units (affordable to very low to low-income households) have been developed most commonly in the zones with maximum densities ranging from 8 to 14 units per acre. Table H-29 presents a sample history of affordable developments in the City. Densities in the developments presented ranged from 10 units per acre at the 94-unit Arroyo de Paz Apartments to 48 units per acre at 48-unit Linda Vista Senior Apartments. All of the developments listed have achieved densities near the maximum or exceeding the maximum densities

Table H-29: 5th Cycle RHNA Affordability Levels and Land Use Designations

General Plan Designations	RHNA Income Categories			
	Very Low	Low	Moderate	Above Moderate
R-M: Residential Medium (20 du/ac)	☒	☒		
R-H: Residential High (30 du/ac)	☐	☐		
MU-C: Mixed-Use Corridor (30 du/ac)	☐	☐		
Specific Plan (Multi-family units)		☐	☐	
Specific Plan (Single-family units)			☐	☐

allowed. Furthermore, the 2019 General Plan has doubled the maximum densities possible for multi-family developments (up to 30 du/ac, compared to 14 du/ac in the prior plan) not only in residential areas but in new, mixed-use areas. When comparing the 2000 General Plan to the 2019 General Plan, an additional 263 acres would permit residential development (in higher density residential and mixed-use designations).

The City’s strong history of affordable housing development listed in Table H-29 and the new opportunities for higher densities established by the 2019 General Plan update demonstrates that affordable housing developments are and will continue to be achieved in lower density areas. ~~Based on this record, sites identified in zones allowing up to 20 units per acre in the R-M Residential Medium designation is considered appropriate to accommodate housing affordable to lower income households. While none of the sites for the 2014 RHNA identified to be rezoned fall under this land use designation, in the future sites under this designation may be used to address alternative sites/no net loss requirements. Table H-30 summarizes the land use designation and their corresponding affordability for the 5th-cycle RHNA.~~

Suitability of Small and Large Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the sites inventory presented in this section is limited to parcels between one-half acres to 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower income housing need.

Re-use of Vacant and Non-Vacant Sites

New Housing Element law (Assembly Bill 1397) also places limitations on continuing identification of non-vacant sites and certain vacant sites that have not been approved for housing development. The vacant sites included in this inventory have not been included in two or more consecutive planning periods. The inventory does not include sites with existing uses.

Residential Land Inventory (2014-2021 and 2008-2014 Unaccommodated RHNA)

Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. This section of the Housing Resources identifies sites that will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods. Once zoning is put in place, there are no identified constraints on these sites that would prevent development or reuse during this Housing Element period. Realistic capacity takes into account any type of development constraints such as required habitat preservation or other developmental constraints. The sites included in the sites inventory consist of solely vacant sites.

The unaccommodated RHNA sites inventory included in this Housing Element has identified a total capacity for 4,371 units (exceeding the required total rollover).

2014-2021 Unaccommodated RHNA

To address the shortfall of 946 units in the extremely/very low income RHNA category, the City has identified ~~14~~ sites that will be rezoned to the R-H Residential High (30 du/ac) and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of ~~1,013~~4,377 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2014-2021 RHNA. The sites are summarized in Table 4-8 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed the unaccommodated 2014-2021 RHNA. Table H-30 summarizes the RHNA status.

(4-year update note: the new Desert Hot Springs General Plan was adopted on in June 2020 along with corresponding zoning updates.)

2008-2014 Unaccommodated RHNA

To address the shortfall of 3,080 units in the extremely/very low and low income RHNA categories the City has identified ~~58~~ sites that will be rezoned to the ~~R-M Residential Medium (20 du/ac)~~, R-H Residential High (30 du/ac), and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of ~~3,358~~4,377 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2008-2014 RHNA. The sites are summarized in Table H-29 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed unaccommodated 2008-2014 RHNA. Table H-30 summarizes the RHNA status.

(4-year update note: the new Desert Hot Springs General Plan was adopted on in June 2020 along with corresponding zoning amendments/updates.)

Table H-30: Comparison of Sites Inventory and RHNA Status

Site Type/ Land Use Designation	Capacity By Affordability Level				Total
	Very Low	Low	Moderate	Above Moderate	
2014-2021 Unaccommodated RHNA	946	--	--	--	946
2008-2017 Unaccommodated RHNA	1,851	1,229	--	--	3,080
2014-2021 Sites to Be Rezoned	1,013 4,377	--	--	--	1,013 4,377
Surplus/Shortfall (+/-)	+67 +351	--	--	--	+67 +351
2008-2014 Unaccommodated RHNA	1,851	1,229	--	--	3,080

HOUSING PLAN

The intent of this Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. This Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific programs to meet those needs, as specified in State law. The housing objectives and policies, as well as the programs the City will undertake to meet its housing needs. An identification of funding sources, responsible entities, and time frames for implementation are also presented.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the current 2014-2021 and rollover 2008-2014 RHNA;
- Assist in the development of housing to meet the needs of lower-income households;
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in State law (California Code Section 65583[b][1]).

Goals, Polices, and Programs

GOAL H-1: PROVIDE ADEQUATE SITES FOR HOUSING DEVELOPMENT TO ACCOMMODATE A RANGE OF HOUSING BY TYPE, SIZE, LOCATION, PRICE, AND TENURE.

Policy H-1.1 Range of Residential Types. Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership or rental housing.

Policy 1.2 Special Housing Needs. Encourage the provision for housing which meets the needs of residents with special housing needs, including the elderly, disabled, developmentally disabled, large families, the homeless, and students.

Policy 1.3 Residential Mixed Use. Encourage development of residential and mixed uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

PROGRAM 1: ADEQUATE SITES

2014-2021 RHNA

Due to the timing of the Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use is not in place as of the writing of this Housing Element and will not be in place upon adoption of this Housing Element. As such, sites identified in the Housing Element are not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) is considered to be unaccommodated (shortfall) and subject to the requirements of AB 1233 (Government Code Section 65584.09) which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA.

2008-2014 RHNA

The previous Housing Element (2008-2014) identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). AB 1233 (Government Code Section 65584.09) requires the City to identify sites to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. After credits for permitted or approved units are taken into consideration, the City has a remaining unaccommodated lower-income RHNA of 3,080 lower-income units.

Site Rezoning

To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone just under 279 ~~219~~ acres of sites within ~~the R-M: Residential Medium, R-H: Residential High, and MU-C: Mixed-Use Corridor designations~~ (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density that require a minimum of 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. The rezone will be completed by June 2020. Sites to be rezoned are listed in the sites inventory table in Appendix H-A and have an identified total realistic capacity for 4,377 ~~4~~ units (exceeding the required total rollover). The sites inventory table is presented in Appendix H-A ~~also identifies which RHNA period each site will address.~~

Once the new General Plan and corresponding zoning amendments are adopted, the City will be able to adequately accommodate, and exceed, the City's

RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Rezoning by June 30, 2020; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

Table H-33: Sites to be Rezoned for 2008 and 2014 Unaccommodated RHNA

Land Use Designation	No. of Sites (Parcels)	Total Acres	Capacity	RHNA Affordability Level
2014-2021 Unaccommodated RHNA sites				
R-H Residential High (30 du/ac)	<u>7</u> 23	<u>30</u> 112.0	<u>541</u> 2,241	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	<u>7</u> 23	<u>39</u> 106.6	<u>472</u> 2,136	Very Low/Low
<i>Total</i>	<u>14</u> 46	<u>69</u> 218.6	<u>1,013</u> 4,377	
2008-2014 Unaccommodated RHNA sites				
R-M Residential Medium (20 du/ac)	<u>26</u>	<u>130</u>	<u>1,072</u>	Very Low/Low
R-H Residential High (30 du/ac)	<u>16</u>	<u>82</u>	<u>1,479</u>	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	<u>16</u>	<u>67</u>	<u>807</u>	Very Low/Low
<i>Total</i>	<u>58</u>	<u>279</u>	<u>3,358</u>	

- Notes:
1. Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. These sites will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods as part of the City's General Plan update and corresponding zone update.

APN	Site Type	Size (Acres)	2020 Adopted General Plan Land Use	2020 Adopted Zoning	Existing Use	Capacity Adjustment	Minimum Density (du/ac)	Maximum Density (du/ac)	Realistic Capacity (units)	New Realistic Capacity (20 du/ac)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
657230028	Unaccommodated 2014-2021 RHNA	3.65	R-H	R-H	vacant	Gross	20	30	66	73	Very Low/Low	No	No	Yes
642021002	Unaccommodated 2008-2014 RHNA	5.08	R-H	R-H	vacant	Gross	20	30	91	102	Very Low/Low	No	No	Yes
642031002	Unaccommodated 2008-2014 RHNA	0.98	R-H	R-H	vacant	Gross	20	30	23	20	Very Low/Low	No	No	Yes
642031003	Unaccommodated 2008-2014 RHNA	2.24	R-H	R-H	vacant	Gross	20	30	40	45	Very Low/Low	No	No	Yes
656030005	Unaccommodated 2008-2014 RHNA	9.95	R-H	R-H	vacant	Gross	20	30	179	199	Very Low/Low	No	No	Yes
656030006	Unaccommodated 2008-2014 RHNA	5.04	R-H	R-H	vacant	Gross	20	30	94	101	Very Low/Low	No	No	Yes
656030007	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	20	30	90	100	Very Low/Low	No	No	Yes
656050006	Unaccommodated 2008-2014 RHNA	5.13	R-H	R-H	vacant	Gross	20	30	92	103	Very Low/Low	No	No	Yes
656060001	Unaccommodated 2008-2014 RHNA	4.99	R-H	R-H	vacant	Gross	20	30	90	100	Very Low/Low	No	No	Yes
656060004	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	20	30	90	100	Very Low/Low	No	No	Yes
656060005	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	20	30	90	100	Very Low/Low	No	No	Yes
656070011	Unaccommodated 2008-2014 RHNA	8.67	R-H	R-H	vacant	Gross	20	30	156	173	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.89	R-H	R-H	vacant	Gross	20	30	88	98	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.86	R-H	R-H	vacant	Gross	20	30	87	97	Very Low/Low	No	No	Yes
657220013	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	20	30	90	100	Very Low/Low	No	No	Yes
657220014	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	20	30	90	100	Very Low/Low	No	No	Yes
657220015	Unaccommodated 2008-2014 RHNA	5.12	R-H	R-H	vacant	Gross	20	30	92	102	Very Low/Low	No	No	Yes
657220016	Unaccommodated 2014-2021 RHNA	4.97	R-H	R-H	vacant	Gross	20	30	89	99	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2014-2021 RHNA	4.67	R-H	R-H	vacant	Gross	20	30	84	93	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	4.70	R-H	R-H	vacant	Gross	20	30	85	94	Very Low/Low	No	No	Yes
657290005	Unaccommodated 2014-2021 RHNA	4.78	R-H	R-H	vacant	Gross	20	30	86	96	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.85	R-H	R-H	vacant	Gross	20	30	87	97	Very Low/Low	No	No	Yes
657290008	Unaccommodated 2014-2021 RHNA	2.44	R-H	R-H	vacant	Gross	20	30	44	49	Very Low/Low	No	No	Yes
656030008	Unaccommodated 2008-2014 RHNA	4.69	MU-C	MU-C	vacant	Gross	20	30	56	94	Very Low/Low	No	No	Yes
656050002	Unaccommodated 2008-2014 RHNA	4.69	MU-C	MU-C	vacant	Gross	20	30	56	94	Very Low/Low	No	No	Yes
656050003	Unaccommodated 2008-2014 RHNA	1.85	MU-C	MU-C	vacant	Gross	20	30	22	37	Very Low/Low	No	No	Yes
656050004	Unaccommodated 2008-2014 RHNA	7.38	MU-C	MU-C	vacant	Gross	20	30	89	148	Very Low/Low	No	No	Yes
656060006	Unaccommodated 2008-2014 RHNA	4.62	MU-C	MU-C	vacant	Gross	20	30	55	92	Very Low/Low	No	No	Yes
656060009	Unaccommodated 2008-2014 RHNA	4.63	MU-C	MU-C	vacant	Gross	20	30	56	93	Very Low/Low	No	No	Yes
656060010	Unaccommodated 2008-2014 RHNA	4.94	MU-C	MU-C	vacant	Gross	20	30	59	99	Very Low/Low	No	No	Yes
656070012	Unaccommodated 2008-2014 RHNA	4.45	MU-C	MU-C	vacant	Gross	20	30	53	89	Very Low/Low	No	No	Yes
656070023	Unaccommodated 2008-2014 RHNA	3.01	MU-C	MU-C	vacant	Gross	20	30	36	60	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.60	MU-C	MU-C	vacant	Gross	20	30	55	92	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.13	MU-C	MU-C	vacant	Gross	20	30	50	83	Very Low/Low	No	No	Yes
657060008	Unaccommodated 2008-2014 RHNA	2.30	MU-C	MU-C	vacant	Gross	20	30	28	46	Very Low/Low	No	No	Yes
657060009	Unaccommodated 2014-2021 RHNA	2.30	MU-C	MU-C	vacant	Gross	20	30	28	46	Very Low/Low	No	No	Yes
657220003	Unaccommodated 2008-2014 RHNA	3.84	MU-C	MU-C	vacant	Gross	20	30	46	77	Very Low/Low	No	No	Yes
657220021	Unaccommodated 2008-2014 RHNA	4.50	MU-C	MU-C	vacant	Gross	20	30	54	90	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2008-2014 RHNA	5.19	MU-C	MU-C	vacant	Gross	20	30	62	104	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	4.53	MU-C	MU-C	vacant	Gross	20	30	54	91	Very Low/Low	No	No	Yes
657280015	Unaccommodated 2014-2021 RHNA	9.96	MU-C	MU-C	vacant	Gross	20	30	120	199	Very Low/Low	No	No	Yes
657280016	Unaccommodated 2014-2021 RHNA	9.98	MU-C	MU-C	vacant	Gross	20	30	120	200	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	5.08	MU-C	MU-C	vacant	Gross	20	30	64	102	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.99	MU-C	MU-C	vacant	Gross	20	30	60	100	Very Low/Low	No	No	Yes
657290009	Unaccommodated 2014-2021 RHNA	2.44	MU-C	MU-C	vacant	Gross	20	30	29	49	Very Low/Low	No	No	Yes
657290010	Unaccommodated 2008-2014 RHNA	2.54	MU-C	MU-C	vacant	Gross	20	30	30	51	Very Low/Low	No	No	Yes

APN	Site Type	Size (Acres)	2020 Adopted General Plan Land Use	2020 Adopted Zoning	Existing Use	Capacity Adjustment	Minimum Density (du/ac)	Maximum Density (du/ac)	Realistic Capacity (units)	New Realistic Capacity (20 du/ac)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
642255013	Unaccommodated 2008-2014 RHNA	6.88	R-M	R-M	vacant	Gross		20	54		Very Low/Low	No	No	Yes
644180006	Unaccommodated 2008-2014 RHNA	2.05	R-M	R-M	vacant	Net		20	25		Very Low/Low	No	No	Yes
644180008	Unaccommodated 2008-2014 RHNA	2.01	R-M	R-M	vacant	Net		20	24		Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	2.67	R-M	R-M	vacant	Gross		20	21		Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	7.63	R-M	R-M	vacant	Gross		20	59		Very Low/Low	No	No	Yes
644180010	Unaccommodated 2008-2014 RHNA	2.49	R-M	R-M	vacant	Gross		20	19		Very Low/Low	No	No	Yes
657230005	Unaccommodated 2008-2014 RHNA	4.88	R-M	R-M	vacant	Gross		20	38		Very Low/Low	No	No	Yes
657230006	Unaccommodated 2008-2014 RHNA	4.89	R-M	R-M	vacant	Gross		20	38		Very Low/Low	No	No	Yes
657230013	Unaccommodated 2008-2014 RHNA	4.93	R-M	R-M	vacant	Gross		20	38		Very Low/Low	No	No	Yes
657230023	Unaccommodated 2008-2014 RHNA	4.82	R-M	R-M	vacant	Gross		20	38		Very Low/Low	No	No	Yes
657230025	Unaccommodated 2008-2014 RHNA	5.77	R-M	R-M	vacant	Gross		20	45		Very Low/Low	No	No	Yes
657230026	Unaccommodated 2008-2014 RHNA	4.08	R-M	R-M	vacant	Gross		20	32		Very Low/Low	No	No	Yes
662220015	Unaccommodated 2008-2014 RHNA	2.62	R-M	R-M	vacant	Gross		20	20		Very Low/Low	No	No	Yes
664130003	Unaccommodated 2008-2014 RHNA	3.56	R-M	R-M	vacant	Gross		20	28		Very Low/Low	No	No	Yes
667110009	Unaccommodated 2008-2014 RHNA	3.75	R-M	R-M	vacant	Gross		20	29		Very Low/Low	No	No	Yes
667110019	Unaccommodated 2008-2014 RHNA	9.04	R-M	R-M	vacant	Gross		20	70		Very Low/Low	No	No	Yes
667110020	Unaccommodated 2008-2014 RHNA	7.87	R-M	R-M	vacant	Gross		20	61		Very Low/Low	No	No	Yes
667110021	Unaccommodated 2008-2014 RHNA	7.90	R-M	R-M	vacant	Gross		20	62		Very Low/Low	No	No	Yes
667110022	Unaccommodated 2008-2014 RHNA	7.88	R-M	R-M	vacant	Gross		20	61		Very Low/Low	No	No	Yes
667110026	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Gross		20	55		Very Low/Low	No	No	Yes
667120002	Unaccommodated 2008-2014 RHNA	3.89	R-M	R-M	vacant	Gross		20	30		Very Low/Low	No	No	Yes
667120017	Unaccommodated 2008-2014 RHNA	6.97	R-M	R-M	vacant	Gross		20	54		Very Low/Low	No	No	Yes
667120025	Unaccommodated 2008-2014 RHNA	3.33	R-M	R-M	vacant	Net		20	40		Very Low/Low	No	No	Yes
667120029	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Net		20	85		Very Low/Low	No	No	Yes
667120043	Unaccommodated 2008-2014 RHNA	3.26	R-M	R-M	vacant	Gross		20	25		Very Low/Low	No	No	Yes
667120051	Unaccommodated 2008-2014 RHNA	2.68	R-M	R-M	vacant	Gross		20	21		Very Low/Low	No	No	Yes