

APPENDICES

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APPENDIX A: CONSULTATION SUMMARIES

From June through August 2022, staff consulted six stakeholders that provide services in the San Joaquin County region to obtain input on housing needs and programs. All stakeholders provided feedback via one-on-one interviews or with email responses. Representatives from the following organizations were interviewed:

- The Housing Authority of San Joaquin County
- The Building Industry Association (BIA) of the Greater Valley
- Central Valley Low Income Housing Corporation
- San Joaquin Fair Housing, Inc.
- STAND
- Visionary Home Builders of California

In each consultation, the stakeholders were asked the following questions, with variations, depending on the type of organization interviewed:

- Opportunities and Concerns: What three top opportunities do you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in this jurisdiction? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Summaries of each consultation are on the following pages.



Housing Authority of San Joaquin County

A consultation with a representative from the Housing Authority of San Joaquin County (HACSJ) was conducted on July 21, 2023. HACSJ works to connect low-income working families, the elderly, and residents with disabilities in San Joaquin County with affordable housing solutions. HACSJ provides educational resources for tenants and landlords, provides safe and affordable rental housing, and keeps an inventory of landlords that accept Section 8 Housing Choice Vouchers (HCVs).

The HCV program, formerly known as the Section 8 program, is a federal program that assists eligible residents with affording housing in the private market. A housing subsidy is paid to the landlord directly by the HACSJ on behalf of the participating household. The household then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program, which is generally 30 percent of their adjusted income. As of 2023, there are 4,980 households/individuals on the HCV waiting list. According to the HACSJ, these are 5,181 households/individuals in San Joaquin County using HCVs. Approximately 4,102 households and/or individuals in San Joaquin County receive rental assistance annually. Of the 4,102 households, 69 are in the unincorporated county. Furthermore, HACSJ owns and manages over 1,000 public housing units.

In consultation with the HACSJ, it was expressed that residents are having a hard time finding affordable rental units in 'good' or 'livable' condition. There seem to be many single-family housing units that need rehabilitation. It should also be noted that financial grants (Emergency Fund Grants) made available during COVID have started to disappear.

HACSJ stated that there are 800 landlords that accept HCVs in San Joaquin County and that partnerships with the County, developers, and the public can help bring about positive change surrounding the HCV program. The region is working on developing a Housing Trust Fund that could greatly improve housing affordability opportunity.

HACSJ acknowledged that there is a high demand for multifamily units, senior housing, and veteran housing in the unincorporated area of San Joaquin County, and for multifamily housing units in areas near agricultural land. According to the HASJC, one-bedroom units are very hard to find and therefore are often in high demand. Once a tenant moves into a one-bedroom unit, the unit stays occupied for a long duration of time. Additionally, there is a need for the construction of newer housing units. Since the majority of the housing stock was built between 1950 and 1980, there is a need for the construction of newer units. Additionally, there has not been much rehabilitation or updates on the existing older housing units.

Building Industry Association of the Greater Valley

The Building Industry Association (BIA) works with the building industry (e.g., title companies, insurance companies, banks, architects, engineers) to meet the housing needs of the communities the BIA serves. The BIA advocates for responsible development, land use, and building policies, and works to protect stable and livable-wage jobs.

In consultation with the BIA, barriers to providing affordable housing were expressed. This included that typically the public does not perceive new housing as positive; the cost to construct new affordable housing is too high; and that for affordable housing to be built, especially for lower-income households, incentives need to be offered to offset costs.

During consultation, it was noted that if more education was given regarding how new housing helps with increased revenue for local government, maybe it wouldn't be seen so negatively.

BIA also expressed opportunities for affordable housing. Stating that there is an opportunity for local organizations and government entities to incentivize the construction of housing, by reducing regulations on land development and providing substantial additional funding to assist in the development of more housing.

When it comes to density and housing type, it was acknowledged that there is not one specific density that works best for building affordable housing. Overall, the housing preferences with the highest demand are single-family detached housing; however, low-density development is the most expensive to purchase or develop. Even though higher-density projects, such as multifamily units, are more affordable to develop, they are not as high in demand as low-density, single-family housing. Recently, building housing has become more expensive. As a result, this cost has been passed along to homeowners, making it more expensive for median-income households to acquire or rent high-density projects.

Central Valley Low-Income Housing Corporation

The Central Valley Low-Income Housing Corporation (CVLIHC) provides permanent housing opportunities to homeless households in San Joaquin County. Through their rapid rehousing, CVLIHC provides tenant-based support by working with landlords, homeless prevention, and permanent housing through Project Homekey. CVLIHC is also the Homeless Management Information System (HMIS) lead agency. As part of a memorandum of understanding (MOU) with the Continuum of Care program, CVLIHC trains users and participating agencies, negotiates data agreement, conducts the Point-in-Time (PIT) homeless count, reports the number of beds available, and conducts Homeless Housing Assistance and prevention reporting to the state.

The CVLIHC has several funding sources for their programs: Continuum of Care Program from the United States Department of Housing and Urban Development (HUD), Emergency Solutions Grant, Mental Health Services Act Fund, and Homekey Funding. More specifically, funding coming from the CARES Act and the Emergency Solutions Grant is used for Rapid Re-Housing and Homeless Prevention rental assistance for those who meet the eligibility criteria.

In consultation with CVLIHC, it was expressed that the housing market in San Joaquin County is unaffordable for residents looking to own and rent and high levels of unaffordability in the county are directly correlated with increasing homelessness. Addressing homelessness has become an important issue in San Joaquin County, although there seems to be a disconnect between the public's understanding of how to address homelessness and current programs readily available to address homelessness. CVLIHC says there is insufficient staffing for homeless facilities, programs, and organizations that work to address homelessness. Furthermore, there may be a scattered focus when choosing which projects to fund, which may lead to non-strategic efforts for addressing homelessness issues. One approach CVLIHC would like to attempt is to own more single-family units to address the needs of persons in need of low-barrier and permanent housing. Owning the units does away with the need to negotiate with any landlords.

CVLIHC expressed that there needs to be more investment in coordinated entry efforts that can provide individuals and families with quick access to seeking assistance through a coordinated referral and housing placement. There also needs to be collaboration with other community organizations to better serve greater parts of the community. CVLIHC would like the County and other jurisdictions to implement adaptive reuse in communities where residential and



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nonresidential uses are present. This could happen in the way of rehabilitation of motels to housing units, which also assist in the quality of neighborhoods. CVLIHC looks to own a variety of housing units as well as continuing to partner with landlords to maintain an adequate inventory of affordable housing options.

During COVID, financial and nonfinancial resources that went towards preventing homelessness were effective in keeping people from becoming newly homeless. However, it was difficult to move people into supportive housing. Post-COVID, the housing market has opened slightly and moving people off the streets has just started. The Emergency Solutions Grant and the CARES Act, specifically ESG-CV funds, were made available during COVID and are still available and are being used to continue Rapid Re-Housing and Homeless Prevention programs. The expenditure deadline for these funds is September 2023 and because of the ESG Rules and Regulations, there are limitation on how those funds can be spent.

San Joaquin Fair Housing, Inc.

A consultation with two representatives from San Joaquin Fair Housing (SJFH) was conducted on August 10, 2023. SJFH works to eliminate discrimination in housing and to ensure that residents of San Joaquin County have equal access to safe, affordable housing. The services SJFH provide include educating tenants and landlords on their rights and responsibilities. SJFH tracks all fair housing complaints by jurisdiction and by type of complaint into a database. Furthermore, the database is organized by household type, income level, tenure, and city.

Based on conversations with SJFH, repair issues, discrimination, illegal notices, and retaliation from landlords were the most common fair housing complaints. For example, there often are cases where a tenant reports a repair issue and a landlord attempts eviction. In these cases of retaliation, SJFH first contacts the landlord to remind them of their rights and responsibilities. In the cases where the landlords refuse a repair, SJFH contacts code enforcement. One of the most common complaints received by SJFH is landlord negligence regarding repairs. Often, a change in weather conditions brings increasing complaints, including leaking roofs in the winter or a broken heating, ventilation, and air conditioning (HVAC) system in the summer. Complaints are not limited to one specific jurisdiction and occur countywide. SJFH identified that due to costs associated with making repairs, landlords do not always keep rental units in safe and livable conditions. Currently, the City of Stockton has an inspection of rental units where landlords self-report the condition of their units and as of 2023, the City has checked about 10 percent of the reported units. Additionally, other service providers identified that some housing providers are reluctant and resistant to accepting Housing Choice Vouchers (HCV) (Section 8), despite legal requirements. This, paired with a shortage of HCVs to meet demand, has created barriers for lower-income households seeking affordable housing options. SJFH maintains an inventory list of rentals where HCV vouchers are accepted by private owners in San Joaquin County. This list has decreased from 20 private owners to only 3 private owners.

According to the SJFH, the rise of housing prices due to people moving to San Joaquin County from the Bay Area has contributed to the decrease of available housing stock. During the pandemic, lower-income families who needed access to affordable housing were especially challenged because the expenses associated with utilities were at an all-time high. According to SJFH, current rental prices do not match the income of the region, resulting in overpayment for housing and a growing need for financial assistance for lower-income families. SJFH also works to bring attention to the increasing number of unhoused families who are beginning to make up a large demographic of the current homeless population in San Joaquin County.

SJFH has identified the housing needs for seniors and large families. Since seniors are often on a fixed income and subsidized rent remains stable, subsidized senior housing is often full and has minimal turnover. SJFH said that subsidized housing has a two to three year waiting list and there does not seem to be any available alternatives for seniors. It has also become increasingly difficult for lower-income large families to find and afford rental homes with three to four bedrooms.

STAND

A consultation was conducted with a representative of STAND on July 12, 2023. STAND works to make minority and low-income neighborhoods safer and more desirable places to live. STAND has been able to extend resources throughout Stockton city limits and adjacent unincorporated county neighborhoods. STAND also buys, builds, and rehabilitates homes before selling them to low- and moderate-income households. Additionally, STAND works to connect residents with First-Time Homebuyer Loans. As of August 2023, STAND has four apartment buildings available for low-income households, three single-family rentals, and three shared homes for homeless individuals. STAND has no rehabilitated properties in the unincorporated county but has several single-family homes.

In consultation with STAND, the stakeholder identified recent home flipping activity as a barrier for families hoping to become homeowners. Home flipping is leaving little to no stock of affordable housing and has become a competing entity for lower-income families who want to purchase homes. Furthermore, market factors have also affected access to homeownership for lower-income families. For example, during the pandemic, the federal reserve lowered interest rates to zero, which increased competition in the housing market. Fast forwarding to the current housing market, interest rates for loans have become too high for homebuyers. Another theme that emerged was the cost of constructing affordable housing and the impact of increasing cost of housing on financial assistance programs. Currently, the cost of constructing affordable units has increased due to prevailing wages and increasing cost of material. Furthermore, housing has continued to become increasingly unaffordable to residents who have access to assistance programs and Section 8 HCVs.

Accessible housing was also identified as a barrier to housing. Instances of landlords declining to modify homes to include ramps or other compliance measures has lessened housing options for individuals with disabilities. Additionally, STAND shared that ADA compliance is expensive to install for developers, landlords, and homeowners. STAND expressed that many single-family homes suffered from blight and there is a need for rehabilitation. Strategies for addressing housing condition included collaborative partnerships between STAND and the Housing Authority of San Joaquin County to identify funds and other partnerships to fix up the units. STAND also acknowledged that all housing types are in demand; however, housing units for large families are especially needed. Specifically, affordable rental units with three to four bedrooms.

Visionary Home Builders of California

Visionary Home Builders of California (VHB) work to rehabilitate and develop affordable housing units for low-income households, farmworkers, and seniors. VHB has implemented adaptive reuse strategies to increase the affordable housing stock within the City of Stockton. Adaptive reuse is the process of reusing an existing building for a purpose other than which it was originally built or designed for. Between 2015 and 2022, VHB rehabilitated 50 single-family homes and 75 multifamily units within city limits. The typical construction costs of rehabilitation construction are



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between \$60,000 and \$100,000, while the typical cost of new construction is \$600,000 a unit. Therefore, the costs associated with rehabilitation are more affordable than constructing new housing.

In consultation with VHB, it was mentioned that barriers to providing affordable housing included cost of living, construction costs, funding sources, and collaborative relationships. VHB identified that the cost of living is only increasing and causing home affordability to be more difficult. The costs associated with constructing housing units are too high. VHB says that banks are hesitant to loan large amounts of money to affordable housing developers and says there needs to be alternative funding sources identified or created. There also needs to be a supportive relationship between affordable housing organizations and the local council of government.

VHB identified a Regional Housing Trust Fund and adaptive reuse strategies as opportunities to expand and increase the affordable housing stock. A regional housing trust fund is needed so funding is no longer a constraint to building affordable housing. The success of the trust fund is founded on full participation of the County and neighboring jurisdictions. The trust fund would result in the development of more affordable housing by providing financial assistance to participating jurisdictions. Additional opportunities to build affordable housing include adaptive reuse principles of County- or City-owned buildings that are now abandoned. Using government-owned buildings allows for development costs to be lowered because the existing facility connections are already there. VHB expressed that adaptive reuse and rehabilitation have been the most cost-effective solution, including mixed-use housing opportunities.

VHB also cited the importance of educating the public on the difference between affordable housing and housing that addresses homelessness. For example, housing that addresses homelessness often has medical staff and security that are required to be present to address the different needs of that population. Affordable housing for lower-income households does not require the same wrap-around services but rather childcare or enrichment programs. Overall, perceptions of affordable housing have slowly shifted among the community. The pandemic changed how the community perceived access to affordable housing, especially as housing affordability became a noticeable problem. Recently, the community has recognized that access and availability of affordable housing is an issue that needs to be addressed.

APPENDIX B: AFH SITES ANALYSIS TABLES

TABLE 7-78 SITES ANALYSIS: OPPORTUNITY, SEGREGATION, AND DISPLACEMENT													
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				TCAC Opportunity Area Designation	In an Area of High Segregation and Poverty?	In a Racially Concentrated Area of Affluence?	Overall Displacement Risk	Median Household Income	Percent of Households with Low to Moderate income	Percent of Households with Income Under the Poverty Line	Percent of Population Non-White
		Lower	Moderate	Above Moderate	Total								
August													
15.01	1286	2.95%	0.39%	0.06%	0.67%	Moderate Resource	No	No	Lower Displacement Risk	\$83,036	59.32	11	94.7
15.02	1185	0.00%	0.22%	0.08%	0.12%	Moderate Resource	No	No	Lower Displacement Risk	\$42,024	59.32	23.4	83.8
16	751	0.00%	0.13%	0.02%	0.06%	Low Resource	No	No	At Risk of Displacement	\$51,599	45.32	22.6	83.0
17	1116	0.64%	0.56%	0.27%	0.45%	High Segregation & Poverty	Yes	No	Lower Displacement Risk	\$48,673	82.08	28	83.0
Banta/Stoneridge													
52.14	1912	2.41%	0.00%	0.08%	0.43%	High Resource	No	No	Lower Displacement Risk	\$118,889	30.28	3.7	70.5
Country Club													
10	1961	0.00%	1.02%	0.04%	0.43%	Moderate Resource	No	No	Lower Displacement Risk	\$71,137	34.69	14.9	69.3
11.01	1791	0.00%	0.22%	0.00%	0.09%	Low Resource	No	No	Lower Displacement Risk	\$75,345	35.57	9.9	66.3
11.02	1941	0.00%	0.28%	0.00%	0.11%	Low Resource	No	No	Lower Displacement Risk	\$53,586	55.57	14.5	70.8
French Camp and Taft Mosswood													
24.02	622	0.00%	5.96%	0.00%	2.42%	Low Resource	No	No	Lower Displacement Risk	\$50,104	63.62	23.2	97.5
38.03	1053	9.81%	2.45%	0.55%	2.84%	Low Resource	No	No	Lower Displacement Risk	\$87,344	44.72	11.1	81.2
Garden Acres													
27.01	1883	1.02%	1.60%	0.20%	0.91%	Low Resource	No	No	Lower Displacement Risk	\$49,053	54.11	15.4	85.6
27.02	1028	0.00%	6.09%	0.00%	2.47%	Low Resource	No	No	Lower Displacement Risk	\$48,914	51.5	12.5	89
Unincorporated "Island" Areas in Central Stockton													
8.02	438	0.00%	1.63%	0.00%	0.66%	Low Resource	No	No	Lower Displacement Risk	\$63,333	56.25	9.2	98.5
13	1949	0.00%	0.11%	0.00%	0.04%	High Resource	No	No	Lower Displacement Risk	\$60,723	58.73	13.5	72.6
14	1736	0.00%	0.02%	0.00%	0.01%	Moderate Resource	No	No	Lower Displacement Risk	\$50,217	47.31	24.1	65.4
Kennedy													
21	1579	1.61%	0.41%	0.00%	0.43%	Low Resource	No	No	At Risk of Displacement	\$43,594	69.95	25.4	93.4
22.02	1293	0.00%	1.34%	0.00%	0.55%	High Segregation & Poverty	Yes	No	At Risk of Displacement	\$40,152	65.71	33.1	97.6
28	1727	0.00%	0.26%	0.00%	0.11%	Low Resource	No	No	Lower Displacement Risk	\$56,230	53.7	20.7	92.9
Morada													
35.01	794	0.00%	0.00%	0.41%	0.18%	Highest Resource	No	No	Lower Displacement Risk	\$83,542	32.37	5.9	28.7
35.02	1100	0.48%	0.00%	0.84%	0.44%	Highest Resource	No	No	Lower Displacement Risk	\$82,045	32.37	12.8	24.1



TABLE 7-78 SITES ANALYSIS: OPPORTUNITY, SEGREGATION, AND DISPLACEMENT													
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		Lower	Moderate	Above Moderate	Total								
Linden													
48	2071	0.75%	0.07%	0.41%	0.33%	High Resource	No	No	Lower Displacement Risk	\$91,358	33.65	10.5	49.2
Lockeford													
47.01	1,237	1.29%	19.06%	0.43%	8.13%	High Resource	No	No	Lower Displacement Risk	\$80,231	34.8	11.9	36.8
Mountain House													
52.21	2,744	0.00%	18.95%	0.20%	7.78%	Highest Resource	No	No	Lower Displacement Risk	\$160,291	16.43	2.1	71.4
52.22	1,199	25.74%	0.00%	0.16%	4.29%	Highest Resource	No	No	Lower Displacement Risk	\$160,067	16.43	0.0	55.1
52.23	2,005	22.73%	28.32%	92.64%	55.08%	Highest Resource	No	No	Lower Displacement Risk	\$136,639	16.43	6.4	81.3
Noble Acres													
36.02	1,225	0.00%	0.00%	0.10%	0.04%	Low Resource	No	No	Lower Displacement Risk	\$53,027	55.57	22.9	70.8
Terminous and Thornton													
40.01	771	4.83%	0.50%	1.72%	1.73%	Low Resource	No	No	Lower Displacement Risk	\$45,250	47.88	26.1	57.7
Woodbridge													
41.05	2,109	0.48%	0.30%	0.04%	0.22%	Highest Resource	No	No	Lower Displacement Risk	\$102,383	37.88	6.4	29.8
Woodbridge, Victor, Collierville, and Acampo													
46	2,099	0.00%	0.00%	0.18%	0.08%	High Resource	No	No	Lower Displacement Risk	\$74,107	38.87	5.6	38.8
Victor, Lockeford, and Clements													
47.04	1,665	1.98%	0.00%	0.10%	0.37%	Moderate Resource	No	No	Lower Displacement Risk	\$82,734	30.58	6.9	38.8
Clements													
47.03	1,390	0.97%	0.00%	0.27%	0.27%	Moderate Resource	No	No	Lower Displacement Risk	\$107,750	31.03	8.5	37.3
Other, Including Units Not Within Planning Areas or CDPs													
18	1,089	0.38%	0.28%	0.08%	0.21%	Low Resource	No	No	Lower Displacement Risk	\$57,608	67.11	18.6	89.8
20	1,095	0.00%	1.04%	0.00%	0.42%	High Segregation & Poverty	Yes	No	At Risk of Displacement	\$38,537	71.3	34.6	91.8
32.03	1,405	0.00%	0.65%	0.00%	0.26%	Highest Resource	No	No	Lower Displacement Risk	\$82,240	28.99	6.5	48.3
32.05	1,363	0.00%	0.15%	0.00%	0.06%	Moderate Resource	No	No	Lower Displacement Risk	\$79,391	31.83	10.6	65.3
32.1	888	0.00%	0.35%	0.00%	0.14%	Moderate Resource	No	No	Lower Displacement Risk	\$85,976	20.1	8.3	64.5
32.18	872	0.27%	0.00%	0.00%	0.04%	Highest Resource	No	No	Lower Displacement Risk	\$78,494	26.49	10.8	75.1
32.19	2,692	3.54%	0.00%	0.00%	0.58%	Highest Resource	No	No	Lower Displacement Risk	\$102,896	26.49	5.2	81.2
35.04	1,948	1.23%	0.00%	0.00%	0.20%	Highest Resource	No	No	Lower Displacement Risk	\$83,333	32.37	8.6	85.8
36.01	1,154	3.54%	0.30%	0.14%	0.77%	Moderate Resource	No	No	Lower Displacement Risk	\$56,557	31.22	14.5	54.3
37	1,246	0.00%	4.18%	0.00%	1.70%	Low Resource	No	No	Lower Displacement Risk	\$41,447	52.94	30.8	67.6
41.06	611	5.90%	0.00%	0.04%	0.99%	Highest Resource	No	No	Lower Displacement Risk	\$106,696	46.21	9.2	44.9

TABLE 7-78 SITES ANALYSIS: OPPORTUNITY, SEGREGATION, AND DISPLACEMENT													
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		Lower	Moderate	Above Moderate	Total								
41.07	1,084	0.00%	0.00%	0.10%	0.04%	Highest Resource	No	No	Lower Displacement Risk	\$61,774	26.01	3.5	65.7
51.22	2,012	0.64%	0.02%	0.00%	0.11%	Highest Resource	No	No	Lower Displacement Risk	\$115,851	27.51	6.6	76.5
51.26	1,372	0.00%	0.00%	0.04%	0.02%	High Resource	No	No	Lower Displacement Risk	\$68,182	39.65	5.8	66.1
51.31	1,224	1.66%	0.00%	0.00%	0.27%	Low Resource	No	No	Lower Displacement Risk	\$71,534	36.13	13.3	63.1
52.13	865	0.00%	0.00%	0.08%	0.04%	Highest Resource	No	No	Lower Displacement Risk	\$126,442	11.68	1.1	64.0
52.15	1,285	0.00%	0.00%	0.33%	0.14%	High Resource	No	No	Lower Displacement Risk	\$160,953	30.28	7.4	59.4
52.19	1,491	0.00%	0.00%	0.02%	0.01%	Highest Resource	No	No	Lower Displacement Risk	\$142,835	22.32	5.4	69.6
52.25	1,167	0.00%	2.84%	0.00%	1.15%	Highest Resource	No	No	Lower Displacement Risk	\$92,650	16.43	4.8	56.5
53.12	972	0.00%	0.28%	0.00%	0.11%	Low Resource	No	No	Lower Displacement Risk	\$96,250	38.18	7.2	64.8
55.02	651	0.43%	0.00%	0.33%	0.21%	High Resource	No	Yes	Lower Displacement Risk	\$150,511	10.29	9.7	69.0
55.03	601	4.72%	0.00%	0.02%	0.78%	Moderate Resource	No	No	Lower Displacement Risk	\$52,583	29.25	16.6	43.0

Note: Unit percentages are bolded where a census tract contains at least 1.00 percent of RHNA units, either within the income category or as a percentage of all RHNA units.

Source: TCAC, 2023; ACS, 2017-2021; California Urban Displacement Project,2022



TABLE 7-79 SITES ANALYSIS: ENVIRONMENT, JOBS, EDUCATION, AND TRANSPORTATION								
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				TCAC Education Score	CalEnviroScreen Percentile	Housing and Transit Costs as a Percentage of Income
		Lower	Moderate	Above Moderate	Total			
August								
15.01	1,286	2.95%	0.39%	0.06%	0.67%	0.49	90	53%
15.02	1,185	0.00%	0.22%	0.08%	0.12%	0.49	90	34%
16	751	0.00%	0.13%	0.02%	0.06%	0.15	87	39%
17	1,116	0.64%	0.56%	0.27%	0.45%	0.17	92	40%
Banta/Stoneridge								
52.14	1,912	2.41%	0.00%	0.08%	0.43%	0.91	72	69%
Country Club								
10	1,961	0.00%	1.02%	0.04%	0.43%	0.56	85	56%
11.01	1,791	0.00%	0.22%	0.00%	0.09%	0.08	64	49%
11.02	1941	0.00%	0.28%	0.00%	0.11%	0.15	69	42%
French Camp and Taft Mosswood								
24.02	622	0.00%	5.96%	0.00%	2.42%	0.03	97	45%
38.03	1,053	9.81%	2.45%	0.55%	2.84%	0.20	99	53%
Garden Acres								
27.01	1,883	1.02%	1.60%	0.20%	0.91%	0.06	93	45%
27.02	1,028	0.00%	6.09%	0.00%	2.47%	0.07	78	42%
Unincorporated "Island" Areas in Central Stockton								
8.02	438	0.00%	1.63%	0.00%	0.66%	0.13	99	45%
13	1,949	0.00%	0.11%	0.00%	0.04%	0.54	71	38%
14	1,736	0.00%	0.02%	0.00%	0.01%	0.51	79	51%
Kennedy								
21	1,579	1.61%	0.41%	0.00%	0.43%	0.05	88	40%
22.02	1,293	0.00%	1.34%	0.00%	0.55%	0	81	42%
28	1,727	0.00%	0.26%	0.00%	0.11%	0.02	88	55%
Morada								
35.01	794	0.00%	0.00%	0.41%	0.18%	0.83	69	69%
35.02	1,100	0.48%	0.00%	0.84%	0.44%	0.83	69	19%
Linden								
48	2,071	0.75%	0.07%	0.41%	0.33%	0.63	44	63%
Lockeford								
47.01	1,237	1.29%	19.06%	0.43%	8.13%	0.667	66	63%
Mountain House								
52.21	2,744	0.00%	18.95%	0.20%	7.78%	1	58	75%
52.22	1,199	25.74%	0.00%	0.16%	4.29%	1	58	72%

TABLE 7-79 SITES ANALYSIS: ENVIRONMENT, JOBS, EDUCATION, AND TRANSPORTATION								
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				TCAC Education Score	CalEnviroScreen Percentile	Housing and Transit Costs as a Percentage of Income
		Lower	Moderate	Above Moderate	Total			
52.23	2,005	22.73%	28.32%	92.64%	55.08%	1	58	27%
Noble Acres								
36.02	1,225	0.00%	0.00%	0.10%	0.04%	0.23	53	60%
Terminous and Thornton								
40.01	771	4.83%	0.50%	1.72%	1.73%	0.61	81	46%
Woodbridge								
41.05	2,109	0.48%	0.30%	0.04%	0.22%	0.87	36	73%
Woodbridge, Victor, Collierville, and Acampo								
46	2,099	0.00%	0.00%	0.18%	0.08%	0.75	54	70%
Victor, Lockeford, and Clements								
47.04	1,665	1.98%	0.00%	0.10%	0.37%	0.39	43	65%
Clements								
47.03	1,390	0.97%	0.00%	0.27%	0.27%	0.39	32	73%
Other, Including Units Not Within Planning Areas or CDPs								
18	1,089	0.38%	0.28%	0.08%	0.21%	0.11	94	41%
20	1,095	0.00%	1.04%	0.00%	0.42%	0.09	97	42%
32.03	1,405	0.00%	0.65%	0.00%	0.26%	0.64	63	50%
32.05	1,363	0.00%	0.15%	0.00%	0.06%	0.29	59	44%
32.1	888	0.00%	0.35%	0.00%	0.14%	0.23	44	50%
32.18	872	0.27%	0.00%	0.00%	0.04%	0.80	50	54%
32.19	2,692	3.54%	0.00%	0.00%	0.58%	0.80	50	65%
35.04	1,948	1.23%	0.00%	0.00%	0.20%	0.83	69	55%
36.01	1,154	3.54%	0.30%	0.14%	0.77%	0.49	67	50%
37	1,246	0.00%	4.18%	0.00%	1.70%	0.07	94	28%
41.06	611	5.90%	0.00%	0.04%	0.99%	0.86	54	61%
41.07	1,084	0.00%	0.00%	0.10%	0.04%	0.83	72	60%
51.22	2,012	0.64%	0.02%	0.00%	0.11%	0.97	79	66%
51.26	1,372	0.00%	0.00%	0.04%	0.02%	0.85	75	42%
51.31	1,224	1.66%	0.00%	0.00%	0.27%	0.71	94	57%
52.13	865	0.00%	0.00%	0.08%	0.04%	0.78	43	81%
52.15	1,285	0.00%	0.00%	0.33%	0.14%	0.91	72	87%
52.19	1,491	0.00%	0.00%	0.02%	0.01%	0.98	28	72%
52.25	1,167	0.00%	2.84%	0.00%	1.15%	1	58	67%
53.12	972	0.00%	0.28%	0.00%	0.11%	0.12	67	58%
55.02	651	0.43%	0.00%	0.33%	0.21%	0.73	55	84%



TABLE 7-79 SITES ANALYSIS: ENVIRONMENT, JOBS, EDUCATION, AND TRANSPORTATION								
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				TCAC Education Score	CalEnviroScreen Percentile	Housing and Transit Costs as a Percentage of Income
		Lower	Moderate	Above Moderate	Total			
55.03	601	4.72%	0.00%	0.02%	0.78%	0.74	55	63%

Note: Unit percentages are bolded where a census tract contains at least 1.00 percent of RHNA units, either within the income category or as a percentage of all RHNA units.

Source: ACS, 2017-2021; CalEnviroScreen 4.0; Center for Neighborhood Technology

TABLE 7-80 SITES ANALYSIS: SPECIAL HOUSING NEEDS							
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				Percent of Population with a Disability	Percent of Children in Female-Headed Households
		Lower	Moderate	Above Moderate	Total		
August							
15.01	1,286	2.95%	0.39%	0.06%	0.67%	10.7	13.1
15.02	1,185	0.00%	0.22%	0.08%	0.12%	12.2	11.2
16	751	0.00%	0.13%	0.02%	0.06%	14.4	25.4
17	1,116	0.64%	0.56%	0.27%	0.45%	14	24.5
Banta/Stoneridge							
52.14	1,912	2.41%	0.00%	0.08%	0.43%	11.3	2.2
Country Club							
10	1,961	0.00%	1.02%	0.04%	0.43%	13.5	15.9
11.01	1,791	0.00%	0.22%	0.00%	0.09%	17.9	24.4
11.02	1,941	0.00%	0.28%	0.00%	0.11%	12.5	12.7
French Camp and Taft Mosswood							
24.02	622	0.00%	5.96%	0.00%	2.42%	19.2	9.6
38.03	1,053	9.81%	2.45%	0.55%	2.84%	8.8	15.5
Garden Acres							
27.01	1,883	1.02%	1.60%	0.20%	0.91%	14.6	9
27.02	1,028	0.00%	6.09%	0.00%	2.47%	18.1	26.5
Unincorporated "Island" Areas in Central Stockton							
8.02	438	0.00%	1.63%	0.00%	0.66%	7.2	0
13	1,949	0.00%	0.11%	0.00%	0.04%	9.4	22.9
14	1,736	0.00%	0.02%	0.00%	0.01%	24.3	31.7
Kennedy							
21	1,579	1.61%	0.41%	0.00%	0.43%	12.4	28.3
22.02	1,293	0.00%	1.34%	0.00%	0.55%	12.8	43.4
28	1,727	0.00%	0.26%	0.00%	0.11%	9.7	14.5
Morada							
35.01	794	0.00%	0.00%	0.41%	0.18%	20	0
35.02	1,100	0.48%	0.00%	0.84%	0.44%	22.6	16
Linden							
48	2,071	0.75%	0.07%	0.41%	0.33%	8.5	14.7
Lockeford							
47.01	1,237	1.29%	19.06%	0.43%	8.13%	9.9	27.3
Mountain House							
52.21	2,744	0.00%	18.95%	0.20%	7.78%	6.9	3.4



TABLE 7-80 SITES ANALYSIS: SPECIAL HOUSING NEEDS							
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				Percent of Population with a Disability	Percent of Children in Female-Headed Households
		Lower	Moderate	Above Moderate	Total		
52.22	1,199	25.74%	0.00%	0.16%	4.29%	8.6	24.2
52.23	2,005	22.73%	28.32%	92.64%	55.08%	1.7	3.5
Noble Acres							
36.02	1,225	0.00%	0.00%	0.10%	0.04%	10.2	24.7
Terminous and Thornton							
40.01	771	4.83%	0.50%	1.72%	1.73%	18.2	30.6
Woodbridge							
41.05	2,109	0.48%	0.30%	0.04%	0.22%	10.1	3.8
Woodbridge, Victor, Collierville, and Acampo							
46	2,099	0.00%	0.00%	0.18%	0.08%	11.3	36.9
Victor, Lockeford, and Clements							
47.04	1,665	1.98%	0.00%	0.10%	0.37%	11.5	12.5
Clements							
47.03	1,390	0.97%	0.00%	0.27%	0.27%	14.3	1.4
Other, Including Units Not Within Planning Areas or CDPs							
18	z	0.38%	0.28%	0.08%	0.21%	11.1	25.5
20	1,095	0.00%	1.04%	0.00%	0.42%	18.3	35.3
32.03	1,405	0.00%	0.65%	0.00%	0.26%	14.7	19.6
32.05	1,363	0.00%	0.15%	0.00%	0.06%	12.7	10.6
32.1	888	0.00%	0.35%	0.00%	0.14%	21.6	21.6
32.18	872	0.27%	0.00%	0.00%	0.04%	18.6	20.9
32.19	2,692	3.54%	0.00%	0.00%	0.58%	12.8	6.4
35.04	1,948	1.23%	0.00%	0.00%	0.20%	11.9	20.5
36.01	1,154	3.54%	0.30%	0.14%	0.77%	23.5	9.3
37	1,246	0.00%	4.18%	0.00%	1.70%	28.8	8.1
41.06	611	5.90%	0.00%	0.04%	0.99%	6.6	9.3
41.07	1,084	0.00%	0.00%	0.10%	0.04%	10.1	8.4
51.22	2,012	0.64%	0.02%	0.00%	0.11%	9.7	1.3
51.26	1,372	0.00%	0.00%	0.04%	0.02%	12.4	13.9
51.31	1,224	1.66%	0.00%	0.00%	0.27%	19.2	17.2
52.13	865	0.00%	0.00%	0.08%	0.04%	8.6	2.4
52.15	1,285	0.00%	0.00%	0.33%	0.14%	8.5	3.3
52.19	1,491	0.00%	0.00%	0.02%	0.01%	9.5	10.1
52.25	1,167	0.00%	2.84%	0.00%	1.15%	3.6	0
53.12	972	0.00%	0.28%	0.00%	0.11%	17.5	22

TABLE 7-80 SITES ANALYSIS: SPECIAL HOUSING NEEDS							
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				Percent of Population with a Disability	Percent of Children in Female-Headed Households
		Lower	Moderate	Above Moderate	Total		
55.02	651	0.43%	0.00%	0.33%	0.21%	8.2	3.8
55.03	601	4.72%	0.00%	0.02%	0.78%	16.1	18.5

Note: Unit percentages are bolded where a census tract contains at least 1.00 percent of RHNA units, either within the income category or as a percentage of all RHNA units.

Source: ACS, 2017-2021



TABLE 7-81 SITES ANALYSIS: SITES FOR FARMWORKER HOUSING										
Census Tract	Farmworker Units	Percent of Farmworker Units	Opportunity Category (Tract, TCAC 2023)	Percent of Population whose income in the past 12 months is below poverty level (Tract, ACS 2021)	RCAA (Tract, HCD 2019)	Education Domain Score (Tract, TCAC 2023)	CES 4.0 Composite Score Percentile	Decade Majority of Units Built (Tract, ACS 2021)	Percent of Renter Occupied Households (Tract, ACS 2021)	Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income (Tract, ACS 2021)
35.02	12	2.4%	Highest Resource	12.8	0	0.83	69	1970-1979	11.0	0.0
36.01	18	3.7%	Moderate Resource	14.5	0	0.49	67	1970-1979	21.2	29.8
36.02	36	7.3%	Low Resource	22.9	0	0.23	53	Prior to 1939	42.2	42.6
47.04	24	4.9%	Moderate Resource	6.9	0	0.39	43	1970-1979	30.3	32.9
48	60	12.2%	High Resource	10.5	0	0.63	44	1980-1989	35.6	27.6
49.05	72	14.6%	High Resource	8.2	0	0.91	59	1990-2000	31.1	22.0
49.06	48	9.8%	High Resource	18	0	0.91	59	2000-2009	41.6	18.0
50.03	90	18.3%	Highest Resource	13.2	1	0.99	52	2000-2009	19.9	9.2
51.31	30	6.1%	Low Resource	13.3	0	0.71	94	1970-1979	41.3	38.6
51.35	18	3.7%	Highest Resource	6.4	0	0.96	65	2000-2009	13.5	40.7
52.13	18	3.7%	Highest Resource	1.1	0	0.78	43	2000-2009	20.9	16.6
52.14	18	3.7%	High Resource	3.7	0	0.91	72	2010-2019	20.5	51.3
52.25	6	1.2%	Highest Resource	4.8	0	1.00	58	2010-2019	66.1	56.2
55.02	30	6.1%	High Resource	9.7	1	0.73	55	2000-2009	20.3	53.8
55.03	12	2.4%	Moderate Resource	16.6	0	0.74	55	1950-1959	22.1	28.6

TABLE 7-82 SITES ANALYSIS: OVERCROWDING AND OVERPAYMENT									
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				Percent of Households that are Renters	Percent of Households Experiencing Overcrowding	Percent of Renters Overpaying for Housing	Percent of Owners Overpaying for Housing
		Lower	Moderate	Above Moderate	Total				
August									
15.01	1286	2.95%	0.39%	0.06%	0.67%	39.2	26.52	50.6	20.9
15.02	1185	0.00%	0.22%	0.08%	0.12%	60.7	9.62	48.7	28.7
16	751	0.00%	0.13%	0.02%	0.06%	67.9	15.31	58.4	7.7
17	1116	0.64%	0.56%	0.27%	0.45%	51.3	13.17	52.8	43
Banta and Stoneridge									
52.14	1912	2.41%	0.00%	0.08%	0.43%	20.5	3.14	51.3	44.9
Country Club									
10	1961	0.00%	1.02%	0.04%	0.43%	26.5	1.27	71.5	42.3
11.01	1791	0.00%	0.22%	0.00%	0.09%	33.0	4.30	53.3	38.4
11.02	1941	0.00%	0.28%	0.00%	0.11%	52.0	7.62	56.8	35.2
French Camp and Taft Mosswood									
24.02	622	0.00%	5.96%	0.00%	2.42%	60.9	9.16	57.3	11.2
38.03	1053	9.81%	2.45%	0.55%	2.84%	40.0	19.47	35.4	23.4
Garden Acres									
27.01	1883	1.02%	1.60%	0.20%	0.91%	49.7	15.61	42.4	44
27.02	1028	0.00%	6.09%	0.00%	2.47%	47.3	9.73	44.7	46
Unincorporated "Island" Areas in Central Stockton									
8.02	438	0.00%	1.63%	0.00%	0.66%	61.9	24.66	23.6	100
13	1949	0.00%	0.11%	0.00%	0.04%	51.2	3.95	55.3	25.6
14	1736	0.00%	0.02%	0.00%	0.01%	57.9	2.13	53.3	23.1
Kennedy									
21	1579	1.61%	0.41%	0.00%	0.43%	44.3	15.26	66.3	39.9
22.02	1293	0.00%	1.34%	0.00%	0.55%	62.4	17.56	63.4	56
28	1727	0.00%	0.26%	0.00%	0.11%	24.5	3.01	46.6	47.3
Morada									
35.01	794	0.00%	0.00%	0.41%	0.18%	4.8	0.00	63.2	49.2
35.02	1100	0.48%	0.00%	0.84%	0.44%	11.0	0.00	0	12.3
Linden									
48	2071	0.75%	0.07%	0.41%	0.33%	35.6	3.57	27.6	43.4
Lockeford									
47.01	1237	1.29%	19.06%	0.43%	8.13%	12.9	5.58	80	41.8
Mountain House									
52.21	2744	0.00%	18.95%	0.20%	7.78%	37.3	1.90	27	15.3



TABLE 7-82 SITES ANALYSIS: OVERCROWDING AND OVERPAYMENT									
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				Percent of Households that are Renters	Percent of Households Experiencing Overcrowding	Percent of Renters Overpaying for Housing	Percent of Owners Overpaying for Housing
		Lower	Moderate	Above Moderate	Total				
52.22	1199	25.74%	0.00%	0.16%	4.29%	32.8	18.60	24.9	5.6
52.23	2005	22.73%	28.32%	92.64%	55.08%	16.4	12.62	93	28.5
Noble Acres									
36.02	1225	0.00%	0.00%	0.10%	0.04%	42.2	11.10	42.6	16.8
Terminous and Thornton									
40.01	771	4.83%	0.50%	1.72%	1.73%	42.3	3.76	37.4	53.8
Woodbridge									
41.05	2109	0.48%	0.30%	0.04%	0.22%	20.4	3.98	30	26
Woodbridge, Victor, Collierville, and Acampo									
46	2099	0.00%	0.00%	0.18%	0.08%	41.0	6.24	47.4	43.9
Victor, Lockeford, and Clements									
47.04	1665	1.98%	0.00%	0.10%	0.37%	30.3	1.86	32.9	31.5
Clements									
47.03	1390	0.97%	0.00%	0.27%	0.27%	19.9	5.04	49.5	39.4
Other, Including Units Not Within Planning Areas or CDPs									
18	1089	0.38%	0.28%	0.08%	0.21%	56.9	9.37	44.2	13.7
20	1095	0.00%	1.04%	0.00%	0.42%	48.9	11.96	63.4	37.4
32.03	1405	0.00%	0.65%	0.00%	0.26%	21.8	0.00	55.2	26.6
32.05	1363	0.00%	0.15%	0.00%	0.06%	31.7	6.02	47.5	27.5
32.1	888	0.00%	0.35%	0.00%	0.14%	43.5	4.17	80.3	25.9
32.18	872	0.27%	0.00%	0.00%	0.04%	26.3	0.00	73.4	17.7
32.19	2692	3.54%	0.00%	0.00%	0.58%	17.3	3.79	49.9	31.8
35.04	1948	1.23%	0.00%	0.00%	0.20%	19.7	5.95	55.4	40.6
36.01	1154	3.54%	0.30%	0.14%	0.77%	21.2	2.34	29.8	59.7
37	1246	0.00%	4.18%	0.00%	1.70%	42.8	5.14	44.7	73.4
41.06	611	5.90%	0.00%	0.04%	0.99%	31.4	12.27	2.6	31.1
41.07	1084	0.00%	0.00%	0.10%	0.04%	31.8	11.72	31	30.8
51.22	2012	0.64%	0.02%	0.00%	0.11%	18.6	6.31	48.1	32.4
51.26	1372	0.00%	0.00%	0.04%	0.02%	45.3	0.00	42.8	43.5
51.31	1224	1.66%	0.00%	0.00%	0.27%	41.3	5.80	38.6	57.4
52.13	865	0.00%	0.00%	0.08%	0.04%	20.9	3.70	16.6	32.9
52.15	1285	0.00%	0.00%	0.33%	0.14%	16.0	1.79	54.6	33.5
52.19	1491	0.00%	0.00%	0.02%	0.01%	24.9	1.74	37.2	21.3
52.25	1167	0.00%	2.84%	0.00%	1.15%	66.1	13.97	56.2	51.8

TABLE 7-82 SITES ANALYSIS: OVERCROWDING AND OVERPAYMENT									
Census Tract	Number of Existing Households	Percent of Units Counted Toward RHNA				Percent of Households that are Renters	Percent of Households Experiencing Overcrowding	Percent of Renters Overpaying for Housing	Percent of Owners Overpaying for Housing
		Lower	Moderate	Above Moderate	Total				
53.12	972	0.00%	0.28%	0.00%	0.11%	34.3	10.80	55.6	42.3
55.02	651	0.43%	0.00%	0.33%	0.21%	20.3	4.76	53.8	26.6
55.03	601	4.72%	0.00%	0.02%	0.78%	22.1	2.33	28.6	37

Note: Unit percentages are bolded where a census tract contains at least 1.00 percent of RHNA units, either within the income category or as a percentage of all RHNA units.

Source: ACS, 2017-2021



APPENDIX C: RESIDENTIAL SITES INVENTORY

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
1	01516014	0.63	R-M	Residential/Medium Density	10	6	70%	4		4		Dam Inundation Area
2	01524013	0.64	R-M	Residential/Medium Density	10	6	70%	4		4		100-Year Flood Zone, Dam Inundation Area
3	09125009	0.47	R-M	Residential/Medium Density	10	5	70%	3		3		None
4	00115023	0.36	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
5	00116002	0.99	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area
6	00116023	0.24	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
7	00119060	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
8	00120003	0.23	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
9	00120020	0.46	R-L	Residential/Low Density	8	4	70%	3		3		100-Year Flood Zone, Dam Inundation Area
10	00120022	0.23	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
11	00120059	0.33	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
12	00122034	1.09	R-L	Residential/Low Density	8	9	70%	6		6		Dam Inundation Area
13	01510001	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
14	01521009	0.31	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
15	01563005	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
16	01563028	0.36	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
17	01902055	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
18	01903023	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
19	01903029	0.25	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
20	01903030	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
21	01903031	0.31	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
22	01904001	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
23	01904004	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
24	01905058	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
25	01906029	124.73	R-L	Residential/Low Density	8	998	70%	698		698		100-Year Flood Zone, Dam Inundation Area
26	01908027	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
27	01908028	0.28	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
28	01909075	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
29	01944001	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
30	01944002	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
31	01944003	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
32	01944004	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
33	01944005	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
34	01944006	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
35	01944007	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
36	01944008	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
37	01944009	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
38	01944010	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
39	01944011	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
40	01944012	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
41	01944013	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
42	01944014	0.16	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
43	01944015	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
44	01944016	0.15	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
45	01944017	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
46	01944019	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
47	01944021	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
48	01944023	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
49	01944025	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
50	01944027	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
51	01944029	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
52	01944031	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
53	01944033	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
54	01944035	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
55	01944037	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
56	01944039	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
57	01944040	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
58	01944041	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
59	01944043	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
60	01944044	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
61	01944045	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
62	01944046	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
63	01944047	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
64	01944048	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
65	01944049	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
66	01944050	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
67	01944051	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
68	01944052	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
69	01944053	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
70	01944054	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
71	01945002	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
72	01945003	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
73	01945004	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
74	01945005	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
75	01945006	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
76	01945007	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
77	01945008	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
78	01945009	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
79	01945010	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
80	01945011	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
81	01945012	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
82	01945013	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
83	01945015	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
84	01945017	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
85	01945019	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
86	01945021	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
87	01945023	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
88	01945025	0.09	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
89	01945027	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
90	01945029	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
91	01945031	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
92	01945032	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
93	01945033	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
94	01945034	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
95	01945035	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
96	01945036	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
97	01945037	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
98	01945038	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
99	01945039	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
100	01945040	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
101	01945041	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
102	01945042	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
103	01945043	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
104	01945044	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
105	01945045	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
106	01945046	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
107	01945047	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
108	01945048	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
109	01945049	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
110	01945050	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
111	01946001	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
112	01946002	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
113	01946003	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
114	01946004	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
115	01946005	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
116	01946006	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
117	01946007	0.39	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
118	01946008	0.31	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
119	01946009	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
120	01946010	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
121	01946011	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
122	01946012	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
123	01946013	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
124	01946014	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
125	01946015	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
126	01946016	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
127	01946017	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
128	01946018	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
129	01946019	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
130	01946020	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
131	01946021	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
132	01946022	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
133	01946023	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
134	01946024	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
135	01946025	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
136	01946026	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
137	01946027	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
138	01946028	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
139	01946029	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
140	01946030	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
141	01946031	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
142	01946032	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
143	01946033	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
144	01946034	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
145	01946035	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
146	01946036	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
147	01946037	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
148	01946038	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
149	01946039	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
150	01946040	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
151	01946041	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
152	01946042	0.25	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
153	01947001	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
154	01947002	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
155	01947003	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
156	01947004	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
157	01947005	0.28	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
158	01947006	0.32	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
159	01947007	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
160	01947008	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
161	01947009	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
162	01947010	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
163	01947011	0.25	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
164	01947012	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
165	01947013	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
166	01947014	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
167	01947015	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
168	01947016	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
169	01947017	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
170	01947018	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
171	01947019	0.59	R-L	Residential/Low Density	8	5	70%	3		3		Dam Inundation Area
172	01947020	0.41	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
173	01947021	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
174	01947022	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
175	01947023	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
176	01947024	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
177	01947025	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
178	01947026	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
179	01947027	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
180	01947028	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
181	01947029	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
182	01947030	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
183	01947031	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
184	01947032	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
185	01947033	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
186	01947034	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
187	01947035	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
188	01947036	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
189	01947037	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
190	07520031	0.35	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
191	07520032	0.35	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
192	07522005	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
193	07523019	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
194	07523020	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
195	07724003	0.74	R-L	Residential/Low Density	8	6	70%	4		4		Dam Inundation Area
196	07724005	0.71	R-L	Residential/Low Density	8	6	70%	4		4		Dam Inundation Area
197	07732001	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
198	07735020	0.3	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
199	07735021	0.3	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
200	07735022	0.3	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
201	07746001	0.48	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
202	07748004	1	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area
203	07748006	1	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
204	08018008	2.84	R-L	Residential/Low Density	8	23	70%	16		16		100-Year Flood Zone, Dam Inundation Area
205	08705116	1.4	R-L	Residential/Low Density	8	11	70%	8		8		100-Year Flood Zone, Dam Inundation Area
206	08712203	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
207	08712215	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
208	08712240	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
209	08713034	0.45	R-L	Residential/Low Density	8	4	70%	3		3		None
210	10904014	0.34	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
211	10904055	2.27	R-L	Residential/Low Density	8	18	70%	13		13		100-Year Flood Zone, Dam Inundation Area
212	10907044	0.61	R-L	Residential/Low Density	8	5	70%	3		3		100-Year Flood Zone, Dam Inundation Area
213	10909055	0.15	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
214	10938017	0.49	R-L	Residential/Low Density	8	4	70%	3		3		100-Year Flood Zone, Dam Inundation Area
215	11102013	1.3	R-L	Residential/Low Density	8	10	70%	7		7		100-Year Flood Zone, Dam Inundation Area
216	11102049	0.16	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
217	11106027	0.16	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
218	11110023	0.18	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
219	11110038	0.48	R-L	Residential/Low Density	8	4	70%	3		3		100-Year Flood Zone, Dam Inundation Area
220	11111049	0.1	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
221	11529016	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
222	11704023	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
223	11704042	0.16	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
224	11705008	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
225	11711025	0.17	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
226	11717001	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
227	11717003	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
228	11718301	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
229	11718302	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
230	11718506	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
231	11903501	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
232	11903523	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
233	11903524	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
234	11903525	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
235	11903702	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
236	11905045	0.69	C-G	Residential/Low Density	8	6	70%	4		4		Dam Inundation Area
237	11905046	0.23	C-G	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
238	11906219	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
239	11909037	0.17	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
240	11914003	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
241	11914056	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
242	11919037	0.32	R-L	Residential/Low Density	8	3	70%	2		2		None
243	11919043	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
244	11921029	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
245	11923026	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
246	11923033	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
247	11924005	0.29	R-L	Residential/Low Density	8	2	70%	2		2		None
248	11926113	0.23	R-L	Residential/Low Density	8	2	70%	1		1		None
249	11926115	0.46	R-L	Residential/Low Density	8	4	70%	3		3		None
250	11927021	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
251	11927046	0.23	R-L	Residential/Low Density	8	2	70%	1		1		None
252	11927054	0.23	R-L	Residential/Low Density	8	2	70%	1		1		None
253	11927056	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
254	11929024	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
255	12103002	1.36	R-L	Residential/Low Density	8	11	70%	8		8		100-Year Flood Zone, Dam Inundation Area
256	12103045	0.57	R-L	Residential/Low Density	8	5	70%	3		3		100-Year Flood Zone, Dam Inundation Area
257	12104026	0.85	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area
258	12109043	0.18	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
259	12109044	0.18	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
260	12109045	0.18	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
261	12110002	0.15	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
262	12110040	0.86	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area
263	12314023	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
264	12315328	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
265	12318402	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
266	12318418	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
267	12321226	0.46	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
268	12321229	0.35	R-L	Residential/Low Density	8	3	70%	2		2		100-Year Flood Zone, Dam Inundation Area
269	12728007	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
270	12728039	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
271	12728040	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
272	12729018	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
273	12729041	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
274	14105013	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
275	14108112	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
276	14108219	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
277	14108409	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
278	14116007	0.28	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
279	14119529	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
280	14119530	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
281	14127032	0.17	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
282	14127036	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
283	14128514	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
284	14312107	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
285	14312211	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
286	14312212	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
287	14312518	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
288	14312608	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
289	14316002	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
290	14316060	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
291	14317048	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
292	14318005	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
293	14330005	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
294	14330009	0.48	R-L	Residential/Low Density	8	4	70%	3		3		None
295	14330011	0.7	R-L	Residential/Low Density	8	6	70%	4		4		None
296	14332042	0.3	R-L	Residential/Low Density	8	2	70%	2		2		None
297	14333044	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
298	14335019	0.42	R-L	Residential/Low Density	8	3	70%	2		2		None
299	14335020	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
300	14335021	0.51	R-L	Residential/Low Density	8	4	70%	3		3		None
301	14335024	0.48	R-L	Residential/Low Density	8	4	70%	3		3		None
302	14335025	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
303	14335026	0.36	R-L	Residential/Low Density	8	3	70%	2		2		None
304	14335027	0.36	R-L	Residential/Low Density	8	3	70%	2		2		None
305	14338027	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
306	14338032	0.25	R-L	Residential/Low Density	8	2	70%	1		1		None
307	14338033	0.24	R-L	Residential/Low Density	8	2	70%	1		1		None
308	14340005	0.66	R-L	Residential/Low Density	8	5	70%	4		4		None
309	14340025	0.16	R-L	Residential/Low Density	8	1	70%	1		1		None
310	14340045	0.34	R-L	Residential/Low Density	8	3	70%	2		2		None
311	14342019	0.94	R-L	Residential/Low Density	8	8	70%	5		5		None
312	14504010	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
313	14505013	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
314	14505034	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
315	14505046	0.45	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
316	14506216	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
317	14506223	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
318	14506301	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
319	14506305	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
320	14506325	0.44	R-L	Residential/Low Density	8	4	70%	2		2		Dam Inundation Area
321	14506402	0.62	R-L	Residential/Low Density	8	5	70%	3		3		Dam Inundation Area
322	14506404	0.57	R-L	Residential/Low Density	8	5	70%	3		3		Dam Inundation Area
323	14506406	0.5	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
324	14506410	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
325	14508028	1	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area
326	14508031	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
327	14509004	0.87	R-L	Residential/Low Density	8	7	70%	5		5		Dam Inundation Area
328	14509011	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
329	14509026	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
330	14509027	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
331	14509030	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
332	14509038	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
333	14509054	1.22	R-L	Residential/Low Density	8	10	70%	7		7		Dam Inundation Area
334	14509064	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
335	14509075	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
336	14514007	1.01	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area
337	14514009	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
338	14515011	0.99	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area
339	14515018	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
340	14515023	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
341	14515030	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
342	14515031	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
343	14515032	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
344	14515034	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
345	14515042	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
346	14515043	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
347	14516019	0.28	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
348	14516048	0.15	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
349	14517031	0.47	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
350	15713011	0.93	R-L	Residential/Low Density	8	7	70%	5		5		None
351	15714003	4.91	R-L	Residential/Low Density	8	39	70%	27		27		None
352	15714021	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
353	15714054	1.38	R-L	Residential/Low Density	8	11	70%	8		8		None
354	15714058	3.8	R-L	Residential/Low Density	8	30	70%	21		21		None
355	15714060	0.81	R-L	Residential/Low Density	8	6	70%	5		5		None
356	15721048	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
357	15721049	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
358	15725110	0.21	R-L	Residential/Low Density	8	2	70%	1		1		None
359	15727211	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
360	15727212	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
361	15730053	0.28	R-L	Residential/Low Density	8	2	70%	2		2		None
362	15731023	0.18	R-L	Residential/Low Density	8	1	70%	1		1		None
363	15732121	0.29	R-L	Residential/Low Density	8	2	70%	2		2		None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
364	15733708	0.29	R-L	Residential/Low Density	8	2	70%	2		2		None
365	15734321	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
366	15906413	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
367	15906614	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
368	15907054	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
369	15912052	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
370	15914204	0.18	R-L	Residential/Low Density	8	1	70%	1		1		None
371	15917040	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
372	15919112	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
373	15919208	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
374	15920008	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
375	15921301	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
376	15921334	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
377	15921336	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
378	15922005	0.34	R-L	Residential/Low Density	8	3	70%	2		2		None
379	15924212	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
380	15925020	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
381	15929036	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
382	15930005	0.29	R-L	Residential/Low Density	8	2	70%	2		2		None
383	15930013	0.41	R-L	Residential/Low Density	8	3	70%	2		2		None
384	15935003	5	R-L	Residential/Low Density	8	40	70%	28		28		None
385	15935004	0.44	R-L	Residential/Low Density	8	4	70%	2		2		None
386	15941001	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
387	15941002	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
388	15941003	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
389	15941004	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
390	15941005	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
391	15941006	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
392	15941007	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
393	15941008	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
394	15941009	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
395	15941010	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
396	15941011	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
397	15941012	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
398	15941013	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
399	15941014	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
400	15941015	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
401	15941016	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
402	15941017	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
403	15941018	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
404	15941019	0.16	R-L	Residential/Low Density	8	1	70%	1		1		None
405	15941020	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
406	15941021	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
407	15941022	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
408	15941023	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
409	15941024	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
410	15941025	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
411	15941026	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
412	15941027	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
413	15941028	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
414	15941029	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
415	15941030	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
416	15941031	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
417	15941032	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
418	15941033	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
419	15941034	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
420	15941035	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
421	15941036	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
422	15941037	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
423	15941038	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
424	15941039	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
425	15941040	0.23	R-L	Residential/Low Density	8	2	70%	1		1		None
426	15941041	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
427	15941042	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
428	15941043	0.16	R-L	Residential/Low Density	8	1	70%	1		1		None
429	15941044	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
430	15941045	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
431	15941046	0.21	R-L	Residential/Low Density	8	2	70%	1		1		None
432	15941047	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
433	15941048	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
434	15941049	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
435	15941050	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
436	15941051	0.25	R-L	Residential/Low Density	8	2	70%	1		1		None
437	15941052	0.25	R-L	Residential/Low Density	8	2	70%	1		1		None
438	15941053	0.47	R-L	Residential/Low Density	8	4	70%	3		3		None
439	15941054	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
440	15941055	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
441	15941056	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
442	15941057	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
443	15941058	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
444	15941059	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
445	15941060	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
446	15941061	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
447	15941062	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
448	15941063	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
449	15941064	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
450	15941065	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
451	15941066	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
452	15941067	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
453	15941068	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
454	15941069	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
455	15942001	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
456	15942002	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
457	15942003	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
458	15942004	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
459	15942005	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
460	15942006	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
461	15942007	2.16	R-L	Residential/Low Density	8	17	70%	12		12		None
462	15942008	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
463	15942009	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
464	15942010	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
465	15942011	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
466	15942012	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
467	15942013	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
468	15942014	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None



TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
469	15942015	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
470	15942016	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
471	15942017	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
472	15942018	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
473	15942019	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
474	15942020	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
475	15942021	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
476	15942022	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
477	15942023	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
478	15942024	0.33	R-L	Residential/Low Density	8	3	70%	2		2		None
479	15942025	0.29	R-L	Residential/Low Density	8	2	70%	2		2		None
480	15942026	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
481	15942027	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
482	15942028	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
483	15942029	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
484	15942030	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
485	15942031	0.38	R-L	Residential/Low Density	8	3	70%	2		2		None
486	15942032	0.22	R-L	Residential/Low Density	8	2	70%	1		1		None
487	15942033	0.24	R-L	Residential/Low Density	8	2	70%	1		1		None
488	15942034	0.16	R-L	Residential/Low Density	8	1	70%	1		1		None
489	15942035	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
490	15942036	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
491	15942037	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
492	15942038	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
493	15942039	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
494	15942040	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
495	15942041	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
496	15942042	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
497	15942043	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
498	15942044	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
499	15942045	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
500	15942046	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
501	15942047	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
502	15942048	0.15	R-L	Residential/Low Density	8	1	70%	1		1		None
503	15942049	0.21	R-L	Residential/Low Density	8	2	70%	1		1		None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
504	15942050	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
505	15942051	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
506	15942052	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
507	15942053	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
508	15943001	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
509	15943002	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
510	15943003	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
511	15943004	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
512	15943005	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
513	15943006	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
514	15943007	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
515	15943008	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
516	15943009	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
517	15943010	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
518	15943011	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
519	15943012	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
520	15943013	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
521	15943014	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
522	15943015	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
523	15943016	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
524	15943017	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
525	15943018	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
526	15943019	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
527	15943020	0.2	R-L	Residential/Low Density	8	2	70%	1		1		None
528	15943021	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
529	15943022	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
530	15943023	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
531	15943024	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
532	15943025	0.21	R-L	Residential/Low Density	8	2	70%	1		1		None
533	15943026	0.17	R-L	Residential/Low Density	8	1	70%	1		1		None
534	15943027	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
535	15943028	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
536	15943029	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
537	15943030	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
538	15943031	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
539	15943032	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
540	15943033	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
541	15943034	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
542	15943035	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
543	15943036	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
544	15943037	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
545	15943038	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
546	15943039	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
547	15943040	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
548	15943041	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
549	15943042	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
550	15943043	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
551	15943044	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
552	15943045	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
553	15943046	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
554	15943047	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
555	15943048	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
556	15943049	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
557	15943050	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
558	15943051	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
559	15943052	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
560	15943053	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
561	15943054	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
562	15943055	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
563	15944001	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
564	15944002	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
565	15944003	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
566	15944028	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
567	15944029	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
568	15944030	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
569	15944031	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
570	15944033	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
571	15944034	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
572	15944035	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
573	15944036	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
574	15944037	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
575	15944038	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
576	15944039	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
577	15944040	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
578	15944041	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
579	15944042	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
580	15944043	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
581	15944044	0.12	R-L	Residential/Low Density	8	1	70%	1		1		None
582	15944047	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
583	15944048	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
584	15944049	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
585	15944050	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
586	15944051	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
587	15944052	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
588	15944053	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
589	15944054	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
590	15944055	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
591	15944056	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
592	15944057	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
593	15944058	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
594	15944059	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
595	17104305	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
596	17105013	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
597	17106010	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
598	17107014	1.18	R-L	Residential/Low Density	8	9	70%	7		7		Dam Inundation Area
599	17107015	0.53	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
600	17107020	0.25	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
601	17107055	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
602	17107058	0.71	R-L	Residential/Low Density	8	6	70%	4		4		Dam Inundation Area
603	17107059	0.92	R-L	Residential/Low Density	8	7	70%	5		5		Dam Inundation Area
604	17107062	0.28	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
605	17107063	0.28	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
606	17108018	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
607	17114002	0.1	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
608	17115105	0.32	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
609	17115140	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
610	17115141	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
611	17115142	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
612	17115201	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
613	17115205	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
614	17116110	0.15	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
615	17116111	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
616	17116113	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
617	17116117	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
618	17116119	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
619	17116123	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
620	17116148	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
621	17116204	0.12	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
622	17116305	0.17	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
623	17118043	0.18	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
624	17120053	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
625	17120055	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
626	17121044	0.33	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
627	17122021	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
628	17123108	0.21	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
629	17123235	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
630	17125007	0.26	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
631	17302003	0.67	C-G	Residential/Low Density	8	5	70%	4		4		None
632	17302010	0.57	R-L	Residential/Low Density	8	5	70%	3		3		None
633	17302056	1.18	R-L	Residential/Low Density	8	9	70%	7		7		None
634	17303007	0.56	R-L	Residential/Low Density	8	4	70%	3		3		None
635	17306013	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
636	17309001	0.13	R-L	Residential/Low Density	8	1	70%	1		1		None
637	17309018	0.1	R-L	Residential/Low Density	8	1	70%	1		1		None
638	17309020	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
639	17309021	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
640	17309025	0.23	R-L	Residential/Low Density	8	2	70%	1		1		None
641	17309026	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
642	17309032	0.27	R-L	Residential/Low Density	8	2	70%	2		2		None
643	17309033	0.5	R-L	Residential/Low Density	8	4	70%	3		3		None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
644	17310006	0.32	R-L	Residential/Low Density	8	3	70%	2		2		None
645	17310010	0.67	R-L	Residential/Low Density	8	5	70%	4		4		None
646	17312111	0.19	R-L	Residential/Low Density	8	2	70%	1		1		None
647	17312212	0.26	R-L	Residential/Low Density	8	2	70%	1		1		None
648	17312226	0.25	R-L	Residential/Low Density	8	2	70%	1		1		None
649	17312228	0.25	R-L	Residential/Low Density	8	2	70%	1		1		None
650	17313202	0.11	R-L	Residential/Low Density	8	1	70%	1		1		None
651	17313203	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
652	17313228	0.1	R-L	Residential/Low Density	8	1	70%	1		1		None
653	17314025	0.33	R-L	Residential/Low Density	8	3	70%	2		2		None
654	17314026	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
655	17314043	0.1	R-L	Residential/Low Density	8	1	70%	1		1		None
656	17317050	0.5	R-L	Residential/Low Density	8	4	70%	3		3		None
657	17319043	0.09	R-L	Residential/Low Density	8	1	70%	1		1		None
658	17321012	1.02	R-L	Residential/Low Density	8	8	70%	6		6		None
659	17325025	0.34	R-L	Residential/Low Density	8	3	70%	2		2		None
660	17325027	0.3	R-L	Residential/Low Density	8	2	70%	2		2		None
661	17325028	0.3	R-L	Residential/Low Density	8	2	70%	2		2		None
662	17352019	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
663	17352020	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
664	17352021	0.14	R-L	Residential/Low Density	8	1	70%	1		1		None
665	17502302	0.21	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
666	17502305	0.12	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
667	17502309	0.11	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
668	17502415	0.27	R-L	Residential/Low Density	8	2	70%	2		2		100-Year Flood Zone, Dam Inundation Area
669	17503103	0.24	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
670	17503104	0.26	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
671	17503105	0.23	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
672	17503113	0.11	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
673	17503205	0.12	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
674	17503208	0.24	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
675	17503316	0.12	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
676	17503401	0.16	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
677	17504018	1.1	R-L	Residential/Low Density	8	9	70%	6		6		100-Year Flood Zone, Dam Inundation Area
678	17504019	2.35	R-L	Residential/Low Density	8	19	70%	13		13		100-Year Flood Zone, Dam Inundation Area
679	17505001	2.86	R-L	Residential/Low Density	8	23	70%	16		16		100-Year Flood Zone, Dam Inundation Area
680	17505004	2.86	R-L	Residential/Low Density	8	23	70%	16		16		100-Year Flood Zone, Dam Inundation Area
681	17506001	1.54	R-L	Residential/Low Density	8	12	70%	9		9		100-Year Flood Zone, Dam Inundation Area
682	17506003	0.26	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
683	17506006	2.01	R-L	Residential/Low Density	8	16	70%	11		11		100-Year Flood Zone, Dam Inundation Area
684	17506012	0.14	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
685	17508013	6.06	R-L	Residential/Low Density	8	48	70%	34		34		100-Year Flood Zone, Dam Inundation Area
686	17508014	0.09	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
687	17510002	0.97	R-L	Residential/Low Density	8	8	70%	5		5		100-Year Flood Zone, Dam Inundation Area
688	17510007	0.1	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
689	17511005	0.71	R-L	Residential/Low Density	8	6	70%	4		4		100-Year Flood Zone, Dam Inundation Area
690	17511008	0.11	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
691	17511028	2.17	R-L	Residential/Low Density	8	17	70%	12		12		100-Year Flood Zone, Dam Inundation Area
692	17512015	0.93	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
693	17512016	0.93	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area
694	17512017	0.93	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area
695	17512024	1	R-L	Residential/Low Density	8	8	70%	6		6		Dam Inundation Area
696	17512026	1.85	R-L	Residential/Low Density	8	15	70%	10		10		100-Year Flood Zone, Dam Inundation Area
697	17512027	1.85	R-L	Residential/Low Density	8	15	70%	10		10		Dam Inundation Area
698	17515003	0.17	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
699	17515007	0.23	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
700	17515010	0.94	R-L	Residential/Low Density	8	8	70%	5		5		100-Year Flood Zone, Dam Inundation Area
701	17515011	0.19	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
702	17515039	0.36	R-L	Residential/Low Density	8	3	70%	2		2		100-Year Flood Zone, Dam Inundation Area
703	17515050	0.3	R-L	Residential/Low Density	8	2	70%	2		2		100-Year Flood Zone, Dam Inundation Area
704	17515056	0.19	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
705	17515057	0.25	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
706	17516005	0.13	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
707	17516016	0.11	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
708	17516019	0.12	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
709	17516043	0.59	R-L	Residential/Low Density	8	5	70%	3		3		100-Year Flood Zone, Dam Inundation Area
710	17517006	0.4	R-L	Residential/Low Density	8	3	70%	2		2		100-Year Flood Zone, Dam Inundation Area
711	17517007	0.12	R-L	Residential/Low Density	8	1	70%	1		1		100-Year Flood Zone, Dam Inundation Area
712	17517018	3.13	R-L	Residential/Low Density	8	25	70%	18		18		100-Year Flood Zone, Dam Inundation Area
713	17517019	2.9	R-L	Residential/Low Density	8	23	70%	16		16		100-Year Flood Zone, Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
714	17517026	0.19	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
715	17517028	1.69	R-L	Residential/Low Density	8	14	70%	9		9		100-Year Flood Zone, Dam Inundation Area
716	17517030	0.37	R-L	Residential/Low Density	8	3	70%	2		2		100-Year Flood Zone, Dam Inundation Area
717	17518021	0.25	R-L	Residential/Low Density	8	2	70%	1		1		100-Year Flood Zone, Dam Inundation Area
718	17519001	2.67	R-L	Residential/Low Density	8	21	70%	15		15		100-Year Flood Zone, Dam Inundation Area
719	17520006	0.93	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area
720	17520007	1.25	R-L	Residential/Low Density	8	10	70%	7		7		100-Year Flood Zone, Dam Inundation Area
721	17520008	1.25	R-L	Residential/Low Density	8	10	70%	7		7		100-Year Flood Zone, Dam Inundation Area
722	17521008	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
723	17521010	1.21	R-L	Residential/Low Density	8	10	70%	7		7		Dam Inundation Area
724	17521011	3.31	R-L	Residential/Low Density	8	26	70%	19		19		100-Year Flood Zone, Dam Inundation Area
725	17521013	3.61	R-L	Residential/Low Density	8	29	70%	20		20		Dam Inundation Area
726	17521014	2.3	R-L	Residential/Low Density	8	18	70%	13		13		Dam Inundation Area
727	17522009	0.32	R-L	Residential/Low Density	8	3	70%	2		2		100-Year Flood Zone, Dam Inundation Area
728	17524013	0.94	R-L	Residential/Low Density	8	8	70%	5		5		Dam Inundation Area
729	17524020	0.94	R-L	Residential/Low Density	8	8	70%	5		5		Dam Inundation Area
730	17524026	0.94	R-L	Residential/Low Density	8	8	70%	5		5		Dam Inundation Area
731	17524043	0.94	R-L	Residential/Low Density	8	8	70%	5		5		Dam Inundation Area
732	17525017	0.3	R-L	Residential/Low Density	8	2	70%	2		2		Dam Inundation Area
733	17525029	0.34	R-L	Residential/Low Density	8	3	70%	2		2		Dam Inundation Area
734	17525032	0.19	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
735	17724007	0.5	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
736	17724017	0.22	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
737	17724018	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
738	17724060	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
739	17724061	0.16	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
740	17724062	0.2	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
741	17910017	0.33	R-L	Residential/Low Density	8	3	70%	2		2		100-Year Flood Zone, Dam Inundation Area
742	17915014	1.85	I-L	Residential/Low Density	8	15	70%	10		10		None
743	17916042	1.55	I-L	Residential/Low Density	8	12	70%	9		9		None
744	17916045	0.71	I-L	Residential/Low Density	8	6	70%	4		4		None
745	17916048	0.71	I-L	Residential/Low Density	8	6	70%	4		4		None
746	17917206	0.95	R-L	Residential/Low Density	8	8	70%	5		5		None
747	17917251	1.89	R-L	Residential/Low Density	8	15	70%	11		11		None
748	17917254	5.06	I-L	Residential/Low Density	8	40	70%	28		28		None
749	17917255	4.68	I-L	Residential/Low Density	8	37	70%	26		26		None
750	17917256	11.31	I-L	Residential/Low Density	8	90	70%	63		63		None
751	17920037	2.79	R-L	Residential/Low Density	8	22	70%	16		16		100-Year Flood Zone
752	19310006	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
753	19310030	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
754	19310031	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
755	19310032	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
756	19310033	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
757	19310034	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
758	19310035	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
759	19311005	0.23	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
760	19311011	0.44	R-L	Residential/Low Density	8	4	70%	2		2		Dam Inundation Area
761	19313016	0.11	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
762	19315020	0.13	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
763	21217008	3.12	R-L	Residential/Low Density	8	25	70%	17		17		100-Year Flood Zone, Dam Inundation Area
764	21217011	1	R-L	Residential/Low Density	8	8	70%	6		6		100-Year Flood Zone, Dam Inundation Area
765	21217016	0.87	R-L	Residential/Low Density	8	7	70%	5		5		100-Year Flood Zone, Dam Inundation Area
766	21217038	0.24	R-L	Residential/Low Density	8	2	70%	1		1		Dam Inundation Area
767	21217043	3.49	R-L	Residential/Low Density	8	28	70%	20		20		Dam Inundation Area
768	21218012	2.01	R-L	Residential/Low Density	8	16	70%	11		11		100-Year Flood Zone, Dam Inundation Area
769	21218014	0.94	R-L	Residential/Low Density	8	8	70%	5		5		100-Year Flood Zone, Dam Inundation Area
770	21218016	0.54	R-L	Residential/Low Density	8	4	70%	3		3		100-Year Flood Zone, Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
771	21218023	0.96	R-L	Residential/Low Density	8	8	70%	5		5		100-Year Flood Zone, Dam Inundation Area
772	21218027	0.68	R-L	Residential/Low Density	8	5	70%	4		4		100-Year Flood Zone, Dam Inundation Area
773	21219021	1.46	R-L	Residential/Low Density	8	12	70%	8		8		100-Year Flood Zone, Dam Inundation Area
774	21219022	0.95	R-L	Residential/Low Density	8	8	70%	5		5		100-Year Flood Zone, Dam Inundation Area
775	21219026	0.95	R-L	Residential/Low Density	8	8	70%	5		5		100-Year Flood Zone, Dam Inundation Area
776	21219031	4.33	R-L	Residential/Low Density	8	35	70%	24		24		100-Year Flood Zone, Dam Inundation Area
777	21219061	2.13	R-L	Residential/Low Density	8	17	70%	12		12		100-Year Flood Zone, Dam Inundation Area
778	21418007	0.55	R-L	Residential/Low Density	8	4	70%	3		3		Dam Inundation Area
779	21418048	1.8	R-L	Residential/Low Density	8	14	70%	10		10		Dam Inundation Area
780	24157012	0.14	R-L	Residential/Low Density	8	1	70%	1		1		Dam Inundation Area
781	01312064	0.45	R-VL	Residential/Very Low Density	2	1	70%	1			1	100-Year Flood Zone, Dam Inundation Area
782	01942008	1.21	R-VL	Residential/Very Low Density	2	2	70%	2			2	100-Year Flood Zone, Dam Inundation Area
783	05807031	1.22	C-L	Residential/Very Low Density	2	2	70%	2			2	Dam Inundation Area
784	05807032	2.06	C-L	Residential/Very Low Density	2	4	70%	3			3	Dam Inundation Area
785	08510316	0.5	R-VL	Residential/Very Low Density	2	1	70%	1			1	Dam Inundation Area
786	09120030	2.11	R-VL	Residential/Very Low Density	2	4	70%	3			3	None
787	19328002	1.73	R-VL	Residential/Very Low Density	2	3	70%	2			2	Dam Inundation Area
788	19328041	0.5	R-VL	Residential/Very Low Density	2	1	70%	1			1	Dam Inundation Area
789	19330001	0.72	R-VL	Residential/Very Low Density	2	1	70%	1			1	Dam Inundation Area
790	19335010	1.49	R-VL	Residential/Very Low Density	2	3	70%	2			2	Dam Inundation Area
791	19335016	1.49	R-VL	Residential/Very Low Density	2	3	70%	2			2	Dam Inundation Area
792	24010020	0.67	R-VL	Residential/Very Low Density	2	1	70%	1			1	None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
793	24013001	0.95	R-VL	Residential/Very Low Density	2	2	70%	1			1	None
794	24013007	1.46	R-VL	Residential/Very Low Density	2	3	70%	2			2	None
795	24809017	6.6	R-VL	Residential/Very Low Density	2	13	70%	9			9	None
796	24858012	0.42	R-VL	Residential/Very Low Density	2	1	70%	1			1	None
797	24862004	0.54	R-VL	Residential/Very Low Density	2	1	70%	1			1	None
798	24862015	0.43	R-VL	Residential/Very Low Density	2	1	70%	1			1	None
799	24863004	0.37	R-VL	Residential/Very Low Density	2	1	70%	1			1	None
800	24863006	0.38	R-VL	Residential/Very Low Density	2	1	70%	1			1	None
801	24863007	0.42	R-VL	Residential/Very Low Density	2	1	70%	1			1	None
802	00514544	2.06	R-R	Residential/Rural	1	2	70%	1			1	None
803	00529007	2.3	R-R	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
804	08511058	1.08	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
805	08511060	1.12	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
806	08511077	1.65	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
807	08525052	1.17	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
808	08531010	2.18	C-L	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
809	08539009	0.93	R-R	Residential/Rural	1	1	70%	1			1	None
810	08559001	2	R-R	Residential/Rural	1	2	70%	1			1	None
811	08559002	2	R-R	Residential/Rural	1	2	70%	1			1	None
812	08559005	2	R-R	Residential/Rural	1	2	70%	1			1	None
813	08559006	2	R-R	Residential/Rural	1	2	70%	1			1	None
814	08559007	2.14	R-R	Residential/Rural	1	2	70%	1			1	None
815	08640035	4.34	R-R	Residential/Rural	1	4	70%	3			3	None
816	08640042	2.19	R-R	Residential/Rural	1	2	70%	2			2	None
817	08663020	1.49	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
818	08665006	1.51	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
819	08665009	1.5	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
820	08666005	1.46	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
821	08666027	1.17	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area



TABLE 7-83 RESIDENTIAL SITES

Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
822	08668002	1.08	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
823	08668006	1.05	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
824	08668016	1.27	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
825	08668022	1.02	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
826	08668036	1.03	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
827	08668046	1.21	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
828	08668058	1.4	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
829	08668062	4.13	R-R	Residential/Rural	1	4	70%	3			3	100-Year Flood Zone, Dam Inundation Area
830	08669001	5	R-R	Residential/Rural	1	5	70%	4			4	None
831	08669002	4.66	R-R	Residential/Rural	1	5	70%	3			3	None
832	08670015	0.96	R-R	Residential/Rural	1	1	70%	1			1	Dam Inundation Area
833	08671003	2	R-R	Residential/Rural	1	2	70%	1			1	None
834	08672001	2.8	R-R	Residential/Rural	1	3	70%	2			2	None
835	08672003	2.15	R-R	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
836	08672005	2.17	R-R	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
837	08672006	2.4	R-R	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
838	08672007	2.4	R-R	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
839	08672008	2.1	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
840	08672009	2.1	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
841	08672010	2.12	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
842	08672012	2.12	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
843	08672013	2.1	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
844	08672015	2.1	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
845	08672016	2.21	R-R	Residential/Rural	1	2	70%	2			2	Dam Inundation Area
846	08672017	2.14	R-R	Residential/Rural	1	2	70%	1			1	Dam Inundation Area
847	10312011	0.91	R-R	Residential/Rural	1	1	70%	1			1	None
848	10328036	2.27	R-R	Residential/Rural	1	2	70%	2			2	None
849	10328037	2.58	R-R	Residential/Rural	1	3	70%	2			2	None
850	12103052	2	R-R	Residential/Rural	1	2	70%	1			1	100-Year Flood Zone, Dam Inundation Area
851	12103053	2	R-R	Residential/Rural	1	2	70%	1			1	100-Year Flood Zone, Dam Inundation Area
852	18722031	1.43	R-R	Residential/Rural	1	1	70%	1			1	100-Year Flood Zone
853	24806023	0.97	R-R	Residential/Rural	1	1	70%	1			1	None
854	24807025	2.66	R-R	Residential/Rural	1	3	70%	2			2	None

TABLE 7-83 RESIDENTIAL SITES												
Site Number	APN	Acres	Zoning	General Plan Land Use Designation	Max. Allowable Density	Max Capacity	Realistic Capacity Modifier	Realistic Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
855	24808040	2	R-R	Residential/Rural	1	2	70%	1			1	None
856	24808041	2.36	R-R	Residential/Rural	1	2	70%	2			2	None
857	24811055	2.68	R-R	Residential/Rural	1	3	70%	2			2	None
858	24815002	1.5	R-R	Residential/Rural	1	2	70%	1			1	None
859	24818005	1.49	R-R	Residential/Rural	1	1	70%	1			1	None
860	24841002	1.13	R-R	Residential/Rural	1	1	70%	1			1	None
861	24842016	1.27	R-R	Residential/Rural	1	1	70%	1			1	None
862	24844035	1.51	R-R	Residential/Rural	1	2	70%	1			1	None
863	25334021	1.74	R-R	Residential/Rural	1	2	70%	1			1	None
864	25531034	1.55	R-R	Residential/Rural	1	2	70%	1			1	None
							Total	2,557	0	2,432	125	

Source: San Joaquin County, 2023



TABLE 7-84 COMMERCIAL SITES											
Site	APN	Acres	Zoning	General Plan Land Use	Maximum Capacity	Realistic Capacity Modifier	Commercial Realistic Capacity (35%)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
865	00114023	10.05	C-FS	Commercial/Freeway Service	201	35%	71	0	0	71	100-Year Flood Zone, Dam Inundation Area
866	00115048	0.6	C-G	Commercial/General	12	35%	5	5	0	0	Dam Inundation Area
867	00119054	0.41	C-G	Commercial/General	8	35%	3	0	0	3	Dam Inundation Area
868	00514205	0.45	C-RS	Commercial/Rural Service	9	35%	4	0	0	4	Dam Inundation Area
869	01514013	0.69	C-C	Commercial/Community	13	35%	5	5	0	0	Dam Inundation Area
870	01521022	0.56	C-C	Commercial/Community	11	35%	4	4	0	0	Dam Inundation Area
871	01521023	0.28	C-C	Commercial/Community	5	35%	2	0	0	2	Dam Inundation Area
872	01902007	0.13	C-O	Commercial/Office	2	35%	1	0	0	1	Dam Inundation Area
873	01902053	0.74	C-G	Commercial/General	14	35%	5	5	0	0	Dam Inundation Area
874	01902054	0.38	C-G	Commercial/General	7	35%	3	0	0	3	Dam Inundation Area
875	01904016	0.06	C-C	Commercial/Community	1	35%	1	0	0	1	Dam Inundation Area
876	01905003	0.13	C-C	Commercial/Community	2	35%	1	0	0	1	Dam Inundation Area
877	01907020	0.38	C-C	Commercial/Community	7	35%	3	0	0	3	Dam Inundation Area
878	01909054	0.21	C-C	Commercial/Community	4	35%	2	0	0	2	Dam Inundation Area
879	01924001	0.34	C-RS	Commercial/Rural Service	6	35%	3	0	0	3	Dam Inundation Area, Higher Landslide Probability Area
880	01924003	0.17	C-RS	Commercial/Rural Service	3	35%	2	0	0	2	Dam Inundation Area, Higher Landslide Probability Area
881	01924009	0.17	C-RS	Commercial/Rural Service	3	35%	2	0	0	2	Dam Inundation Area
882	01924048	0.31	C-RS	Commercial/Rural Service	6	35%	3	0	0	3	Dam Inundation Area
883	01924076	0.13	C-RS	Commercial/Rural Service	2	35%	1	0	0	1	Dam Inundation Area
884	01924078	0.13	C-RS	Commercial/Rural Service	2	35%	1	0	0	1	Dam Inundation Area
885	01924080	2.58	C-RS	Commercial/Rural Service	51	35%	18	18	0	0	Dam Inundation Area
886	01925014	0.46	C-RS	Commercial/Rural Service	9	35%	4	0	0	4	Dam Inundation Area
887	01926054	5.16	C-RS	Commercial/Rural Service	103	35%	37	37	0	0	Dam Inundation Area
888	02519005	0.16	C-FS	Commercial/Freeway Service	3	35%	2	0	0	2	Dam Inundation Area
889	02519009	0.12	C-FS	Commercial/Freeway Service	2	35%	1	0	0	1	Dam Inundation Area
890	02519010	0.42	C-FS	Commercial/Freeway Service	8	35%	3	0	0	3	Dam Inundation Area
891	02519022	1.22	C-FS	Commercial/Freeway Service	24	35%	9	9	0	0	Dam Inundation Area
892	02519024	0.47	C-FS	Commercial/Freeway Service	9	35%	4	0	0	4	Dam Inundation Area
893	02519025	0.75	C-FS	Commercial/Freeway Service	15	35%	6	6	0	0	Dam Inundation Area
894	02519026	1.03	C-FS	Commercial/Freeway Service	20	35%	7	7	0	0	Dam Inundation Area
895	02519030	1.03	C-FS	Commercial/Freeway Service	20	35%	7	7	0	0	Dam Inundation Area
896	05105007	0.14	C-RS	Commercial/Rural Service	2	35%	1	0	0	1	Dam Inundation Area
897	05108003	0.23	C-RS	Commercial/Rural Service	4	35%	2	0	0	2	Dam Inundation Area
898	05130027	0.66	C-C	Commercial/Community	13	35%	5	5	0	0	Dam Inundation Area

TABLE 7-84 COMMERCIAL SITES											
Site	APN	Acres	Zoning	General Plan Land Use	Maximum Capacity	Realistic Capacity Modifier	Commercial Realistic Capacity (35%)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
899	05130028	0.4	C-C	Commercial/Community	8	35%	3	0	0	3	Dam Inundation Area
900	05130029	0.29	C-C	Commercial/Community	5	35%	2	0	0	2	Dam Inundation Area
901	05130030	0.33	C-C	Commercial/Community	6	35%	3	0	0	3	Dam Inundation Area
902	05131050	2.03	C-G	Commercial/General	40	35%	14	14	0	0	Dam Inundation Area
903	05503001	1	C-R	Commercial/Recreation	20	35%	7	7	0	0	100-Year Flood Zone, Dam Inundation Area
904	05515030	1.43	C-FS	Commercial/Freeway Service	28	35%	10	10	0	0	Dam Inundation Area
905	05515031	1.47	C-FS	Commercial/Freeway Service	29	35%	11	11	0	0	Dam Inundation Area
906	05515032	1.21	C-FS	Commercial/Freeway Service	24	35%	9	9	0	0	Dam Inundation Area
907	05515033	1.18	C-FS	Commercial/Freeway Service	23	35%	9	9	0	0	Dam Inundation Area
908	05515034	1.14	C-FS	Commercial/Freeway Service	22	35%	8	8	0	0	Dam Inundation Area
909	05515035	1.25	C-FS	Commercial/Freeway Service	25	35%	9	9	0	0	Dam Inundation Area
910	05516070	0.26	C-FS	Commercial/Freeway Service	5	35%	2	0	0	2	Dam Inundation Area
911	05516076	1.24	C-FS	Commercial/Freeway Service	24	35%	9	9	0	0	Dam Inundation Area
912	05532026	0.69	C-FS	Commercial/Freeway Service	13	35%	5	5	0	0	Dam Inundation Area
913	05532033	1.4	C-FS	Commercial/Freeway Service	28	35%	10	10	0	0	Dam Inundation Area
914	05532034	1.5	C-FS	Commercial/Freeway Service	30	35%	11	11	0	0	Dam Inundation Area
915	05532035	1.66	C-FS	Commercial/Freeway Service	33	35%	12	12	0	0	Dam Inundation Area
916	05532036	1.67	C-FS	Commercial/Freeway Service	33	35%	12	12	0	0	Dam Inundation Area
917	05532060	0.81	C-FS	Commercial/Freeway Service	16	35%	6	6	0	0	Dam Inundation Area
918	05532061	0.84	C-FS	Commercial/Freeway Service	16	35%	6	6	0	0	Dam Inundation Area
919	05532065	1.76	C-FS	Commercial/Freeway Service	35	35%	13	13	0	0	Dam Inundation Area
920	05532066	2.71	C-FS	Commercial/Freeway Service	54	35%	19	19	0	0	Dam Inundation Area
921	07014035	9.38	C-C	Commercial/Community	187	35%	66	66	0	0	Dam Inundation Area
922	07245026	0.68	C-G	Commercial/General	13	35%	5	5	0	0	Dam Inundation Area
923	08530003	0.72	C-G	Commercial/General	14	35%	5	5	0	0	Dam Inundation Area
924	08704034	0.53	C-FS	Commercial/Freeway Service	10	35%	4	4	0	0	Dam Inundation Area
925	08710071	0.59	C-G	Commercial/General	11	35%	4	4	0	0	100-Year Flood Zone
926	08710075	4.19	C-G	Commercial/General	83	35%	30	30	0	0	100-Year Flood Zone, Dam Inundation Area
927	09126006	0.27	C-C	Commercial/Community	5	35%	2	0	0	2	None
928	09126007	0.21	C-C	Commercial/Community	4	35%	2	0	0	2	None
929	09127040	1.91	C-G	Commercial/General	38	35%	14	14	0	0	None
930	10118015	0.35	C-FS	Commercial/Freeway Service	7	35%	3	0	0	3	100-Year Flood Zone, Dam Inundation Area
931	10118018	0.48	C-FS	Commercial/Freeway Service	9	35%	4	0	0	4	100-Year Flood Zone, Dam Inundation Area
932	10517052	0.5	C-C	Commercial/Community	10	35%	4	0	0	4	None



TABLE 7-84 COMMERCIAL SITES											
Site	APN	Acres	Zoning	General Plan Land Use	Maximum Capacity	Realistic Capacity Modifier	Commercial Realistic Capacity (35%)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
933	10517054	0.27	C-C	Commercial/Community	5	35%	2	0	0	2	None
934	10517056	0.23	C-C	Commercial/Community	4	35%	2	0	0	2	None
935	10517057	0.5	C-C	Commercial/Community	10	35%	4	0	0	4	None
936	11702007	1.36	C-G	Commercial/General	27	35%	10	10	0	0	Dam Inundation Area
937	11702008	0.62	C-G	Commercial/General	12	35%	5	5	0	0	Dam Inundation Area
938	11702022	2.35	C-G	Commercial/General	47	35%	17	17	0	0	Dam Inundation Area
939	11702023	3.19	C-G	Commercial/General	63	35%	23	23	0	0	Dam Inundation Area
940	11706036	0.17	C-G	Commercial/General	3	35%	2	0	0	2	Dam Inundation Area
941	11707021	0.17	C-G	Commercial/General	3	35%	2	0	0	2	Dam Inundation Area
942	11904322	0.05	C-G	Commercial/General	1	35%	1	0	0	1	None
943	11913005	0.46	C-G	Commercial/General	9	35%	4	0	0	4	Dam Inundation Area
944	11913006	0.48	C-G	Commercial/General	9	35%	4	0	0	4	Dam Inundation Area
945	11913013	1.66	C-G	Commercial/General	33	35%	12	12	0	0	Dam Inundation Area
946	11923031	0.17	C-C	Commercial/Community	3	35%	2	0	0	2	None
947	12610008	3.28	C-FS	Commercial/Freeway Service	65	35%	23	23	0	0	Dam Inundation Area
948	13202022	4.55	C-G	Commercial/General	91	35%	32	32	0	0	Dam Inundation Area
949	14105003	0.12	C-C	Commercial/Community	2	35%	1	0	0	1	Dam Inundation Area
950	14118301	0.05	C-G	Commercial/General	1	35%	1	0	0	1	Dam Inundation Area
951	14304049	0.2	C-G	Commercial/General	4	35%	2	0	0	2	None
952	14313006	0.08	C-G	Commercial/General	1	35%	1	0	0	1	None
953	14314039	0.14	C-G	Commercial/General	2	35%	1	0	0	1	None
954	14332008	0.31	C-G	Commercial/General	6	35%	3	0	0	3	None
955	14332010	0.11	C-G	Commercial/General	2	35%	1	0	0	1	None
956	14332037	0.16	C-G	Commercial/General	3	35%	2	0	0	2	None
957	14333029	0.69	C-G	Commercial/General	13	35%	5	5	0	0	None
958	14341001	0.39	C-G	Commercial/General	7	35%	3	0	0	3	None
959	14342065	0.93	C-G	Commercial/General	18	35%	7	7	0	0	None
960	14343062	0.12	C-G	Commercial/General	2	35%	1	0	0	1	None
961	15726211	0.26	C-G	Commercial/General	5	35%	2	0	0	2	None
962	15727503	0.57	C-G	Commercial/General	11	35%	4	4	0	0	None
963	17110011	1.52	C-G	Commercial/General	30	35%	11	11	0	0	None
964	17110016	2.08	C-G	Commercial/General	41	35%	15	15	0	0	None
965	17305043	0.54	C-G	Commercial/General	10	35%	4	4	0	0	None
966	17320001	0.26	C-C	Commercial/Community	5	35%	2	0	0	2	None

TABLE 7-84 COMMERCIAL SITES											
Site	APN	Acres	Zoning	General Plan Land Use	Maximum Capacity	Realistic Capacity Modifier	Commercial Realistic Capacity (35%)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Constraints
967	17320014	1.37	C-C	Commercial/Community	27	35%	10	10	0	0	None
968	19302002	1.78	C-G	Commercial/General	35	35%	13	13	0	0	100-Year Flood Zone, Dam Inundation Area
969	19302056	6.85	C-G	Commercial/General	137	35%	48	48	0	0	Dam Inundation Area
970	19306053	3.66	C-FS	Commercial/Freeway Service	73	35%	26	26	0	0	Dam Inundation Area
971	19306054	0.94	C-FS	Commercial/Freeway Service	18	35%	7	7	0	0	Dam Inundation Area
972	19307011	7.52	C-G	Commercial/General	150	35%	53	53	0	0	Dam Inundation Area
973	19307013	4.11	I-L	Commercial/General	82	35%	29	29	0	0	Dam Inundation Area
974	19314001	0.44	C-C	Commercial/Community	8	35%	3	0	0	3	Dam Inundation Area
975	19316002	0.24	C-G	Commercial/General	4	35%	2	0	0	2	Dam Inundation Area
976	19317010	0.17	C-C	Commercial/Community	3	35%	2	0	0	2	Dam Inundation Area
977	19317011	0.17	C-C	Commercial/Community	3	35%	2	0	0	2	Dam Inundation Area
978	19317016	1.04	C-C	Commercial/Community	20	35%	7	7	0	0	Dam Inundation Area
979	19317021	0.22	C-C	Commercial/Community	4	35%	2	0	0	2	Dam Inundation Area
980	19317022	0.21	C-C	Commercial/Community	4	35%	2	0	0	2	Dam Inundation Area
981	19317023	0.08	C-C	Commercial/Community	1	35%	1	0	0	1	Dam Inundation Area
982	19317024	0.28	C-G	Commercial/General	5	35%	2	0	0	2	Dam Inundation Area
983	19317032	0.42	C-G	Commercial/General	8	35%	3	0	0	3	Dam Inundation Area
984	19710016	4.38	C-FS	Commercial/Freeway Service	87	35%	31	31	0	0	None
985	21317051	0.51	C-RS	Commercial/Rural Service	10	35%	4	4	0	0	100-Year Flood Zone, Dam Inundation Area
986	21809008	0.24	C-G	Commercial/General	4	35%	2	0	0	2	None
987	24154014	1.63	C-R	Commercial/Recreation	32	35%	12	12	0	0	Dam Inundation Area
988	25005021	0.25	C-RS	Commercial/Rural Service	5	35%	2	0	0	2	Dam Inundation Area
989	25005022	0.07	C-RS	Commercial/Rural Service	1	35%	1	0	0	1	Dam Inundation Area
990	25005023	0.51	C-RS	Commercial/Rural Service	10	35%	4	4	0	0	Dam Inundation Area
991	25006008	0.13	C-RS	Commercial/Rural Service	2	35%	1	0	0	1	Dam Inundation Area
992	25015016	1.84	C-G	Commercial/General	36	35%	13	13	0	0	None
993	25015017	1.29	C-G	Commercial/General	25	35%	9	9	0	0	None
994	25016004	2.05	C-G	Commercial/General	41	35%	15	15	0	0	None
995	25318005	0.46	C-RS	Commercial/Rural Service	9.0	35%	4	0	0	4	None
996	25326005	1.09	C-RS	Commercial/Rural Service	21.0	35%	8	8	0	0	None
997	25502011	3	C-FS	Commercial/Freeway Service	60	35%	21	21	0	0	None
998	25502014	9.49	C-FS	Commercial/Freeway Service	189	35%	67	67	0	0	None
						Total	1,178	961	0	217	

Source: San Joaquin County, 2023



TABLE 7-85 AGRICULTURAL SITES							
Site	APN	Acres	Zoning	General Plan Land Use	Existing Land Use	Total Capacity	Environmental Constraints
A1	06322029	1.45	AL-5	A/L	Vacant Homesite	6	None
A2	06328020	1.96	AL-5	A/L	Vacant Homesite	6	None
A3	06516003	2.3	AG-40	A/G	Irrigated Orchard	6	None
A4	06731011	2.6	AG-40	A/G	Irrigated Orchard	6	None
A5	08647047	1.63	AG-40	A/G	Vacant Homesite	6	None
A6	08647052	2	AG-40	A/G	Vacant Homesite	6	None
A7	08717013	2	AG-40	A/G	Vacant Homesite	6	None
A8	08908072	1.92	AG-40	A/G	Irrigated Orchard	6	None
A9	08908083	1.51	AG-40	A/G	Irrigated Orchard	6	None
A10	08910061	1.31	AG-40	A/G	Vacant Homesite	6	None
A11	09107020	1.01	AG-40	A/G	Vacant Homesite	6	None
A12	09115006	1.12	AG-40	A/G	Vacant Homesite	6	None
A13	09115008	1.12	AG-40	A/G	Vacant Homesite	6	None
A14	09334007	2.78	AG-160	A/G	Vacant Homesite	6	None
A15	10113068	3	AG-40	A/G	Vacant Homesite	6	None
A16	10125003	1.5	AG-40	A/G	Vacant Homesite	6	None
A17	10304033	1.58	AG-40	A/G	Vacant Homesite	6	None
A18	10311006	0.5	AG-40	A/G	Vacant Homesite	6	None
A19	10315021	1.83	R-R	A/G	Vacant Homesite	6	None
A20	10505017	3	AG-40	A/G	Irrigated Row Crops	6	None
A21	18325007	1.83	AG-40	A/G	Irrigated Row Crops	6	None
A22	18514012	2.64	AG-40	A/G	Vacant Homesite	6	None
A23	18514031	2.38	AG-40	A/G	Vacant Homesite	6	None
A24	18514033	2.39	AG-40	A/G	Vacant Homesite	6	None
A25	18731016	1.46	AG-160	A/G	Vacant Homesite	6	None
A26	19702039	1.32	AG-40	A/G	Irrigated Orchard	6	None
A27	19712017	3	AG-40	A/G	Vacant Homesite	6	None
A28	20305033	2.18	AG-40	A/G	Vacant Homesite	6	None
A29	20309009	1.55	AG-40	A/G	Vacant Homesite	6	None
A30	20311005	1	AG-40	A/G	Vacant Homesite	6	None
A31	20320002	1.17	AG-40	A/G	Vacant Homesite	6	None
A32	20322035	1.68	AG-40	A/G	Irrigated Orchard	6	None
A33	20322076	2.11	AG-40	A/G	Irrigated Orchard	6	None
A34	20405036	1.73	AG-40	A/G	Irrigated Orchard	6	None
A35	20405042	2.27	AG-40	A/G	Irrigated Row Crops	6	None
A36	20508029	0.5	AG-40	A/G	Irrigated Orchard	6	None

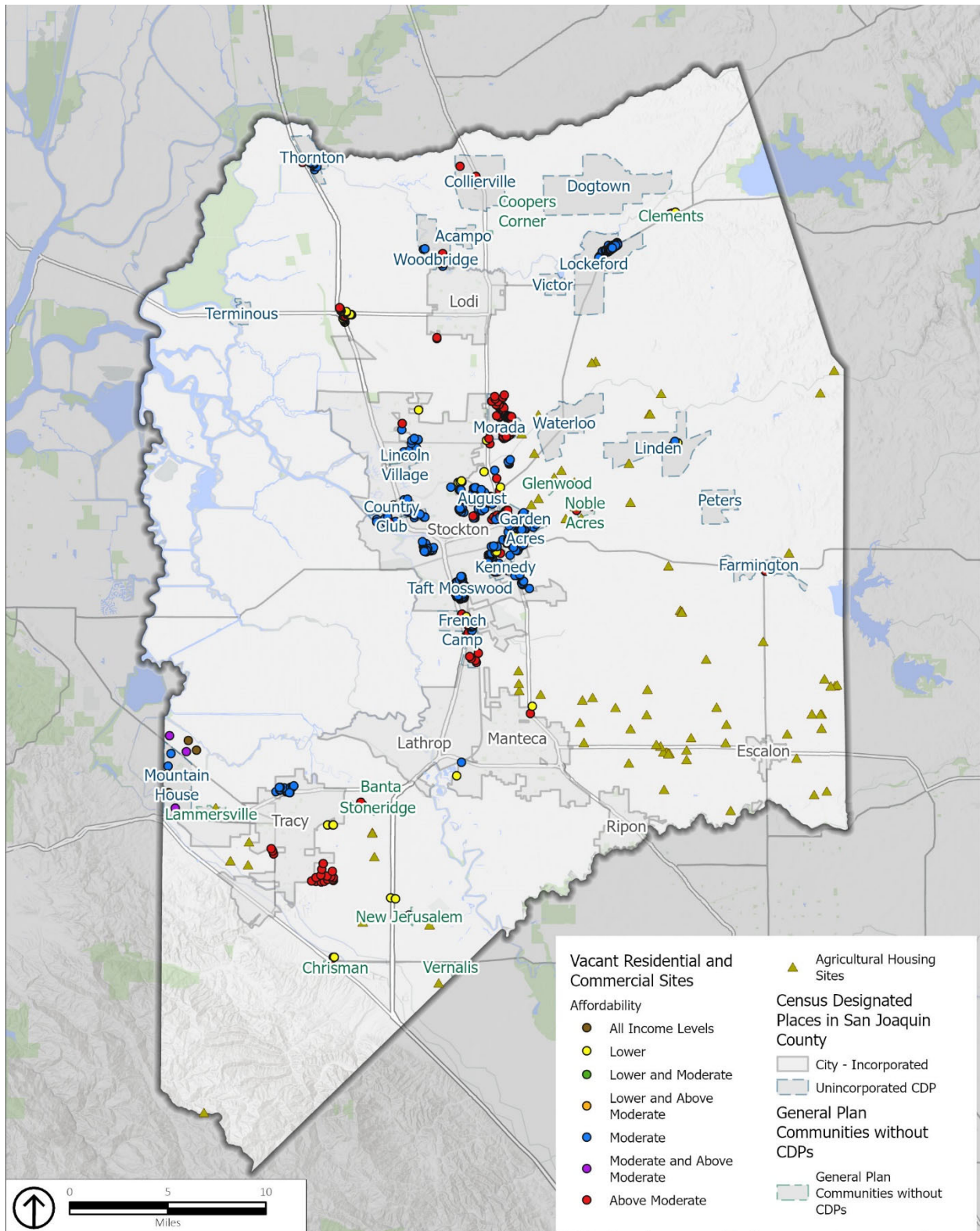
TABLE 7-85 AGRICULTURAL SITES							
Site	APN	Acres	Zoning	General Plan Land Use	Existing Land Use	Total Capacity	Environmental Constraints
A37	20520011	2	AG-40	A/G	Vacant Homesite	6	None
A38	20523008	2.95	AG-40	A/G	Vacant Homesite	6	None
A39	20526027	2	AG-40	A/G	Vacant Homesite	6	None
A40	20611013	2	AG-40	A/G	Irrigated Orchard	6	None
A41	20612005	2.7	AG-40	A/G	Vacant Homesite	6	None
A42	20703009	2.5	AG-40	A/G	Vacant Homesite	6	None
A43	20722027	2.64	AL-10	A/L	Irrigated Row Crops	6	None
A44	20725034	2.4	AL-10	A/L	Vacant Homesite	6	None
A45	20726022	2.01	AL-10	A/L	Vacant Homesite	6	None
A46	20726036	1.95	AL-10	A/L	Vacant Homesite	6	None
A47	20807010	2.98	AG-40	A/G	Irrigated Orchard	6	None
A48	20818022	1.7	AG-40	A/G	Vacant Homesite	6	None
A49	20919010	2.35	AG-40	A/G	Irrigated Row Crops	6	None
A50	20924018	2.43	AG-40	A/G	Vacant Homesite	6	None
A51	20924030	1.37	AG-40	A/G	Irrigated Row Crops	6	None
A52	20925023	1.41	AG-40	A/G	Vacant Homesite	6	None
A53	22740017	2.22	AL-10	A/L	Vacant Homesite	6	None
A54	22905025	1	AG-40	A/G	Vacant Homesite	6	None
A55	22913035	2.51	AL-10	A/L	Vacant Homesite	6	None
A56	22913036	2.51	AL-10	A/L	Vacant Homesite	6	None
A57	22913068	2.52	AL-10	A/L	Irrigated Row Crops	6	None
A58	22916032	2.91	AL-10	A/L	Irrigated Row Crops	6	None
A59	23919019	1.79	AG-40	A/G	Vacant Homesite	6	None
A60	24504042	2.33	AG-40	A/G	Vacant Homesite	6	None
A61	24506038	2.16	AG-40	A/G	Vacant Homesite	6	None
A62	24506040	2.01	AG-40	A/G	Vacant Homesite	6	None
A63	24506041	2.01	AG-40	A/G	Vacant Homesite	6	None
A64	24521036	2.11	AG-40	A/G	Vacant Homesite	6	None
A65	24538007	2.13	AG-40	A/G	Irrigated Orchard	6	None
A66	24538008	2	AG-40	A/G	Irrigated Orchard	6	None
A67	24538009	2.19	AG-40	A/G	Vacant Homesite	6	None
A68	24538026	1.87	AG-40	A/G	Vacant Homesite	6	None
A69	24538031	2	AG-40	A/G	Vacant Homesite	6	None
A70	24707012	2.82	AG-40	A/G	Irrigated Orchard	6	None
A71	24903003	1.2	AG-40	A/G	Vacant Homesite	6	None
A72	24909012	3	AG-40	A/G	Vacant Homesite	6	None



TABLE 7-85 AGRICULTURAL SITES							
Site	APN	Acres	Zoning	General Plan Land Use	Existing Land Use	Total Capacity	Environmental Constraints
A73	24919016	1.31	AG-40	A/G	Vacant Homesite	6	None
A74	25003005	1	AG-40	A/G	Irrigated Row Crops	6	None
A75	25010011	2.5	AG-40	A/G	Irrigated Row Crops	6	None
A76	25010012	2.5	AG-40	A/G	Irrigated Row Crops	6	None
A77	25331016	1.52	AG-40	A/G	Vacant Homesite	6	None
A78	25504026	2	AG-40	A/G	Irrigated Row Crops	6	None
A79	25504027	2	AG-40	A/G	Irrigated Row Crops	6	None
A80	25515029	1.99	AG-40	A/G	Irrigated Row Crops	6	None
A81	26323020	2.68	AG-160	A/G	Vacant Homesite	6	None
A82	26501014	1.31	AG-40	A/G	Vacant Homesite	6	None
					Total	492	

Source: San Joaquin County, 2023

Figure 7-36: Sites Inventory, County Full Extent





Vacant Residential and Commercial Sites

Affordability

- All Income Levels
- Lower
- Lower and Moderate
- Lower and Above Moderate
- Moderate
- Moderate and Above Moderate
- Above Moderate

Census Designated Places in San Joaquin County

- City - Incorporated
- Unincorporated CDP

General Plan Communities without CDPs

- General Plan Communities without CDPs

Agricultural Housing Sites

Map Labels: Thornton, Collierville, Woodbridge, Acampo, Lodi, Stockton, Grizzly Slough, Beaver Slough, Tracy Lake, Bear Creek, J11, J10, J12, J8, J3, J1, 5, 99, 12, 8, 15.

Scale: 0, 1.25, 2.5 Miles

Inset Map: Shows the location of San Joaquin County within California.

Figure 7-38: Sites Inventory, Northeast County Detail

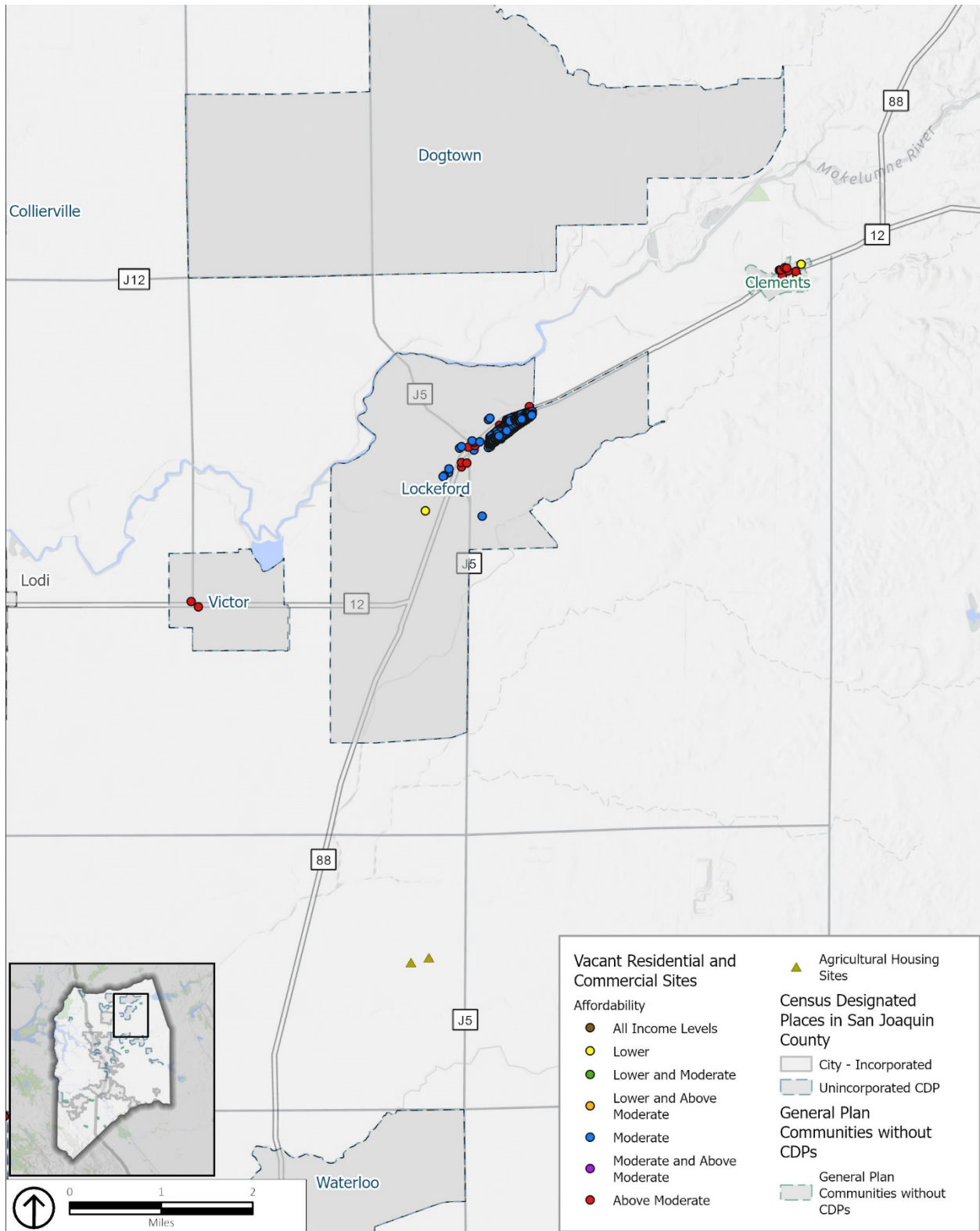




Figure 7-39: Sites Inventory, Stockton Area Detail

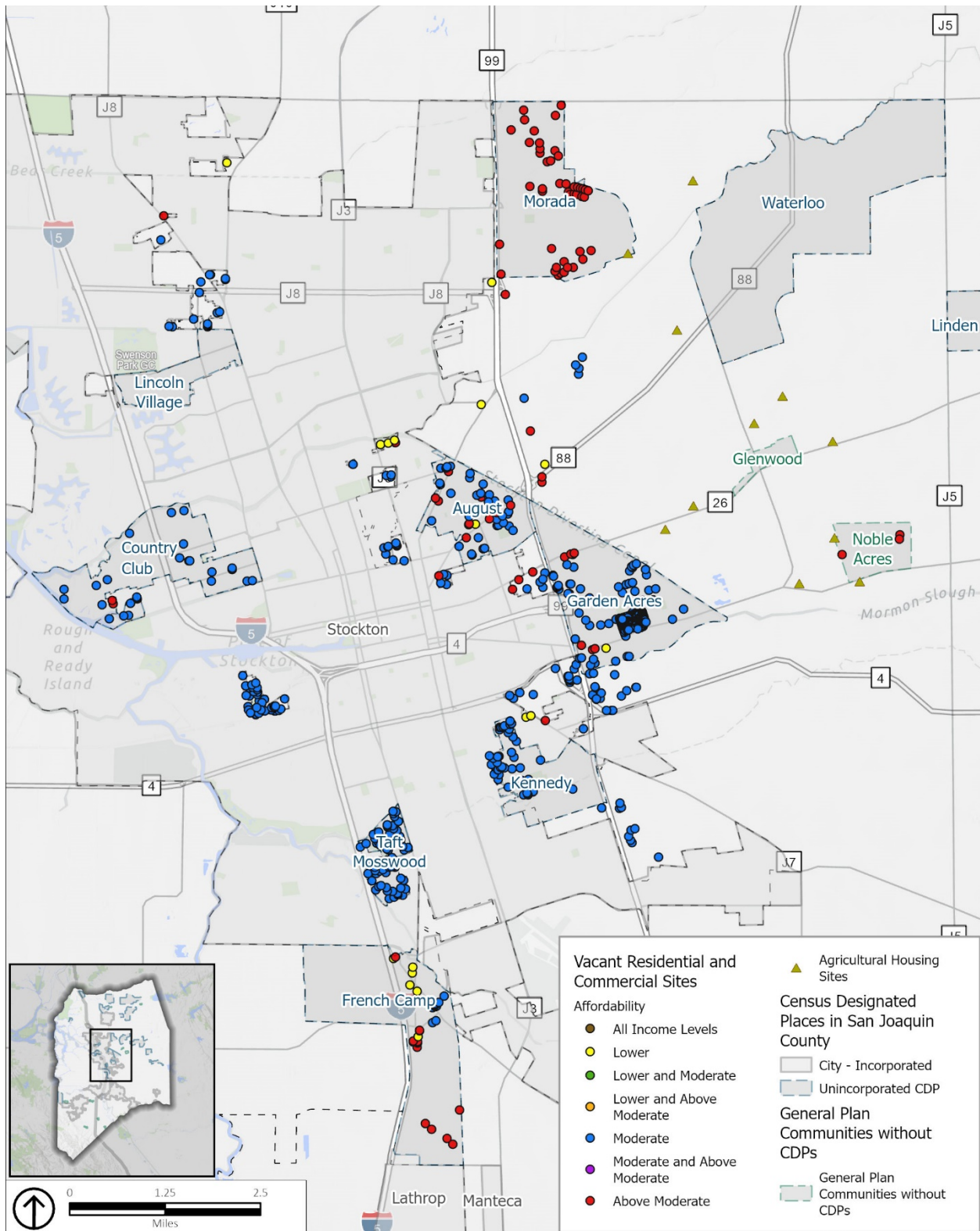


Figure 7-40: Sites Inventory, East of Stockton Detail

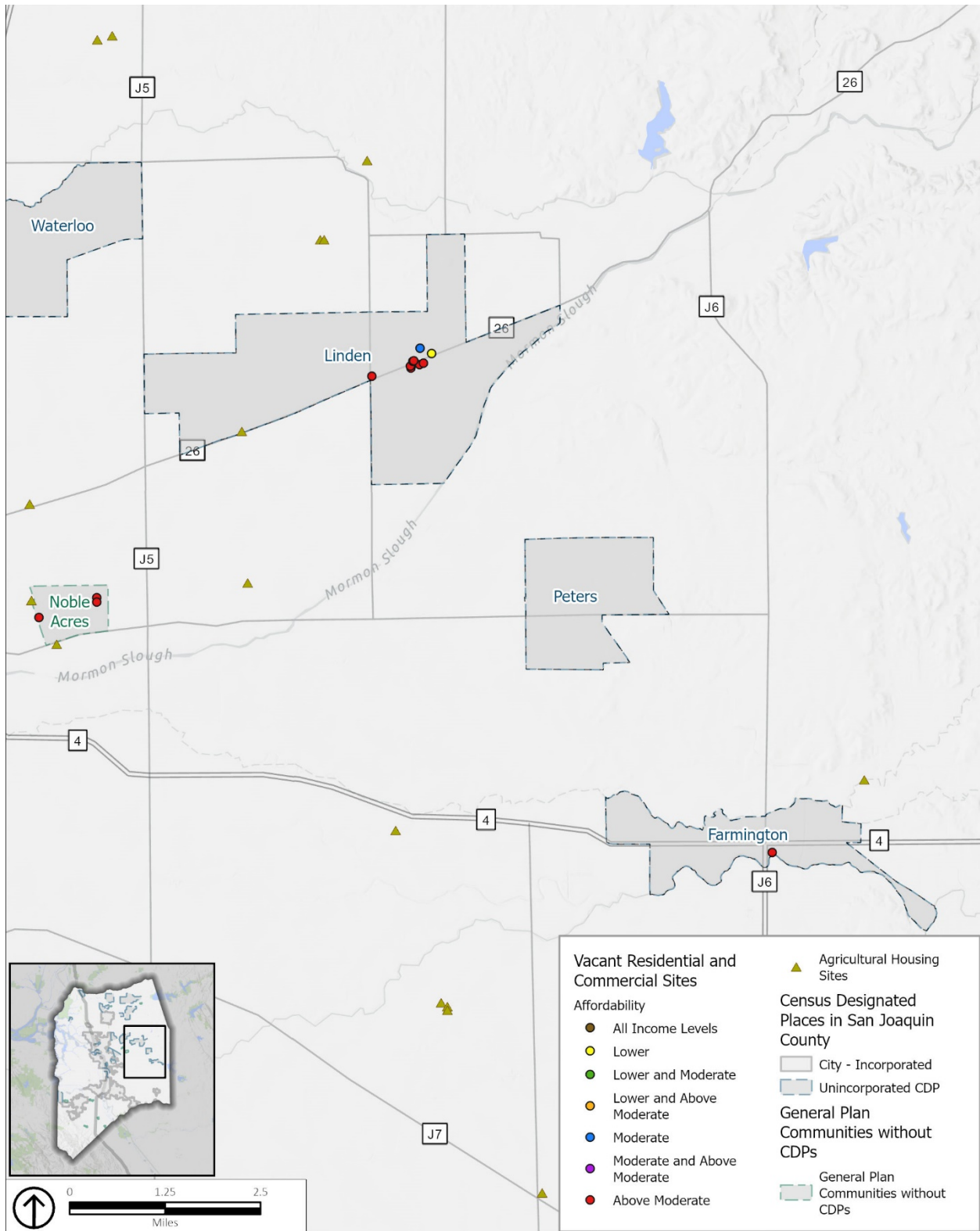




Figure 7-41: Sites Inventory, Mountain House and Tracy Detail

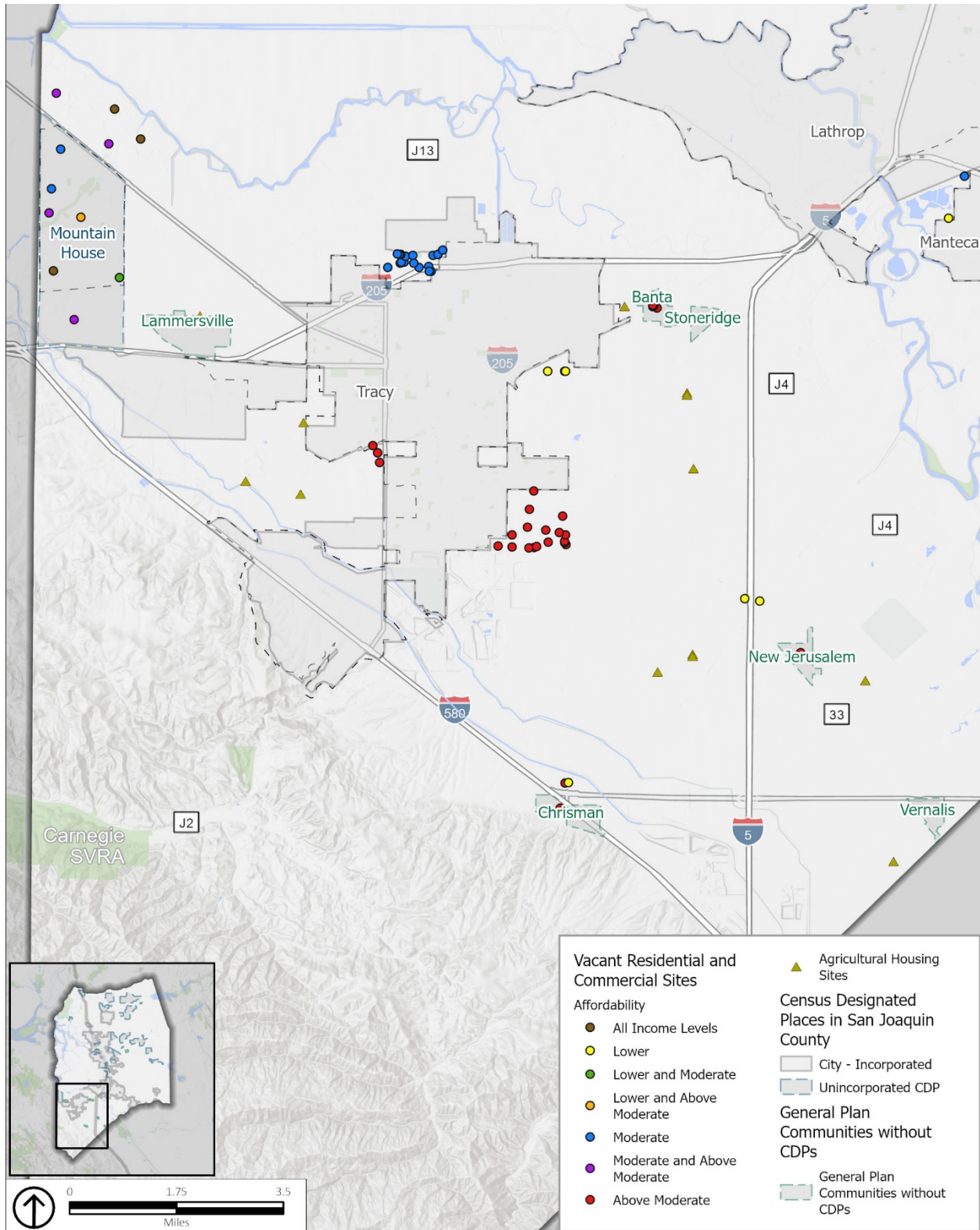


Figure 7-42: Sites Inventory, Ripon and Manteca Area Detail

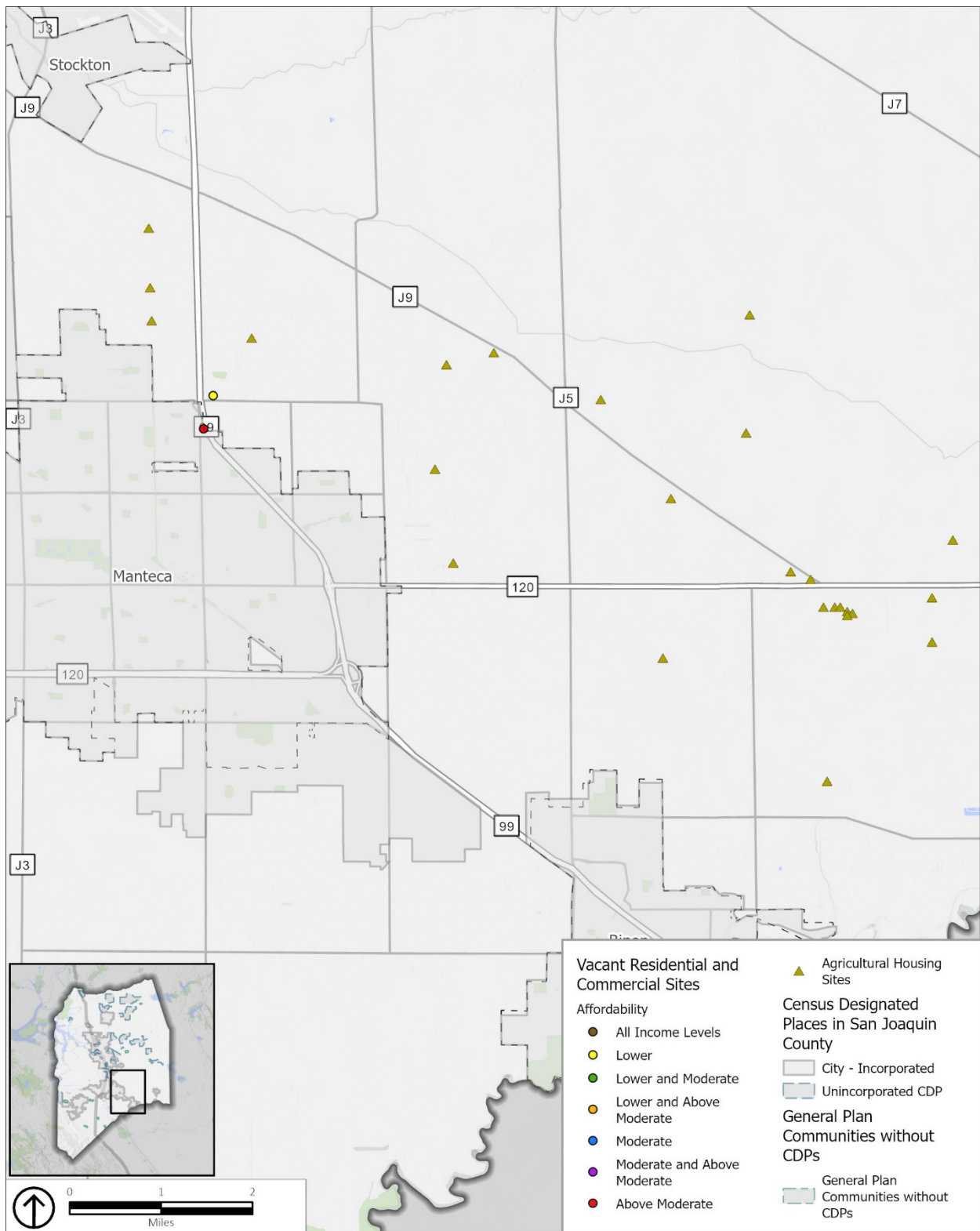
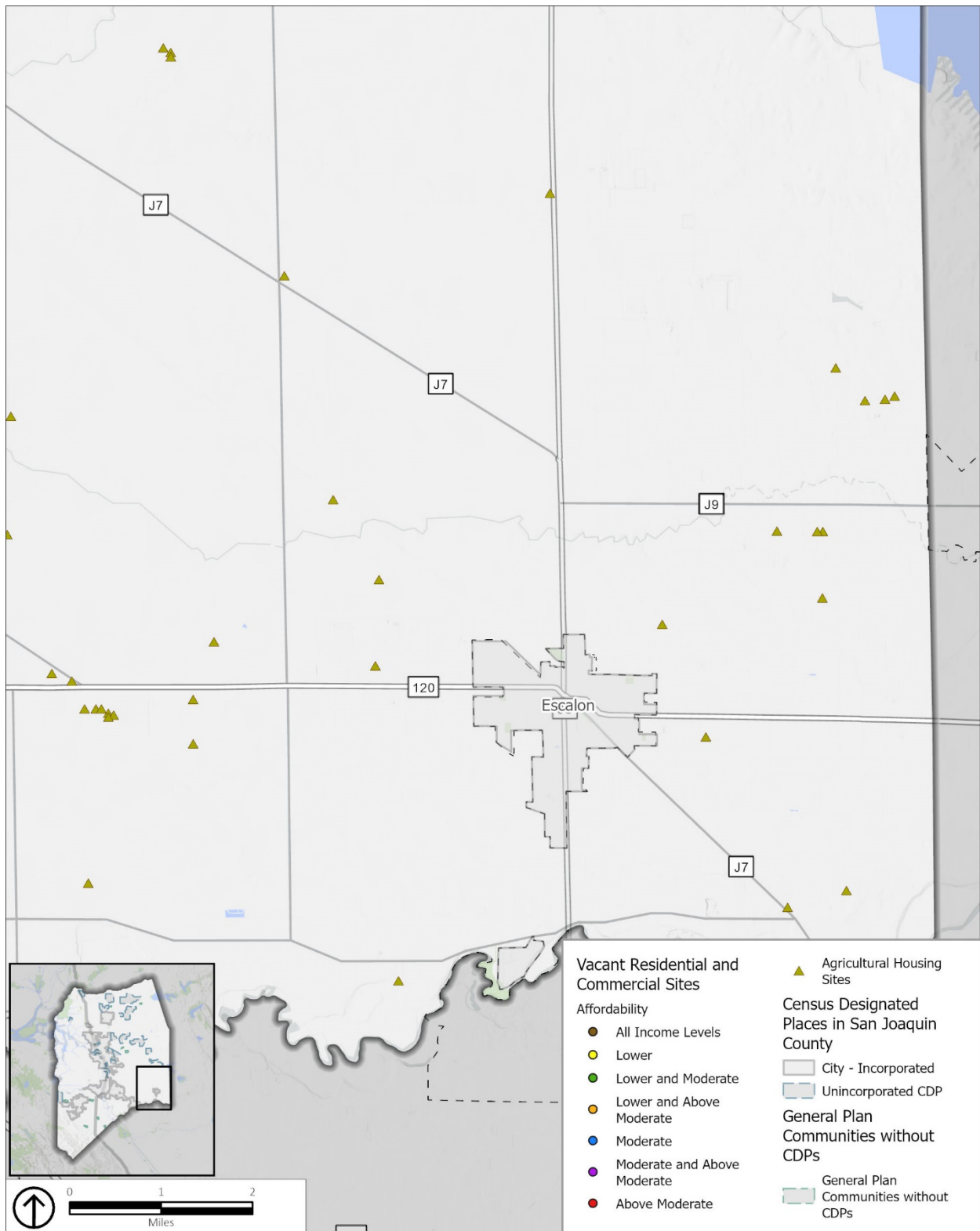




Figure 7-43: Sites Inventory, Southeast County Detail



APPENDIX D: Glossary

Accessory Dwelling Unit: an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An Accessory dwelling unit also includes the following 1) An efficiency unit, 2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Acre: a unit of land measure equal to 43,650 square feet.

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

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

Affordable Housing: Under State and Federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended State and Federal standards.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

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

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

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under Federal programs listed in subdivision (a) of §65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the Federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multifamily rental units that were developed pursuant to a local inclusionary housing program or used to a qualify for a density bonus pursuant to §65915.

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

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate-income." The financing of housing at less than prevailing interest rates.



San Joaquin County General Plan

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

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

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

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

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

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its

units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multifamily: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

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

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

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

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

Element: A division or chapter of the General Plan.

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

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: One or more persons living together in a dwelling unit, with common access to, and common use of all facilities.



San Joaquin County General Plan

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

General Plan: The General Plan is a legal document, adopted by the County Board of Supervisors, setting forth policies regarding long-term development, also known as General Plan 2035 for San Joaquin County. California law requires the preparation of nine elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, Safety, Environmental Justice and Air Quality. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

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

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

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

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

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate-income, and upper income based upon household size, and income, relative to the regional median income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the Federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain Federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

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

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

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate-income households for a specified period.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

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



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Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Jobs/Housing Linkage Fee: Fee that local governments place on new employment-generating development to offset the impact that new employment has on housing needs within a community.

Large Household: A household with 5 or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

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

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

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

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

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

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

Multifamily Dwelling Unit: A building or part thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds"

varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

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

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of State planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

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

Regional Housing Needs Share: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.



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Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multifamily: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit Dwelling: Means a detached or attached dwelling unit, not including a mobile home, that is located on the same parcel as a primary single-family dwelling, is clearly subordinate in size to said primary single family dwelling, and is subject to the requirements in Chapter 9-830M (San Joaquin Development Title).

Section 8 Rental Assistance Program: A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

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

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

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

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

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

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

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

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

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

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.