Appendix A Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review each jurisdiction's housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in crafting the 2009 Housing Plan.

Tables A-1a through A-1e summarize the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Tables A-3a through A-3e summarize new units built during the previous Housing Element period.

Tables A-4a through A-4e present each jurisdiction's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1a
Housing Element Program Evaluation
City of Avenal
2003-2008

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1. Code Enforcement Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's *Housing Rehabilitation Program.*	Code Enforcement Staff/ Public Works Department	General Fund	Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	Code enforcement staff is partially funded by CDBG funds. Information regarding rehab has been provided to homeowners.	The City will continue to use Code Enforcement to improve the quality of housing in Avenal. CDBG funds will also be used to partially fund Code Enforcement.
2. Housing Rehabilitation Program In partnership with a housing partner, the City will continue providing rehabilitation loans to lower income households. Initiated in 2000 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to $45,000 (up to $65,000 for demolition/reconstruction) for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices. In 2002, the Program received $600,000 in HOME funds which should fund up to 12 loans in 2003.	Community Development Department and Self-Help Enterprises	CDBG; HOME; CAL-HOME	Continue to provide between 6 and 12 loans per year. Continue to market the program through brochures at the public counter. (Timeline: Ongoing)	The City has continued to receive HOME, CDBG and CalHome grants each year during the reporting period. The City has rehabilitated or reconstructed approximately 40 homes during the period.	The City will continue to apply for and implement HOME and CDBG grants. The amount available to applicants for rehab will increase as needed with inflation.
3. Preservation of At-Risk Affordable Housing The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Avenal has 150 units of affordable housing created through City, state, and federal programs. None are currently at risk for conversion to market rate from 2003-2013.	Community Development Department	General Fund	Continue to monitor at-risk units. (Timeline: Ongoing)	One low income apartment complex became at-risk during the reporting period. The City cooperated in a Tax Credit application to save the at-risk housing. The outcome of the application is not known.	The City will continue to work with interested agencies and community organizations to preserve at-risk units.

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
4. Adequate Sites The City will facilitate the production of new housing to accommodate new housing demand from residents and projected employment and population growth. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the region's housing needs allocation identified as 580 units (139 very low, 116 low, 93 moderate, and 232 above moderate income affordability) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 580 units. (Timeline: 2003-2008)	The City has maintained "adequate" sites to develop the 580 units identified in the RHNA. During the reporting period the City developed 240 units for very low income residents and 23 units for moderate or low income residents.	The City will continue to provide adequate sites to provide housing for low and moderate income housing commensurate with the RHNA for the new planning period.
5. Infill Development The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. Approximately 25 single-family homes on infill lots have been processed over the past year. In addition, four mobile homes on infill lots are approved each year. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.	Community Development Department	General Fund	Provide the location and zoning of residential infill sites in the community. (Timeline: Ongoing)	172 Single family homes have been built during the reporting period almost exclusively on infill lots. The City works with developers to complete variances that allow more infill lots to be created and used.	The City will continue to encourage the use of infill lots. However, the inventory of available lots is shrinking.
6. Density Bonus Program In accordance with State law, Avenal will adopt a local ordinance that provides incentives to encourage the development of affordable housing. If a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant a density bonus of 25 percent, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit.	Community Development Department	General Fund	In accordance with State law, Avenal will adopt a local ordinance that provides incentives to encourage the development of affordable housing. If a developer allocates at least 20% of the units in a housing project for lower income households, 10% for very low-income households, 50% for qualifying residents such as senior citizens, or at least 20% of condominium units for moderate income households, the City must grant a density bonus of 25%, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit. (Timeline: End of 2004)	The City's Zoning Ordinance was amended to meet State Law regarding Density Bonus. However, its use by developers has been limited.	The City will continue to answer inquiries and work with developers on Density Bonus.

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
7. Regulatory and Financial Assistance Avenal allows multi-family housing in high density zones and requires a conditional use permit for projects in excess of 19 units. The City's also assists developers of affordable housing by reducing or deferring development fees and reducing processing times. Avenal recently deferred fees and expedited the application of the 81-unit El Palmar apartments. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to very low, low, and moderate income households.	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing. Annually evaluate conditional use applications for multi-family residential projects to determine the impact on the timing, cost, and supply of multi-family housing. If the process constrains multi-family development, adopt mitigation, which could include eliminating the conditional use process, within 6 months. (Timeline: Annually evaluate the impact of the conditional use process as part of the general plan progress report required under *Government Code* §65400.)	The City expedited two CUP applications for multi-family low income projects during the reporting period. The City also assisted the developers with Tax Credit applications. The City continues to use the CUP process for large apartment applications.	The City will continue to expedite and assist low income multi-family projects.
8. First Time Homebuyer Program In partnership with a housing partner, Avenal will continue to provide home ownership opportunities to new low income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to $20,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a $1,000 down payment and qualify for a home loan. To date, the City has assisted 12 very low and low income homebuyers (including 6 farm worker households).	Community Development Department and Self-Help Enterprises	HOME	Assist 10-15 new homebuyers on an annual basis. (Timeline: Ongoing)	The City assisted 54 applicants with the purchase of homes under the First Time Homebuyer program during the reporting period.	The City will continue to apply for and administer the HOME program for use in its First Time Homebuyer program.
9. Section 8 Rental Assistance Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to very low income households that spend more than 30 percent of their income on rent. The rent subsidy is the difference between 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Currently two households in Avenal receive Section 8 assistance.	Community Development Department, County Housing Authority	Department of Housing and Urban Development	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City does not administer the Section 8 program but does support the Kings County Housing Authority.	Avenal will continue to participate in the Section 8 rental assistance program.

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
10. Affordable Housing Assistance The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to very low and low income households. The City receives CDBG and HOME funds for these efforts. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives.	Community Development Department and interested affordable housing providers/developers	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The City has rehabilitated 40 homes and provided 54 first time homebuyer loans using CDBG, HOME and CalHome during the reporting period. The City has waived building fees for housing rehabilitation.	The City will continue to rehabilitate homes and provided first time homebuyer loans using CDBG, HOME and CalHome. The City will continue to waive building fees for housing rehabilitation.
11. Special Needs Housing for Senior and Disabled The City will assist in planning and locating affordable housing for special needs groups such as senior and disabled residents. The City's recently completed senior housing study indicated the need for 36 units of housing for seniors and persons with disabilities in Avenal. The developer of the recently approved 81-unit El Palmar apartments indicated the desire to develop senior housing in the City. The City will work with interested developers to facilitate senior/disabled housing by offering fee reductions and providing expedited site plan review.	Community Development Department	General Fund	Continue fee reductions and expedited site plan review for affordable housing. (Timeline: Develop housing by 2005)	The City expedited one application for a senior housing apartment complex and assisted the developer with a tax credit application. The project was not successful in obtaining tax credits.	The City will continue to work with developers in the completion of a senior project as well as for the disabled by expediting applications and assisting with grant applications.
12. Second Units Second units can provide additional housing opportunities for many special needs groups, including seniors, farm workers and other groups. Currently, the Avenal Zoning Ordinance permits second units in the R-E, R-1, R-2, R-3, A-1 and A-E zones subject to a conditional use permit process. The City will revise its second unit ordinance to permit second dwelling units pursuant to a ministerial permit in appropriate residential zones and make other necessary changes to comply with AB1866. The City will set development standards which are not stricter than the standards set forth in State law.	Community Development Department	General Fund	Revise second unit ordinance to comply with AB 1866. (Timeline: 2004)	The City amended its Zoning Ordinance to allow second units by right in residentially zoned areas.	The City will assist property owners with second unit applications by providing information and expediting their applications.

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
13. Emergency and Transitional Shelters Housing Element Law requires a jurisdiction to provide adequate sites for a variety of housing types, including emergency and transitional shelters, through appropriate zoning and development standards. The Avenal Zoning Ordinance does not directly address transitional housing and emergency shelters. To address State law requirements, Avenal will permit emergency shelters and transitional housing in the Public Facilities (PF) zone via a conditional use permit. The conditional use permit will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing.	Community Development Department	General Fund	Amend the Avenal Zoning Ordinance to conditionally permit emergency shelters and transitional facilities in the Public Facilities zone. (Timeline: 2004)	The City amended its Zoning Ordinance to allow an Emergency and Transitional Shelters in a PF zone via the CUP process.	The City will amend the Zoning Ordinance pursuant to SB 2 and work with Kings Community Action Organization and other organizations to provide Emergency and Transitional Shelters.
14. Farmworker and Employee Housing Avenal actively facilitates the development and improvement of housing for farm workers. Avenal permits temporary and permanent farm labor camps, as a secondary function in conjunction with an agricultural operation, in the A-E zone. Farm employee housing incidental to farming operations is permitted in the P-F zone. Finally, farm labor housing is permitted in the R-2 and R-3 zones. Farm workers also receive the majority of homeownership and home rehabilitation loans each year and occupy the majority of assisted multi-family units in Avenal.	Community Development Department	General Fund	1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code 2) Inventory suitable sites for farm worker housing with the update of the Land Use Element 3) Assist interested developers by identifying sites and supporting funding applications 4) Provide, to the extent feasible, financial and regulatory incentives; and 5) Ensure that zoning and development standards facilitate farm worker housing (Timeline: Provide site inventory by 2004 and amend Zoning Code by 2005 following update of the General Plan Land Use Element.)	The City allows by right Farmworker Housing in the R-2 and R-3 Zones. An application for Farmworker Housing was not submitted during the reporting period.	The City will expedite and assist developers of Farmworker Housing projects if applied for in the R-2 and R-3 zones.

City of Avenal	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
15. Housing for Disabled Persons SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments. Several impediments were found with respect to permitting land uses.	Community Development Department	General Fund	Amend the Zoning Ordinance to permit the siting of residential care facilities serving six or fewer persons, second units, and employee housing by right in residential zones, and emergency shelters and transitional housing in the P-F zone. Continue to review City ordinances, policies, and practices and remove impediments when found. (Timeline: 2004)	The City amended its Zoning Ordinance to allow the siting of residential care facilities for six units or less. The City has assisted Disabled Persons by providing funds for rehabilitation of homes, including handicapped facilities, using CDBG, CalHome and HOME funds.	The City will continue to assist Disabled Persons by providing funds for rehabilitation of homes, including handicapped facilities, using CDBG, CalHome and HOME funds. It will expedite applications for Residential Care Facilities and adopt a Reasonable Accommodation ordinance.
16. Promote Equal Housing Opportunities Presently the City does not refer fair housing complaints to a fair housing agency. This is particularly problematic if a resident or landlord has a problem and cannot find the appropriate agency to provide assistance. The City will designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.	Community Development Department	General Fund	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: 2004)	The City has not accomplished this program due to staffing limitations.	Avenal will coordinate with Kings County to select a local fair housing agency to provide landlord and tenant mediation and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas.

Table A-1b
Housing Element Program Evaluation
City of Corcoran
2003-2008

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1. Code Enforcement Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.	Code Enforcement Staff	General Fund	Continue to work with the community code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	2003 Prop Maint 65 cases 2003 Weed Abate 231 cases 2003 Vehicle Abate 289 cases Substd Bldg (SSB) 3 cases 2004 Prop Maint 55 cases 2004 Weed Abate 122 cases 2004 Veh Abate 216 cases SSB 2 cases 2005 Prop Maint 42 cases 2005 Weed Abate 55 cases 2005 Veh Abate 109 cases SSB 8 cases 2006 Prop Maint 15 cases 2006 Weed Abate 90 cases 2006 Veh Abate 37 cases 2006 SSB 2 cases 2007 Prop Maint 199 cases 2007 Weed Abate 236 cases 2007 Veh Abate 269 cases 2007 SSB 38 cases 2008 thru 11-30-08 2008 Prop Maint 67 cases 2008 Weed Abate 258 cases 2008 Veh Abate 41 cases SSB 49 cases	Continue to work with the community on code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
2. Paint Programs The City offers assistance to low and moderate income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low and moderate income seniors and people with disabilities with paint, paint supplies, and supervision. Labor is usually provided by youths under a program supervised by the Kings County Office of Education. Low and moderate income households residing in the Corcoran Fringe are assisted through the Kings County Paint Program for the Corcoran Fringe.	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education	CDBG	City Paint Program: 20-25 annually Senior/Handicapped Paint Program: 10 homes annually Kings County Paint Program: 5-10 homes annually-as funding permits (Timeline: Ongoing)	2004- 19 homes regular. 10 homes senior. 2005- 19 homes regular 10 homes senior 2005- 16 homes regular 2006-9 homes regular 2007- 0 2008- 9 homes regular 19 homes senior	Continue program. City Paint Program: 20-25 annually Senior/Handicapped Paint Program: 15 homes annually (Timeline: Ongoing)
3. Housing Rehabilitation Program The City will continue providing rehabilitation loans to lower income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to $75,000 for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. In 2002, the Program received $600,000 in HOME funds which should fund up to 12 loans in 2003. Health and safety grants of up to $1,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.	Community Development Department	HOME; CDBG	Provide 12-15 loans annually and 10-15 grants annually. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Ongoing)	2004- 25 homes rehabbed 19 grants-emergency rpr 2005- 26 homes rehabbed 24 grants emergency rpr 2006- 17 homes rehabbed 8 grants-emergency rpr 2007 – 4 homes rehabbed 2008 – 8 homes rehabbed	Continue program. Provide 5 to 10 loans annually and up to 10 health and safety grants per year. Continue to market the program. (Timeline: Ongoing)
4. Preservation of At-Risk Affordable Housing The City continues to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 350 units of affordable housing for very low, low, and moderate income households created through various City, state, and federal programs. None of the housing projects are at-risk for conversion to market rate.	Community Development Department	General Fund	Continue to monitor at-risk units. (Timeline: Ongoing)	The City continues to monitor the potential units at-risk.	One project (Saltair) is at-risk during the next 10 years. The City will continue to monitor at-risk units and assist with their preservation, if feasible. (Timeline: Ongoing)

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
5. Adequate Sites The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the region's housing needs allocation identified as 854 units (205 very low, 171 low, 137 moderate, and 341 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.	Community Development Department	General Fund	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 854 units. (Timeline: Ongoing)	The City has promoted new housing development by fast tracking development applications. The City will maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs.	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation. (Timeline: Ongoing)
6. Density Bonus Program Corcoran allows a density bonus only in conjunction with a planned unit development. In accordance with State law, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant a density bonus of 25 percent, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit.	Community Development Department	General Fund	Adopt a density bonus ordinance to facilitate affordable housing. (Timeline: End of 2005)	The Density Bonus Ordinance was included as part of the overall Zoning Ordinance Amendment completed in January 2008.	Continue to implement the density bonus program.
7. Regulatory and Financial Incentives The City also facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The "Villa", a 31 unit housing development, was developed under a PUD that permitted narrow lots and reduced setbacks. However, multi-family housing in excess of five units requires a conditional use permit. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to very low, low, and moderate income households.	Community Development Department	General Fund	Continue to defer/reduce fees and expedite processing for affordable housing. Annually evaluate conditional use applications for multi-family residential projects to determine the impact on the timing, cost, and supply of multi-family housing. If the process constrains multi-family development, adopt mitigation, which could include eliminating the conditional use process, within 6 months. (Timeline: Annually evaluate the impact of the conditional use process as part of the general plan progress report required under Government Code §65400.)	The City annually evaluates the impact on timing, cost and supply of multi-family housing and to date there has been no constraint on the multi-family development.	Continue program.

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
8. First Time Homebuyer Program The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to $30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified very low and low income homebuyers. While the Program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.	Community Development Department	HOME and revolving loan fund	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program. (Timeline: Ongoing)	2004- 26 loans 2005- 7 loans 2006- 11 loans 2007- 9 loans 2008- 5 loans	Continue program.
9. RDA Closing Costs Assistance Program *(in development)* The RDA Closing Costs Assistance Program is designed to assist moderate income families to purchase a home. This program is designed to assist families that do not qualify for the HOME-funded First Time Homebuyer Program. The objective of the program is to assist households up to $5,000 with the closing costs of purchasing a new home. The City will actively work with major employers in Corcoran, including prisons, and provide publications and advertisements, to ensure that they are aware of the program.	RDA	RDA Funds	Initiate new program and assist 10 households annually. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Initiate program by 2004)	2004- 5 loans 2005- 3 loans 2006- 1 loan 2007- 3 loans 2008- 4 loans	Continue program.
10. New Construction Program/Infill Lots *(in development)* The purpose of the New Construction Program is to provide financing to low-income, first-time homebuyers for construction of affordable housing. Thirty-year fixed rate home loans up to $85,000 will be provided with a five percent interest rate. Applicants must provide a minimum of $1,000 down payment and must attend a two-hour home ownership workshop. City funds are used to purchase infill lots in existing neighborhoods and finance the construction of affordable single-family residences.	Community Development Department and RDA	RDA Funds	Initiate program and assist construction of five affordable single-family homes. (Timeline: Initiate program by 2004)	2004- 1 loan 2005- 2 loans 2006- 2 loans 2007-Program completed-Funding source no longer available	The City determined that the grant funds should focus on the Housing Rehabilitation Program and the First-Time Homebuyer Program. The First Time Homebuyer Program assists in the development of new housing by offering a silent second loan. Therefore, the new construction program has been discontinued.

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
11. Purchase and Rehabilitation Home-ownership Program *(in development)* The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very low and low income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a $1,000 down payment and must attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.	Community Development Department and RDA	RDA Funds and CDBG Funds	Initiate program. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program. (Timeline: Initiate program by 2004)	2004- 4 loans approved 2005- 4 homes in progress 2006- 4 homes completed The program was completed-funds expended	
12. Section 8 Rental Voucher Administered by the Kings County Housing Authority, Corcoran will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program provides rental subsidies to very low income households that spend more than 30 percent of their income on rent. The rent subsidy is the difference between 30 percent of the monthly income and the allowable rent determined by the federal government. Currently, 69 households in Corcoran receive Section 8 assistance.	Community Development Department, County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	There are approximately 69 families that receive Section 8 assistance.	Continue program.
13. Affordable Housing Assistance The City promotes affordable housing through its many programs - home ownership assistance, rehabilitation assistance, new construction/infill, and closing costs programs. The City receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards, although in some cases the City provides financial assistance and regulatory incentives for affordable projects. To continue supporting affordable housing production, the City will undertake several actions.	Community Development Department	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The City has continued to pursue CDBG, HOME and Cal-HOME grants. The City works with Self Help Enterprises to provide decent affordable housing.	These activities are included in other programs, and therefore this program will be continued but not listed separately.

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
14. Emergency Shelters and Transitional Housing State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. The Corcoran Zoning Ordinance conditionally permits transitional housing in several commercial zones, but does not directly address the siting of emergency shelters. Corcoran will conditionally permit emergency shelters in the C-S zone. This zone is appropriate given the types of residential uses allowed (SROs and transitional housing) and is near major thoroughfares, transit access, and service facilities. The conditional use permit will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing.	Community Development Department	General Fund	Amend the Zoning Ordinance to permit emergency shelters in the C-S zone pursuant to a conditional use permit. (Timeline: Revise Ordinance by end of 2004)	The comprehensive zoning ordinance revision approved in 2008 allows SROs in all commercial zone districts except the CN district.	SB 2 of 2007 strengthened the planning requirements regarding emergency shelters and transitional housing. The City will amend the Municipal Code in conformance with SB 2.
15. Farmworker and Employee Housing The Corcoran Zoning Ordinance permits mobile homes, as farm employee housing and conditionally permits farm employee housing in excess of five units in the A-zone. Farm workers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. Corcoran also supported the development of the Whitely Avenue project. To further assist farm worker housing needs, the City will do the following actions	Community Development Department	General Fund	1. Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code 2. Develop an inventory of suitable sites for farm worker housing 3. Assist interested developers by identifying sites and supporting funding applications 4. Provide, to the extent feasible, regulatory and financial incentives; and 5. Ensure that zoning and development standards facilitate farm worker housing (Timeline: Provide site inventory by 2004 and amend Zoning Code by 2005)	The City amended the Zoning Ordinance on March 24, 2005, Ordinance 581, to incorporate Section 17021 of the Health and Safety Code. The Single Family and Multi-Family zone district permits Employee housing as defined by Section 17021 of the Health and Safety Code. The Saltair rental project (40 units) was built in 2002 using tax credits and Joe Serna Farmworker Housing Funds.	A Code amendment is necessary to ensure compliance with the employee housing provisions of Health & Safety Code Sections 17021.5 and 17021.6

City of Corcoran	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
16. Housing for Disabled Persons SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several impediments were found with respect to permitting land uses. With respect to land uses, the City needs to amend the Zoning Code for residential care facilities, emergency shelters, and employee housing. The City Zoning Ordinance also contains an occupancy standard defining families by number of occupants.	Community Development Department and Corcoran City Council	General Fund	Amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons and employee housing by right in residential zones, conditionally permit emergency shelters in the C-S zone, and revise the definition of a family. Continue to review City ordinances, policies, and practices and remove impediments when found. (Timeline: 2004)	The City amended the Zoning Ordinance on March 24, 2005, Ordinance 581, to incorporate residential care facilities, emergency shelters and employee housing, and the revised the definition of families.	A Code amendment is necessary to ensure conformance with current state law.
17. Promote Equal Housing Opportunities Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.	Community Development Department	General Fund	Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Ongoing)	The City has developed a fair housing brochure which is available in English and Spanish.	Continue program.

Table A-1c
Housing Element Program Evaluation
City of Hanford
2003-2008

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1. Code Enforcement Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Community Development department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.	Code Enforcement Staff	General Fund	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	The city currently employs 3 full time code enforcement officers. Since 2004, the city has received 2,521 new cases and resolved or closed 2,166 cases.	Continue program.
2. Paint Programs The City offers two paint assistance programs for low and moderate income homeowners. Through the Do-It-Yourself Paint Program, the City assists qualified homeowners with the cost of the paint, while materials and labor are provided by the homeowner. The New Looks Summer Paint Program assists very low, low and moderate income senior and/or disabled residents by providing assistance in paint supplies and materials. The exterior of their homes are painted at reduced cost by Kings Regional Occupation Program youth.	Community Development Department and Job Training Program	RDA Funds	Do-It-Yourself Paint Program - 10 units per year New Looks Summer Paint Program – 10 to 15 units per year (Timeline: Ongoing)	The City has since budgeted to hire part-time employees to paint through the Summer Paint Program. Since 2004, the City has assisted 95 homeowners through the two paint programs.	Continue program.

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3. Housing Rehabilitation Program The City will continue providing rehabilitation loans to lower income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to $45,000 (up to $65,000 for demolition/reconstruction) for housing repairs, energy conservation improvements, and handicapped accessibility devices. In 2002, the Program received $500,000 in CDBG funds which should fund up to 12 loans in 2003. Hanford has designated southwest and central Hanford as "target areas" for this program. The City has received $400,000 in CalHome grants for a housing rehabilitation program outside the city's project target area.	Community Development Department and Self Help Enterprises	CDBG Funds; CalHome	Assist 10 to 15 units per year (Timeline: Ongoing)	Loan limits have increased to $90,000 with the emphasis being the elimination of health and safety hazards. The city pursues various funding sources to fund this program annually including CDBG Entitlement, HOME and CalHome funding. Since 2004, the city has assisted 46 homeowners through the housing rehabilitation program.	Continue program.
4. Preservation of At-Risk Affordable Housing The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 530 units of affordable housing for very low, low, and moderate income households created through City, state, and federal programs. None of the units are at high-risk of converting to market-rate housing.	Community Development Department and interested affordable housing providers/ developers	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	One low income apartment complex became at-risk during the reporting period. The City cooperated in a Tax Credit application to save the at-risk housing. The outcome of the application is not known. The City was awarded a home grant during this period for an additional affordable complex.	The City will continue to work with interested agencies and community organizations to preserve at-risk units.
5. Adequate Sites The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 4,414 units (1,059 very low, 883 low, 706 moderate, and 1,766 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure.	Community Development Department	General Fund	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 4,414 units. (Timeline: Meet housing needs by 2008)	The City has maintained "adequate" sites to develop the 5,758 units identified in the RHNA.	The City will continue to provide adequate sites to provide housing for low and moderate income.

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6. Density Bonus Program In accordance with State law, Hanford will adopt a local ordinance that provides incentives to encourage the development of affordable housing. Under this program, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant incentives to the developer. The incentives can either be a density bonus of 25 percent, along with one additional regulatory concession, or providing other incentives of equivalent financial value based on the land cost per dwelling unit.	Community Development Department	General Fund	Adopt density bonus ordinance to assist development of affordable housing. (Timeline: End of 2005)	City of Hanford adopted an ordinance including Density Bonus and other incentives on May 6, 2008.	Continue to implement the current Density Bonus ordinance.
7. Planned Unit Development The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized densities. However, further analysis indicates that the PUD process needs to be amended to allow for the issuance of density bonuses for projects meeting criteria in State law, because the General Plan does not allow for density increases for Planned Unit Developments.	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. Amend General Plan and Zoning Ordinance to allow for density bonuses for projects complying with criteria in State law. (Timeline: December 2004)	The City has not yet had any applications for density bonuses. However, we have processed PUD applications for smaller-lot subdivisions that maximize the density allowed.	The City will continue to utilize the PUD process.

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
8. First Time Homebuyer Programs The City offers the RDA First-Time Homebuyers Program that provides very low, low and moderate-income first-time homebuyer up to $5,000 for down payment and/or closing costs. The term of the loan is 15-years, the interest rate is 3 percent, and payments are deferred for the first 5 years of the term. The City also offers the HOME Sweet Home Program that offers up to $20,000 for down payment and/or closing costs. The loan runs 30 years, the interest rate is 3 percent, and payments are deferred for the first 5 years of the term.	Community Development Department	HOME and RDA set-aside funds	Assist 10 households each year for the RDA First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program (Timeline: Ongoing)	The RDA program has been revised to increase the loan limit to $100,000, reduce the interest rate to 2% and extend the term to 45-years. Payment is deferred for the entire loan term. The HSH program has also increased its loan limit to $100,000, as well as reduced the interest rate to 2%. Payment is deferred for the entire loan term. Since 2004, the city has assisted 58 first-time homebuyers in obtaining homeownership is Hanford.	Continue to implement the program.
9. Section 8 Program Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to very low income households equal to the difference between 30 percent of the monthly income and the allowable rent determined by the program. As of May 2003, 394 Hanford households receive Section 8 assistance.	Community Development Department, County Housing Authority	HUD funds	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to support the Section 8 program, which is administered by the Kings County Housing Authority.	Hanford will continue to participate in the Section 8 rental assistance program.
10. Residential Infill Construction Program The City offers very low, low and moderate-income homebuyers the opportunity to purchase a newly constructed home on an infill lot. City funds are used to purchase infill lots and finance construction of affordable single-family homes. The City oversees the construction of a single-family home while qualified buyers are required to obtain primary financing from a bank or mortgage company to purchase the home upon completion of construction.	Community Development Department	General fund and RDA set-aside funds	Continue to implement program and assist construction of 4 homes per year (Timeline: Ongoing)	To date 7 homes have been constructed and sold to qualifying first-time homebuyers.	Continue to implement the program.

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
11. Affordable Housing Assistance The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City currently receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards. To continue supporting affordable housing production, the City will undertake several actions.	Community Development and affordable housing developers	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, provide an inventory of housing sites to interested developers, adopt a local density bonus ordinance, and continue to pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	In 2004, the City of Hanford became an entitlement CDBG jurisdiction and now receives funding directly from HUD. Above that the city applies for HOME Investment Partnership Program and Cal Home Program funds annually to fund it various housing programs.	Continue to implement the program.
12. Farmworker and Employee Housing To address farm worker housing needs, the City permits farm worker housing in the AG zone. By right farm worker residential uses include one family dwelling related to agricultural use, a mobile home on permanent foundation used as employee housing, and farm employee housing up to 3 units per parcel. With a conditional use permit, however, farm employee housing exceeding 3 units per parcel is allowed.	Community Development Department	General Fund	1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code 2) Develop an inventory of suitable sites for farm worker housing 3) Assist interested developers by identifying sites and supporting funding applications 4) Provide, to the extent feasible, regulatory incentives; and 5) Ensure that zoning and development standards facilitate farm worker housing (Timeline: Provide site inventory by 2004 and amend Zoning Code by end of 2005)	The City currently allows by right Farmworker Housing in the AG zones district as an Administrative Approval. A CUP is required for more than 3 units per parcel. No applications for farmworker housing have been received.	The Zoning Code will be amended in conformance with the Health & Safety Code. The City will continue to identify sites suitable for farmworker housing.
13. Emergency and Transitional Shelters State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. The Hanford Zoning Ordinance currently allows transitional housing in the R-2 and R-3 zones and conditionally allows emergency shelters in the O-R district. The City remains active, having recently supported a Foster Youth Transitional home for 6 or fewer aged-out foster youth. The conditional use permit facilitates the compatibility of such uses with surrounding land uses.	Planning and Community Development Department	General Fund	Continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. (Timeline: Ongoing)	In 2007, City of Hanford approved a conditional use permit to provide transitional housing for women and children. City of Hanford adopted an ordinance including Emergency and Transitional Housing/Shelters as permitted uses on April 15, 2008.	The Zoning Code is consistent with SB 2 regarding emergency shelters; however, some amendments may be necessary to ensure that transitional and supportive housing are subject to the same standards and procedures as other residential uses of the same type in the same zone.

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
14. Housing for Disabled Persons SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. No impediments were found. Nonetheless, the City will periodically update and review the Hanford Zoning Ordinance to ensure that it is not in conflict with state law and adequately addresses the development, maintenance, and improvement of housing for disabled persons.	Community Development Department	General Fund	Continue to review City ordinances, policies, and practices and remove identified impediments to housing for persons with disabilities. (Timeline: Ongoing)	City of Hanford adopted a Reasonable Accommodations Ordinance in September, 2004.	Continue to implement the reasonable accommodation ordinance.
15. Promote Equal Housing Opportunities Hanford currently refers fair housing complaints to the Fair Housing Enforcement Center in San Francisco. These offices are far removed from Hanford and may be difficult to access. Referrals to a local agency could offer residents better access to services as well as allow the City to benefit from other fair housing services.	Planning Department	General Fund	Hanford will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Select a local agency by 2004.)	The City continued to support fair housing.	The City of Hanford is in the process of completing the Impediments to Fair Housing analysis.
16. Accessory Dwelling Unit Ordinance The City recently amended its accessory dwelling unit ordinance to comply with recent changes in State law pursuant to AB1866. The City will continue to facilitate and encourage the production of accessory dwelling units.	Planning Department	General Fund	Continue implementation (Timeline: Ongoing)	Program completed.	This program was completed and is no longer necessary.

Table A-1d
Housing Element Program Evaluation
City of Lemoore
2003-2008

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
1. Code Enforcement The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Paint-Up/Fix-Up Program and Housing Rehabilitation Program.	Code Enforcement staff and Police Department	RDA and grant funds	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance. (Timeline: Ongoing)	From 1999 through January of 2006, the Police Department has carried out code enforcement activity through a community service officer in coordination with Planning and Fire Departments. -Full time code enforcement officer hired under the Redevelopment Agency February 2006 to fully dedicate time to this activity and coordinate with PD and Fire Departments regularly and Planning when needed. -Code enforcement referred applicants to City's "Paint-Up Fix-Up" program.	Change Responsible Agency to RDA; Code Enforcement coordinate with Police, Business License, Planning, Building, and Fire Departments. Continue prior Program Objectives in addition to providing homeowner's information for the Paint-Up/Fix-Up Program, Emergency Home Repair, Do-It-Yourself-Paint and Senior House Painting Programs.
2. Paint-Up/Fix-Up Program The City offers the Paint-Up/Fix-Up Program that provides rehabilitation assistance for minor repairs for very low, low and moderate income households. The Program provides grants of up to $5,000 to make exterior home repairs such as painting, roof work, carpentry, porch steps repair, concrete work for driveways, and front sidewalks.	Community Development Dept /Planning prior to 2006 RDA Housing Specialist thereafter	RDA	Assist 14 households annually. Increase grant amount to $8,000. (Timeline: Ongoing)	-2003 assisted 25 ($111,207) -2004 assisted 19 ($86,314) -2005 assisted 18 ($122,329) -2006 assisted 36 ($247,966) -2007 assisted 11 ($82,509) -2008 assisted 11 ($67,805) -Raised max. grant amount to $8,000 in 2005/06	Change Responsible Agency to RDA. Continue the program to serve 15 persons per year with $100,000 annual funding.

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3. Housing Rehabilitation Program In partnership with a housing partner, the City's Housing Rehabilitation Program assists owner-occupied low income households make substantial home repairs or reconstruction. This program will be funded by a recently awarded $600,000 HOME grant. Loans of up to $50,000 for rehabilitation and $60,000 for home reconstruction will be provided to qualified applicants. All loans are deferred for 50 years with a zero percent interest rate as long as the resident remains the owner's primary home.	Planning and Community Development, Self-Help Enterprises	HOME funds	Initiate program and assist nine households during the grant cycle. (Timeline: 2003-2006)	Assisted eight (8) households during the grant cycle – six with rehabilitation loans of $20,000 - $70,000 and two reconstructions of $110,000-$116,000, utilizing a total of $508,127 of funds. Raised maximum loan to $70,000 for rehabilitation and $125,000 for reconstruction in 2005.	Change Responsible Agency to RDA. Additional grant funds will be applied for in upcoming fiscal years to resume program.
4. Community Rehabilitation Project The City will actively coordinate with the Chamber of Commerce, educational institutions, and service organization to create an annual Community Rehabilitation Project. This community-based project could include service group members or high school students working with instructors to provide repairs on a non code-compliant single-family home. Homes would typically be vacant for sale to a very low or low income household that cannot afford a home of their own. The City will assist with acquisition and provide materials with high school students providing the labor and learning valuable skills.	Planning and Community Development Department, RDA, and interested community groups	RDA	Rehabilitate one home per year. (Timeline: Initiate program by 2004)	None	Change responsible agency to the RDA. This program was researched and has been abandoned due to the fact that it would be an insurance issue for the school. It has not been included in the new Housing Element. Armona Charter School may have some opportunities in the future.
5. Preservation of At-Risk Affordable Housing The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Lemoore has approximately 580 units of affordable housing for very low, low, and moderate income households created through various City, state, and federal programs. No affordable units in Lemoore are at risk of converting to market rents.	Planning and Community Development Department	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	Accomplished – Ongoing.	Change Responsible Agency to RDA and continue annual evaluation.

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
6. Adequate Sites The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 3,010 units (723 very low, 602 low, 481 moderate, and 1,204 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.	Planning and Community Development Department	General Fund	Provide adequate sites to meet the housing needs allocation of 3,010 units. (Timeline: Meet housing needs by 2008)	Appropriately Zoned property already in place prior to 2003 Housing Element adopted. New General Plan adopted May 2008 added additional land area	Update the entire Zoning Ordinance to be consistent with the New General Plan lead by the Planning Department in conformity with the RHNA.
7. Downtown Revitalization As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component of these efforts has been mixed residential-commercial uses in the C-C district. The City has converted two historic hotels in the downtown to provide low income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for low-income housing.	Planning and Community Development Department	CDBG, RDA, and grants	Provide additional mixed use projects in the downtown. (Timeline: Ongoing)	No additional mixed-use projects have been done since the Lucerne and Antlers Hotel projects.	Responsible Agency should be changed to RDA. -Proposed 2030 General Plan update changed downtown to a "Mixed-Use" land use designation to encourage policy. -City RDA may want to take on future renovation projects that renovate under-utilized areas.
8. Density Bonus Program In accordance with State density bonus law, Lemoore adopted a local ordinance in 1992 that provided incentives to encourage the development of affordable housing. Under this program, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant incentives to the developer. The incentives can either be a density bonus of 25 percent, along with one additional regulatory concession, or providing other incentives of equivalent financial value based on the land cost per unit.	Planning and Community Development Department	General Fund	Continue to offer a density bonus for qualified projects. (Timeline: Ongoing)	Montgomery Crossings project approved an 8% Density Bonus from 53 allowed units to 57 units (17*3.13 acres= 53 allowed units) for affordable housing project which has been under construction since 11/2008. Eastgate Village project approved a 25% PUD density bonus from 118 units to 147 (allowing 15 additional units) in 2005.	Ongoing. Change Responsible Agency to the Planning Department.

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
9. Planned Unit Development The City implements a PUD overlay zoned to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas such as clustering, provide flexible site requirements and stimulate creative, flexible and more affordable development.	Planning and Community Development Department	General Fund	Continue to promote the benefits and advantages to developing PUD at the public counter. (Timeline: Ongoing)	All new residential single family subdivisions over 10 acres in size and multi-family over 5 acres in size are zoned with a PUD overlay requiring small and larger house sizes. Have made PUD Livable Neighborhood booklet and PUD short list available for free at the counter for those considering PUD	Ongoing. Responsible Agency to change to the Planning Department.
10. Homebuyer Assistance Program The City offers first-time home ownership assistance to very low, low and moderate income homebuyers through the Homebuyer Assistance Program. Assistance is offered as a deferred second mortgage loan of up to $20,000 providing down payment and closing cost assistance. Buyers must provide a $1,000 down payment, qualify with a primary lender and comply with their requirements.	Planning and Community Development (prior to 2006). RDA Housing Specialist thereafter.	RDA and HOME Fund	Assist 5-10 households annually. Increase loan amount to $30,000. (Timeline: Ongoing)	Ongoing. Program name changed to First-Time Homebuyer Program. Have assisted 7-14 households annually. Grant amount increased to $30,000 per household 3/2006 -2003 assisted 4 ($79,300 total) -2004 assisted 1 ($29,927 total) -2005 assisted 1 ($20,000 total) -2006 assisted 22 ($444,727) -2007 assisted 10 ($298,021) -2008 assisted 19 ($ 559,696) In addition, a new program was recently started offering very-low- and low-income households up to $100,000 each. To date 2 households have been assisted for a total of $154,000.	Change Responsible Agency to the RDA. Continue program and may consider applying for other funds to augment program. New HOME grant funds approved to spend 2009-2012. Program initiated to assist 10 households during the grant cycle.
11. Section 8 Rental Assistance Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to very low income households that spend more than 30 percent of their income on rent. The rent subsidy is the difference between 30 percent of monthly income and allowable rent determined by HUD. As of May 2003, 171 households in Lemoore receive Section 8 assistance.	Planning / Community Development / Kings County Housing Authority	HUD	Assist the Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	Accomplished – Ongoing.	Change Responsible Agency to RDA and Kings County Housing Authority. Ongoing program.

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
12. Affordable Housing Assistance The City's affordable housing program consists of homeownership assistance, rehabilitation loans, and the provision of regulatory and financial assistance. Since 1998 alone, the City has secured more than $10 million in grants, of which $2.5 million has been used for housing. In 1999/2000 Lemoore worked with Self-Help to create 36 affordable single-family units by providing land and home ownership assistance. The City offers an online database to assist developers in selecting housing sites. The City also supported the conversion of the Antlers Hotel to senior housing.	Planning and RDA	Local, state, and federal funds	Seek applicable grants under Proposition 46 and federal sources, continue providing an inventory of housing sites to interested developers, modify a local density bonus ordinance, and pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The RDA has committed $3,050,000 to two affordable multi-family projects that will provide 121 affordable units. In 2009 the RDA has earmarked $1,650,000 to another affordable project of 80 additional units plus a managers unit. The City has joined with developers to apply for 1 HOME and 1 CDBG grant but has been unsuccessful to augment the program dollars.	Change Responsible Agency to RDA. Continue working with developers to complete these projects.
13. Senior/Disabled Housing The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to follow recommendations proposed in the 2001 Senior Housing Study and will pursue the development of senior housing in the Lemoore Market Area.	Planning and Community Development Department	RDA, CDBG, state and federal funds	Support the development of senior/disabled housing (Timeline: Ongoing)	None.	Change Responsible Agency to the RDA. Should consider assisting an affordable senior housing project.
14. Emergency and Transitional Shelters State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. HCD's interpretation of Housing Element law requires that a jurisdiction must identify specific zones within the Zoning Ordinance where emergency and transitional shelters are permitted. The Lemoore Zoning Ordinance does not directly address transitional housing and emergency shelters, although a Foster Youth Transitional home for 6 or fewer aged-out foster youth was recently built. To address State law requirements, Lemoore will conditionally permit emergency shelters and transitional housing in an appropriate zone.	Planning and Community Development Department	General Fund	Amend Zoning Code to permit emergency shelters in the RSC zone and transitional shelters in the RM zone pursuant to a conditional use permit. The conditional use permit will facilitate and encourage the development of such facilities. (Timeline: Amend Zoning Code by 2005)	Since the fully updated General Plan was not adopted until May 2008, the Zoning Ordinance has not yet been updated to make all the changes.	Change Responsible Agency to the Planning Department to complete task by 2010.

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
The City will continue to support the Housing Authority in the provision of transitional homes for foster youth. Working with the Kings County Housing Authority, various agencies and organizations.	RDA and the Kings County Housing Authority			The City continues to support the Housing Authority in the provision of transitional homes for foster youth with the ownership of an aged-out foster youth home that the City completed 2002. The home houses six female residents.	Ongoing ownership and maintenance by the RDA.
15. Employee (Farmworker) Housing As the second most urbanized city in Kings County, Lemoore has few resident farm workers. Currently, the City does not allow farm worker housing in compliance with the Health and Safety Code. However, in 1999/2000, Lemoore worked with Self-Help to create 36 affordable single-family units by providing land and home ownership assistance. Occupants were primarily very low income farm worker families.	Planning and Community Development Department	General Fund	1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code 2) Develop an inventory of suitable sites for farm worker housing 3) Assist interested developers by identifying sites and supporting funding applications 4) Provide, to the extent feasible, regulatory incentives; and 5) Ensure that zoning and development standards facilitate farm worker housing (Timeline: Provide land inventory by 2004 and revise Zoning Code by end of 2005 following update of the City's General Plan)	Since the fully updated General Plan was not adopted until May 2008, the Zoning Ordinance has not yet been updated to make all the changes. In addition, one of the multi-family projects (Oleander Terrace) that the RDA has committed funds and has also received a Joe Serna Farmworker Grant for $1 million. This project will have 39 units available for farmworker households. The RDA has purchased the land for this project and will provide a ground lease to the developer for $1 per year.	Change Responsible Agency to the Planning Department to complete task by 2010.

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16. Housing for Disabled Persons SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several impediments with respect to permitted residential uses were found.	Planning and Community Development Department	General Fund	Amend the Zoning Ordinance to codify the allowance of community care facilities for six or fewer person and employee housing by right in all residential zones, conditionally permit emergency shelters and transitional housing in appropriate zones and revise the definition of a family. Continue to review City ordinances, policies, and practices and remove impediments to housing for persons with disabilities. (Timeline: Amend Zoning Code by 2005)	Since the fully updated General Plan was not adopted until May 2008, the Zoning Ordinance has not yet been updated to make all the changes.	Change Responsible Agency to the Planning Department to complete task by 2010.
17. Promote Equal Housing Opportunities Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at City Hall, library, post office, and appropriate shopping areas.	Planning and Community Development Department		Select a local provider by 2004	The City has fair housing posters in both English and Spanish posted at City Hall. Posters contain an 800 number to contact with complaints. In addition, residents who call with complaints are assisted and/or referred to the Dept. of Fair Housing, Tulare/Kings Legal Aid, and Kings County Environmental Health.	Change Responsible Agency to the RDA. Once set up, ongoing.
New Programs Not Listed in the Previous Housing Element					
18. Emergency Home Repair Program The City offers the Emergency Home Repair Program that provides rehabilitation assistance for emergency health and safety repairs and accessibility improvements for the disabled for very low and low income households. The Program provides grants of up to $2,500 to make home repairs such as unsafe electrical, unsanitary plumbing, broken windows, doors and locks, non-working heating and cooling systems, wheelchair ramps, bathroom or kitchen modifications, etc.	RDA Housing Specialist	RDA	Assist 10 households annually. (Timeline: Ongoing)	Program began 7/06 -2006 assisted 3 ($4,290) -2007 assisted 8 ($18,469) -2008 assisted 5 ($9,536)	Program should be added to Housing Element projects list and continue as currently setup as an ongoing program.

City of Lemoore	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
19. Do-It –Yourself and Senior House Painting Programs The City offers the Do-It-Yourself House Painting Program that pays for paint and materials needed for house painting. In addition, the City has partnered with West Hills Community College, Lemoore to implement a Senior House Painting Program for individuals 55 years or older and/or disabled to have their homes painted by students at no charge. Both programs are available to very low, low and moderate income households.	RDA Housing Specialist	RDA	Assist 20-30 households annually. (Timeline: Ongoing)	Do-It-Yourself House Painting Program began 7/07 -2007 assisted 1 at $564 -2008 assisted 1 at $598 Senior House Painting Program (began 9/08) -2008 assisted 1 at $2,500	These programs were added in the 2007-2008 and 2008-2009 fiscal years. Program should be added to Housing Element projects list and continue as currently setup as an ongoing program.
20. Infill Housing Construct affordable housing in predominately developed neighborhoods for sale to low and moderate income families.	RDA Housing Specialist	RDA		Program started in 2008/09 fiscal year. 2 units constructed at a cost of $280,508 for both. Selling prices were $220,000 and $170,000 -- assistance of $60,000 and $90,000 was provided to make the homes affordable.	Program should continue while land and construction costs are low, especially if they can help fill in unfinished neighborhoods.

Table A-1e
Housing Element Program Evaluation
County of Kings
2003-2008

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
1. Code Enforcement Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Code Compliance staff will continue to work to enforce state and local regulations regarding building and property maintenance.	Code Compliance Division staff	General Fund	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance. (Timeline: Ongoing)	The Code Enforcement program was successfully implemented throughout the period.	This program will be continued.
2. Housing Rehabilitation Program Working in conjunction with nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance Countywide and in the targeted areas of the Corcoran fringe, Home Garden, and Kettleman City. The County provides low or no interest loans up to the federally allowed maximum to correct health and safety hazards and make more routine repairs. The loan can be deferred if certain criteria are met or until the owner no longer resides in the home for a 30 year period of time.	Community Development Agency	HOME, CDBG, and CalHome	Provide 5 to 10 loans per year. (Timeline: Ongoing)	The Kings County Community Development Agency (KCCDA) has been completing an average of 6 Housing Rehabilitation loans per year. 2004 – 7 units 2005 – 11 units 2006 – 4 units 2007 – 4 units 2008 – 5 units	This program will be continued.
3. Affordable Housing Assistance The County's affordable housing assistance efforts routinely include a housing rehabilitation program, first time homebuyer program (FTHB), and a density bonus program. The County presently contracts with Self-Help Enterprises to administer the Housing Rehabilitation and FTHB programs.	Community Development Agency and affordable housing providers/developers	Local, state, and federal funds	Seek applicable grants under Proposition 46 and other federal, state and local funding sources, provide an inventory of housing sites to interested developers, amend the County density bonus ordinance, and pursue housing production and rehabilitation with nonprofits. (Timeline: Ongoing)	The Kings County Community Development Agency (KCCDA) has been completing an average of 10 Housing Rehabilitation loans per year. An average of 10 households were assisted through the FTHB program (see Program 7 below) and 14 homes were approved under the Density Bonus Program (see Program 6 below).	This program will be continued.

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
4. Preservation of At-Risk Affordable Housing The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Kings County has approximately 190 units of affordable housing within unincorporated areas for very low, low, and moderate income households created through various County, state, and federal programs.	Community Development Agency	General, local, state, and federal funds	Continue to monitor at-risk units. Seek applicable grants under federal, state, and local funding sources to assist targeted income qualified individuals to be able to purchase at risk units. (Timeline: Ongoing)	Kings County has been successful in obtaining grants through the CDBG program, HOME Partnership program, and CalHome Program which have been used to assist individuals with the purchase of at risk units.	This program will be continued.
5. Adequate Sites The County will designate adequate areas of land to provide for the new housing construction in unincorporated areas to accommodate projected employment and population growth and to meet the needs of residents. The Housing Element identifies "adequate" sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation identified as 1,094 units (137 very low, 193 low, 316 moderate, and 448 above moderate) from 2008-2015. Adequate sites are those with sufficient zoning and development standards, water and sewer services, and adequate infrastructure.	Community Development Agency	N/A	Update the Kings County Housing Element to ensure that adequate sites are designated to provide for the new housing construction needs, of residents within the unincorporated areas of Kings County from 2009-2014 and update every 5 years.	Adequate sites were identified in the Housing Element.	Update the Housing Element by 2009 to ensure that adequate sites continue to be designated.
6. Density Bonus Program Kings County currently allows the State density bonus standards in all residential zones. However the provisions do not include the density bonus for common interest development. Density Bonus will be reviewed annually to reflect current state law.	Community Development Agency	N/A	Update the density bonus ordinance to be consistent with state law amendments. (Timeline: Amend by the end of 2010)	The Density Bonus Ordinance was not updated due to staffing limitations, although 14 homes were approved under the density bonus program since 2003.	Amend local Density Bonus Ordinance by the end of 2010 and continue maintenance as State law amendments become effective.
7. First-Time Homebuyer Program The County provides housing assistance to first-time homebuyers through the County's First-Time Homebuyer Program funded with federal and state funds (See comments from Rehab Section Program #2). This program provides a qualified first-time homebuyer up to the federally allowed maximum funding towards a home purchase. This program is available in the unincorporated areas of Kings County.	Community Development Agency and the County's Consultant	CalHome	Provide 10 to 15 loans per year. Continue to seek additional federal, state, and local funds to expand the assistance which is currently available (Timeline: Ongoing)	On average of 9 first time homebuyers were assisted per year. 2004 – 17 units 2005 – 1 unit 2006 – 9 units 2007 – 10 units 2008 – 7 units	This program will be continued.

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
8. Section 8 Rental Assistance Administered by the Kings County Housing Authority, unincorporated communities will continue to be allowed to participate in the Section 8 tenant based rental assistance program. The Section 8 tenant based rental assistance program extends rental subsidies to very low income households that spend more than 30 percent of their income on rent. The rent subsidy is the difference between 30 percent of monthly income and allowable rent determined by HUD. As of April 2009, many households in unincorporated Kings County receive section 8 assistance.	Kings County Housing Authority	HUD	Support the Housing Authority's Section 8 program and project based developments. (Timeline: Ongoing)	The Kings County Housing Authority has continued to provide Section 8 program and project based developmental assistance through funds provided by HUD.	This program will be continued.
9. Foster Youth Transitional Program The County will continue to support the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations. The Transitional Housing Committee meets quarterly to discuss goals and implement new programs for transitional housing programs.	Kings County Housing Authority and Kings County Management Development Corporation	Funded by donations from individuals and nominal service fee from patrons	Continue to support the Housing Authority in the provision of transitional homes for foster youth. (Timeline: Ongoing)	Two homes have been established to support aged out foster youth.	This program will be continued.
10. Emergency and Transitional Shelters According to California government code Section 65580 and Health and Safety Code 50675.2, a jurisdiction is required to provide adequate sites for a variety of housing including emergency and transitional shelters through appropriate zoning and development standards. The Kings County Zoning Ordinance will be amended to permit emergency shelters and transitional housing. The site plan review and conditional use permit processes will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing. In 2001 the Kings/Tulare Continuum of Care Core Group initiated a Homelessness Plan that set forth the community's top priorities for action and identified strategies to make progress on homelessness and better help homeless individuals within both counties.	Community Development Agency and Kings Tulare Continuum of Care	TBD: Emergency FESG administered by HCD Transitional FHP funds through HUD FEHT HUD, Men's shelter beds TBD, general area in Hanford	Amend the Zoning Code to permit emergency and transitional shelters in the R-1, R-M, and various C zone districts as required by State law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families. (Timeline: to be included in 269.66)	The Zoning Code has not yet been amended due to staffing limitations.	This issue will be addressed in the 2009 Housing Plan.

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
11. Mobile Home/Manufactured Housing Pursuant to State law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. Mobile homes parks are allowed as conditional uses in all multi-family zones. Manufactured housing and mobile homes area permitted use in all RR, R-1 zone districts when installed on a permanent foundation and require a site plan review when installed on a temporary foundation system.	Community Development Agency	General fund	Continue to allow for the development of manufactured housing/mobile homes within residential zone districts as described in the Kings County Zoning Ordinance.	The Kings County Zoning Ordinance allows the development of manufactured housing/mobile homes within residential zone districts.	Continue to monitor State law and update local policies as needed.
12. Farm Employee and Employee Housing Kings County administratively permits mobile homes as farm employee housing in the AG-20, AX, AL-10, and AG-40 zones as long as the units do not exceed five units per acre, pursuant to a site plan review. Farm employee housing in excess of 5 units and farm labor housing require conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing.	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers	General Fund	Continue to support farm worker housing as follows: 1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code 2) Develop an inventory of suitable sites for farm worker housing 3) Assist interested developers by identifying sites and supporting funding applications 4) Provide, to the extent feasible, regulatory incentives; and 5) Ensure that zoning and development standards facilitate farm worker housing (Timeline: Provide a site inventory by 2004 and amend the Zoning Code by 2004)	This program has not yet been implemented due to staffing limitations.	Carry forward into the 2009 Housing Element

Kings County	Responsible Agency	Funding Source	Program Objectives & Timeline	Accomplishments	Future Policies and Actions
13. Housing for Disabled Persons SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The County conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several land use regulations were found to be impediments with respect to the allowance of emergency shelters, transitional housing, residential care facilities serving six or fewer persons, farm worker housing, and manufactured housing. To comply with state and federal laws, the County will undertake the following actions (see Program Objectives).	Community Development Agency	General fund	Amend Zoning Code to permit residential care facilities for six or fewer persons by right in residential zones, conditionally permit emergency shelters in the RM zone and conditionally permit transitional housing in the R-1 zones. Continue to review County ordinances, policies, and practices and remove identified impediments to housing for persons with disabilities (Timeline: Revise by end of 2010)	This program has not yet been implemented due to staffing limitations.	Carry forward into the 2009 Housing Element
14. Promote Equal Housing Opportunities Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office.	Community Development Agency	General fund	The County will refer the public to a fair housing provider	The Community Development Agency continues to successfully refer fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno Office.	This program will be continued.

Table A-2
Appropriateness of 2003 Housing Element Goals and Policies
Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore

Goal	Policy	Appropriateness
Housing and Neighborhood Conservation		
GOAL 1 Improve and maintain the quality of housing and residential neighborhoods.		Appropriate - continue
	Policy 1.1. *Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.*	Appropriate - continue
	Policy 1.2. *Assist in the repair, rehabilitation, and improvement of residential structures; demolish structures which are dilapidated and beyond repair.*	Appropriate - continue
	Policy 1.3. *Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve future and present residential developments.*	Appropriate - continue
	Policy 1.4. *Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.*	Appropriate - continue
Housing Production		
GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.		Appropriate - continue
	Policy 2.1. *Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs goals for 2003-2008.*	Appropriate - continue but update for the 2009-2014 planning period
	Policy 2.2. *Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.*	Appropriate - continue
	Policy 2.3. *Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.*	Appropriate - continue
	Policy 2.4. *Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.*	Appropriate - continue
Housing Constraints		
GOAL 3. Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.		Appropriate - continue
	Policy 3.1. *Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.*	Appropriate - continue

Goal	Policy	Appropriateness
	Policy 3.2. *Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.*	Appropriate - continue
	Policy 3.3. *Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.*	Appropriate - continue
	Policy 3.4. *Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.*	Appropriate - continue
Housing Assistance		
GOAL 4. Provide housing assistance to very low-, low-, and moderate income households and those with special housing needs.		Appropriate - continue
	Policy 4.1. *Support the provision of rental assistance to provide affordable housing options for very-low- and low-income households.*	Appropriate - continue
	Policy 4.2. *Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.*	Appropriate - continue
	Policy 4.3. *Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large household, single-parent families, and farm workers.*	Appropriate - continue
	Policy 4.4. *Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.*	Appropriate - continue
Fair and Equal Housing Opportunities		
GOAL 5. Further equal housing opportunities for persons, regardless of status.		Appropriate - continue
	Policy 5.1. *Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.*	Appropriate - continue
	Policy 5.2. *Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.*	Appropriate - continue

Table A-3a
Residential Development Summary
City of Avenal
2003-2008

Project/ Type	General Plan/ Zoning	Density (du/ac)	2003 - 2006					Total	2007 - 2008					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached	R-1													
(All infill-no subdivisions)						158		158				14		14
Multi-family apts.														
El Palmar	R-3	13.0		81*				81						0
Hearthstone	R-3	14.6		81*				81						0
Villa Esperanza	R-3	14.3		81*				81						0
Second units														
Totals				**243**		**158**		**401**				**14**		**14**

*Deed-restricted units

Table A-3b
Residential Development Summary
City of Corcoran
2003-2008

Project/Type	General Plan/ Zoning	Density (du/ac)	2003 - 2006					Total	2007 - 2008					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached														
Infill (no subdivisions)	LDR/R-1	5				223	3	226				75	1	76
Larkspur/K. Hovnanian	LDR/R-1					16		16				24		24
Condos														
Pine Tree	MDR/RM-2	21			14			14						
Multi-family apts.														
Kings Manor Apartments	HDR/RM-2.5	17	8*	48*	24*+1			81						
Avalon Apartments	HDR/RM-2	21							7*	35*	13*+1			56
Dairy Villas Apartments	HDR/R-3	14							7*	17*	44*+1			69
Second units	LDR/R-1	5			10			10			8			8
Totals			**8**	**48**	**47**	**241**	**3**	**347**	**14**	**52**	**67**	**99**	**1**	**233**

*Deed-restricted units

Table A-3c
Residential Development Summary
City of Hanford
2003-2008

Project/ Type	General Plan/ Zoning	Density (du/ac)	2003 - 2006						2007 - 2008					
			EL	VL	Low	Mod	Upper	Total	EL	VL	Low	Mod	Upper	Total
Single-family detached														
Custom home	R-1-12	1-3											1	1
Tract	R-1-6	2-9										154		154
Tract	R-1-8	2-9											19	19
Custom homes	R-1-20	0-3											2	2
Subtotals - SFD						**1,103**	**1,102**	**2,205**				**154**	**22**	**176**
Multi-family apts.														
101 E. Lang (duplex)	RM-3	7-15			2			2						
310 E. Elm (duplex)	RM-3	7-15			2			2						
512-536 E. Grangeville (Windgate Village)	RM-3	7-15			54			54						
1426-1476 S. 11th Ave. (Lomarey)	RM-3	7-15			39			39						
110 E. Lang (duplex)	RM-3	7-15			2			2						
106 E. Hanford-Armona Rd.	RM-3	7-15			4			4						
1753-1769 Emma Lee	RM-3	7-15			4			4						
802-828 S. Harris St. (Lincoln Plaza)	RM-3	7-15		19*	21*			40						
576 S. Douty St. (duplex)	RM-3	7-15									2			2
109 E. Third St.	RM-3	7-15									3			3
320-340 N. East St.	DC	4-22									4			4
211 W. South St. (duplex)	RM-3	7-15									2			2
AMG – 11th Williams**	RM-3	7-15									49*			49
Ashwood – SE corner 11th/Northstar**	RM-2	10-22									39			39
Davco – 11631 S. 11th**	RM-3	7-15									81			81
Subtotals - MF					128			147			180			180
Second units											1			1
Totals				**19**	**128**	**1,103**	**1,102**	**2,352**			**181**	**154**	**22**	**357**

Notes:
*Deed restricted
**Approved/not completed rental projects (affordability determined by deed restrictions or market analysis (see discussion on p. B-2)

Table A-3d
Residential Development Summary
City of Lemoore
2003-2008

Project/ Type	Gen. Plan/ Zoning	Density (du/ac)	2003 - 2008[1]					Total	2007 - 2008[2]					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached														
College Park	LD-SFR/ R-1-7	5.48				175	175	350				20	19	39
Silva Estates	LD-SFR/ R-1-7	4.94				53	54	107				10	9	19
Cedar Lane Estates	LD-SFR/ R-1-7	4.72				12	12	24						
Avalon	LD-SFR/LMD/ R-1-7/RM-3	5.98				11	12	23						
Tract 661	LD-SFR/ R-1-7	5.65				11	11	22						
Tract 719	LD-SFR/ R-1-7	3.52				5	4	9						
Covington Place	LD-SFR/ R-1-7	5.44				3	2	5						
Country Club Villa/Estate	LD-SFR/ R-1-7	6.11				38	38	76				14	13	27
Husted Ranch	LD-SFR/ R-1-7	5.02				1	1	2						
Kings Christian, #1	LD-SFR/ R-1-7	4.98					1	1						
Fairway Homes	LD-SFR/ R-1-7	5.69				32	31	63					1	1
The Landing	LD-SFR/ R-1-7	4.91				23	22	45				9	9	18
Liberty Estates	LD-SFR/ R-1-7	4.94				48	48	96				64	63	127
Davante Villas	LD-SFR/ R-1-7	4.96				23	23	46				26	26	52
Parkview Estates	LD-SFR/ R-1-7	6.19				1	1	2				1	1	2
Private Owners	LD-SFR/ R-1-7	Varies			3	4	10	17		1	1*	2*	4	8

Project/ Type	Gen. Plan/ Zoning	Density (du/ac)	2003 - 2008[1]						2007 - 2008[2]					
			EL	VL	Low	Mod	Upper	Total	EL	VL	Low	Mod	Upper	Total
Multi-Family Apts.														
Antlers Apartments	Mixed Use/ CC	50.6		3*	7*			10						
College Park Apts.	MD-MFR/ RM-3	10.3			120			120						
Silva	MD-MFR/ RM-3	3.6			48			48			21			21
Valley Oak (Butler)	MD-MFR/ RM-2.5	16.8									73			73
Montgomery Crossing	MD-MFR/ RM-3	18.5								20*	37*			57
Second units					2			2			3			3
Totals				**3**	**180**	**440**	**445**	**1,065**		**21**	**135**	**146**	**145**	**447**

Notes:
1. July 1, 2003 - June 30, 2008 (Used Building Permits from 1/1/03-12/31/07 to count units that were probably completed between 7/1/03-6/30/08)
2. January 1, 2007 - December 30, 2008 (These units are credited in the new RHNA period) (Used Permits for 7/1/06-12/31/08)
3. Affordability categories for single-family units assumed 50% moderate and 50% above-moderate based on recent real estate data (see Chapter 2)
*Deed-restricted (for private owners, only one of the moderate units is restricted)

Table A-3e
Residential Development Summary
County of Kings
2003-2008

Project/ Type	Gen. Plan/ Zoning	Density (du/ac)	2003 - 2006					Total	2007 - 2008					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached														
Individual homes	Varies	Varies				281		281				72		72
Mobile Homes														
Individual units	Varies	Varies			84			84			29			29
Multi-Family Apts.														
10842 Railroad Ave, Armona	RM3	20.8			4			4						
Second units														
None														
TOTALS					**88**	**281**		**369**			**29**	**72**		**101**

Table A-4a
Progress in Achieving Quantified Objectives
City of Avenal
2003-2008*

Program Category	Quantified Objective	Progress
New Construction		
Very Low	139	240
Low	116	18
Moderate	93	5
Above Moderate	232	149
Rehabilitation		
Very Low	10	30
Low	10	9
Moderate	0	
Above Moderate	0	
Conservation		
Very Low	151	151
Low	0	
Moderate	0	
Above Moderate	0	

*July 1, 2003 - June 30, 2008

Table A-4b
Progress in Achieving Quantified Objectives
City of Corcoran
2003-2008*

Program Category	Quantified Objective	Progress
New Construction		
Very Low	205	122
Low	171	114
Moderate	137	340
Above Moderate	341	4
Rehabilitation		
Very Low	30	54
Low	45	42
Moderate	0	
Above Moderate	0	
Conservation		
Very Low	205	
Low	44	
Moderate	0	
Above Moderate	0	

*July 1, 2003 - June 30, 2008

Table A-4c
Progress in Achieving Quantified Objectives
City of Hanford
2003-2008*

Program Category	Quantified Objective	Progress
New Construction		
Very Low	1,059	19
Low	883	140
Moderate	706	1,257
Above Moderate	1,766	1,124
Rehabilitation		
Very Low	100	18
Low	100	21
Moderate	0	
Above Moderate	0	
Conservation		
Very Low	515	39
Low	101	200
Moderate	34	238
Above Moderate	0	

*July 1, 2003 - June 30, 2008

Table A-4d
Progress in Achieving Quantified Objectives
City of Lemoore
2003-2008*

Program Category	Quantified Objective	Progress
New Construction		
Very Low	723	3
Low	602	180
Moderate	481	440
Above Moderate	1,204	445
Rehabilitation**		
Very Low	40	53
Low	40	45
Moderate	0	27
Above Moderate	0	-
Conservation		
Very Low	275	275
Low	127	74***
Moderate	80	80
Above Moderate	0	

Notes:
*July 1, 2003 - June 30, 2008
(Used Building Permits from 1/1/03-12/31/07 to count units that were probably completed between 7/1/03-6/30/08)
**Includes both minor and substantial rehab
***Reflects expiration of 53 covenants at Country Club Apts.

Table A-4e
Progress in Achieving Quantified Objectives
Kings County Unincorporated Area
2003-2008*

Program Category	Quantified Objective	Progress
New Construction		
Very Low	205	--
Low	171	117
Moderate	137	353
Above Moderate	342	--
Rehabilitation		
Very Low	25	
Low	25	50
Moderate	0	
Above Moderate	0	--
Conservation		
Very Low	178	190
Low	0	--
Moderate	0	--
Above Moderate	0	--

*July 1, 2003 - June 30, 2008

Appendix B Land Inventory

1. Methodology and Assumptions

State law requires each jurisdiction to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or "underutilized" parcels with potential for additional development. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the jurisdiction's fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA).

The detailed methodology and assumptions for the residential land inventory presented in Chapter 3 are provided below and summarized in Tables B-1a through B-1e.

Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly built units are based on actual prices or rents. Table 2-17 (p. 2-14) describes 2009 affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level.
    a. Home Prices. Like most areas of the San Joaquin Valley, new home prices are generally affordable to moderate-income households. A survey of recent new home sales found that nearly all projects were priced within the moderate-income category of $180,000 to $275,000. Some new single-family homes on standard-sized lots sold within the low-income price range. Only in Lemoore were some new home subdivisions priced in the above-moderate range.

    For purposes of the land inventory analysis, large lots of one-half acre or more were allocated to the above-moderate category in all jurisdictions.

    In **Avenal**, all standard-sized lots were allocated to the moderate-income category. As noted in Chapter 2, all single-family homes sales and listings in Avenal, both new and resale, were priced within the low- or moderate-income categories during 2008-09.

    In **Corcoran**, all standard-sized infill lots were allocated to the moderate-income category while large parcels suitable for standard-lot subdivisions were allocated

50% moderate and 50% above-moderate. As noted in Chapter 2, all single-family homes sales and listings in Corcoran, both new and resale, were priced within the low- or moderate-income categories during 2008-09. Half of the sites zoned for single-family subdivisions were allocated upward to the above-moderate category in order to accommodate the City's RHNA allocation.

In **Hanford**, Very Low Density single-family sites were allocated to the above-moderate category, while Low Density single-family sites were evenly distributed between the moderate and above-moderate categories. As shown in Chapter 2, 70% of Hanford's newer home listings were priced in the moderate category while 30% were above-moderate, and 82% of recent sales were in the moderate category while 18% were above-moderate. All new single-family subdivisions were selling in the moderate category at the time of the survey. Sites in the Medium designation allow small-lot subdivisions, PUDs and attached product types at up to 15 units/acre and were allocated to the low-income category.

In **Lemoore**, Agricultural-Rural and Very Low Density Residential sites were allocated to the above-moderate category. Low Density single-family sites were allocated 50% moderate and 50% above-moderate. As shown in Chapter 2, 88% of recent home sales were priced in the moderate category with 12% above-moderate. Current single-family home listings were evenly split between the moderate and above-moderate categories, and all active new home subdivisions were priced in the moderate category. Sites in the Low-Medium designation allow small-lot subdivisions and attached product types and were allocated to the moderate category.

In **unincorporated Kings County**, the Very Low Density and Low Density Residential sites allow large lots (1/2 acre or more) and were allocated to the above-moderate category. The Low Medium sites allow standard size lots and were allocated to the moderate category. As shown in Chapter 2, all recent home sales and listings were priced in the low- and moderate-income categories.

Mobile homes are an affordable option for lower-income households. As noted in Chapter 2, new mobile homes are available at prices ranging from $24,000 to $70,000. These prices are within the lower-income affordability range, including the price of a single-family lot.

b. Apartment Rents. As with single-family homes, apartment rents are very affordable in Kings County. All newer market-rate apartments surveyed, including larger projects as well as small duplex/triplex projects[1], had rents within the low-income category (i.e., less than $1,100 per month), and many apartments were renting at the very-low-income affordability level (i.e., less than $698 per month). Many projects built by non-profit organizations using assistance such as Low-Income Housing Tax Credits include apartments affordable to extremely-low- and very-low-income households. Therefore,

[1] See for example Table 2-21, which includes four small recently-built projects in Hanford, all of which are renting at rates affordable to low- or very-low-income households. This market survey of new multi-family projects demonstrates that all multi-family sites in Kings County, including small sites, are suitable for lower-income housing.

vacant sites in all jurisdictions designated for multi-family or mixed-use development were allocated to the lower-income category.

3. Density. For potential new units in a jurisdiction's land inventory, state law establishes that affordability assumptions may be based on density. The "default" density for jurisdictions in Kings County is 20 units per acre. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are considered to be suitable for lower-income housing. State law also allows jurisdictions to establish an alternative to the default density if local market conditions and experience support a different density assumption for affordability.

   As discussed in Chapter 4, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, Lemoore allows mixed-use development at densities up to 20 units/acre. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the "default" density. Conversations with non-profits confirmed that densities in the range of 12-15 units/acre are typical and sufficient to make such projects feasible. This density range allows two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children. Developers indicated that they rarely request a density bonus, but may take advantage of other concessions such as modifications to development standards such as setbacks.

Realistic Capacity

In order to determine the realistic capacity of vacant sites, the potential yield for each parcel was estimated based on previous experience of recent projects rather than the maximum allowable density for the zone. In addition, site constraints such as flood hazard zones and airport approach and departure patterns were considered and potential yield was reduced where these constraints would be expected to prevent full utilization of the parcel. These constraints are noted in Tables B-1a through B-1e.

2. Units Built or Approved 2007-2009

Tables A-3a through A-3e in Appendix A summarize new residential units built or approved during 2007 - 2009. Under State law, new housing units completed after January 1, 2007 are credited in the new planning period. These units have been assigned to income categories based on affordability covenants or market prices/rents.

3. Vacant or Underutilized Land

Tables B-1a through B-1e contain a parcel-level inventory of sites with potential for residential development in each jurisdiction during the current planning period. As noted above, the capacity of each site has been estimated based on realistic assumptions, recent development trends and any existing site constraints that could prevent the site from being developed to its full potential. As discussed in Chapter 3, all jurisdictions have sufficient capacity to accommodate the housing needs identified in the Regional Housing Needs Plan.

Corcoran

One significant underutilized site in Corcoran (see photos below) near the northwest corner of Orange and Otis represents a redevelopment opportunity. The possible redevelopment project includes four lots, two of which are in common ownership totaling 1.93 acres. One lot, in separate ownership, is 0.42 acre and is currently vacant; while a fourth lot is 1.5 acres. The developed lots all contain substandard housing. It is believed that the property was once a farm worker housing camp that has been converted to rental units. APN 034-050-025 (0.20 acre) contains a 2-bedroom/1-bath unit of 644 square feet, built in 1920. APN 034-050-026 (1.73 acres) contain seven units, which includes the main house with 3 bedrooms, 2 bathrooms and approximately 1200 square feet and six additional units. Of the six units, three are vacant and boarded up and the other three single-room units are occupied. APN 034-050-018 (1.50 acres) also contains six units all built around 1949. Two of the units are 2-bedroom/2-bath, three units are 2-bedroom/1-bath, and one unit is a 1-bedroom/1-bath. All of these units are occupied and all appear to be substandard except one unit which was recently remodeled. The property is zoned RM-2 (low density multi-family) and is bordered by light industrial zone to the north, neighborhood commercial to the east and single-family residential to the south and west. The City will encourage the redevelopment of this site through the actions described in Program 2.7 of the Housing Plan (Chapter 5).

Table B-1a: Residential Land Inventory - City of Avenal

City of Avenal Site (Address/APN)	General Plan/ Zoning	Acreage	Max. Density (Units/acre)	Realistic Density (Units/acre)	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
Single-Family Detached									
Tract 813 - APN: 040-330-003, 007, 010 & 011	Low Density/R-1	6.88	10	4 - 5			20		20
Tract 836 - APN: 038-270-047	Low Density/R-1	19.01	10	4 - 5			82		82
Tract 867 (Pending) APN: 038-260-029	Low Density/R-1	7.85	10	4 - 5			30		30
APN: 040-280-033 (Tract Map Expired)	Low Density/R-1	7.5	10	4 - 5			30		30
APN: 040-280021	Low Density/R-1	1.0	10	4 - 5			4		4
APN: 040-280-018	Low Density/R-1	1	10	4 - 5			2		2
APN: 040-280-039	Low Density/R-1	12.87	10	4 - 5			58		58
APN: 040-280-040	Low Density/R-1	11.13	10	4 - 5			50		50
APN: 040-291-007	Low Density/R-1	37.84	10	4 - 5	This lot known to flood		150		150
APN: 040-291-009	Low Density/R-1	5.38	10	4 - 5			24		24
APN: 040-291-008	Low Density/R-1	5.38	10	4 - 5			24		24
APN: 040-291-006	Low Density/R-1	25.49	10	4 - 5	This lot known to flood		95		95
APN: 040-291-002	Low Density/R-1	1.0	10	4 - 5			3		3
APN: 038-260-057	Low Density/R-1	35.97	10	4 - 5			162		162
APN: 038-260-056	Low Density/R-1	19.55	10	4 - 5			88		88
APN: 038-400-003 (Tract Map Expired)	Low Density/R-1	5.25	10	4 - 5			24		24
APN: 038-400-006 (Tract Map Expired)	Low Density/R-1	6.09	10	4 - 5			30		30
APN: 038-260-036	Low Density/R-1	20.46	10	4 - 5			92		92
APN: 038-260-037	Low Density/R-1	20.46	10	4 - 5			92		92
APN: 038-260-038	Low Density/R-1	20.46	10	4 - 5			92		92
APN: 038-260-039	Low Density/R-1	20.46	10	4 - 5			92		92
APN: 038-260-048 (Partial)	Low Density/R-1	20	10	4 - 5			90		90
APN 038-270-060	Low Density/R-1	201.57	10	4 - 5			907		907
APN 038-270-061	Low Density/R-1	32.11	10	4 - 5			144		144
APN 038-411-001	Low Density/R-1	3.18	10	4 - 5			14		14
APN 038-441-001	Low Density/R-1	5.30	10	4 - 5			24		24
Subtotals for Single Family (Low Density)		**518.45**					**2,423**	**0**	**2,423**
Multi-Family									
APN: 038-260-055	High Density/R-3	18.65	29	14		261			280
APN: 038-260-052	High Density/R-3	7.18	29	14		101			170
APN: 038-260-059	High Density/R-3	9.08	29	14		127			136
APN: 038-260-060	High Density/R-3	5.01	29	14		70			75
APN 040-301-002	High Density/R-3	4.56	29	14		64			68
APN: 038-432-007,010, 011, 012	High Density/R-3	2.26	29	14		32			34
Totals for Multi-Family (High Density):		**46.74**				**655**	**0**	**0**	**763**
GRAND TOTALS						**655**	**2,423**	**0**	**3,078**

Figure B-1a: Avenal Land Inventory Map

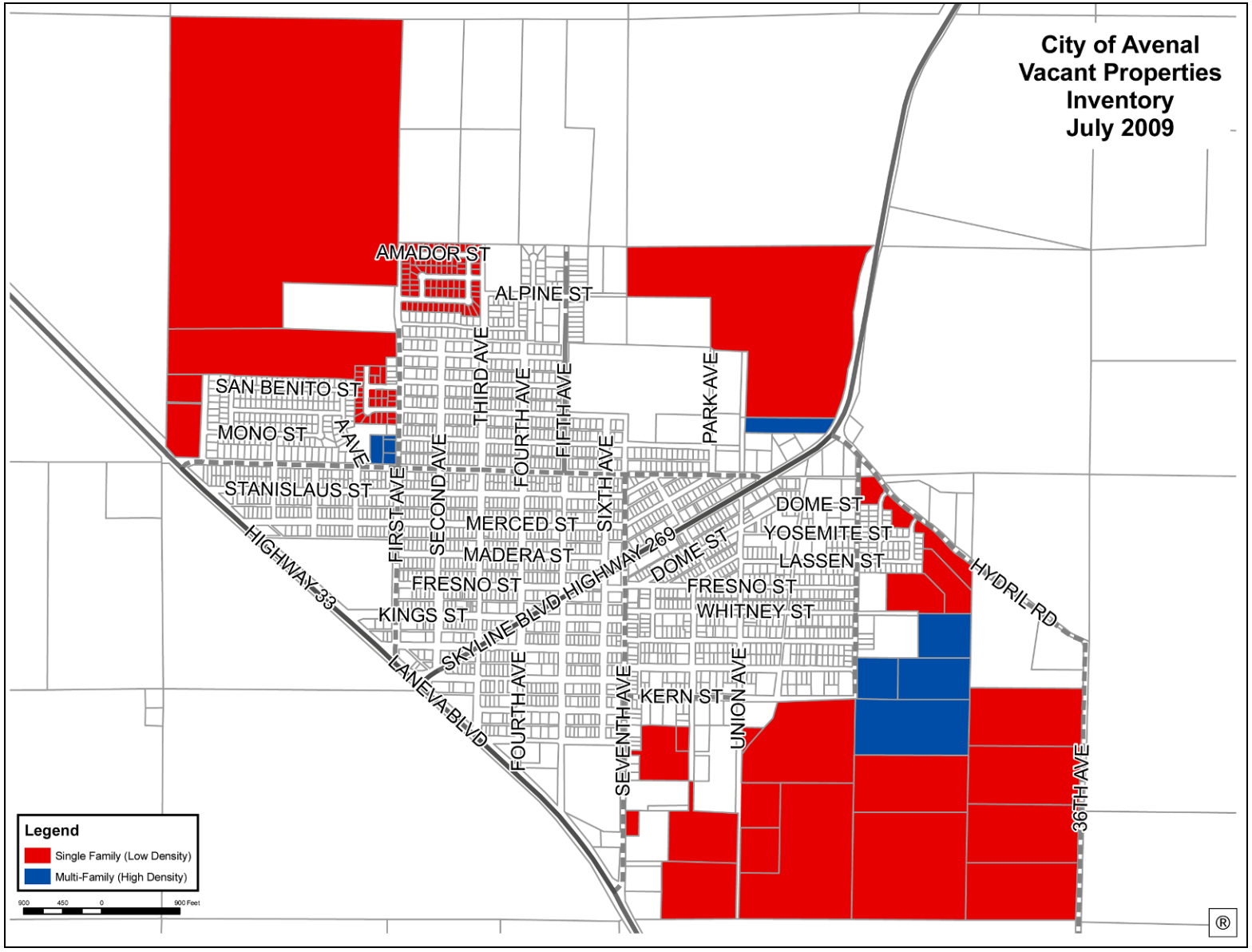


Table B-1b: Residential Land Inventory - City of Corcoran

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
Vacant sites									
030-011-003	LD/R-1-6	Vacant Infill Lot (VI)	1 du/lot	1 du/lot			1		1
030-011-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-011-021	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-012-027	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-024-038	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-024-010	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-051-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-072-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-072-006	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-018	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-082-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-122-025	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-123-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-124-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-131-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-131-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-134-010	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-134-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-154-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-154-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-164-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-164-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-171-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-181-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-183-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-183-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-192-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-212-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-212-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-234-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-261-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
030-261-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-261-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-038	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-039	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-032	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-035	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-262-025	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-260-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-260-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-281-034	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-292-054	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-292-056	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-292-058	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
030-323-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-022-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-023-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-023-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-063-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-072-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-072-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-073-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-091-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-092-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-093-006	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-095-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-096-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-123-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-134-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-141-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-142-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-142-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-142-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-161-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-161-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-164-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-174-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-175-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-191-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-031	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
032-200-034	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-200-036	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-026	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-018	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-019	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-210-006	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-230-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-230-106	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-240-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-240-004	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-240-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-251-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-260-018	LD/R-1-6	1 lot	1 du/lot	1 du/lot	Access easement		1		1
032-260-019	LD/R-1-6	1 lot	1 du/lot	1 du/lot	Access easement		1		1
032-271-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-010	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-046	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-272-020	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-272-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-272-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
032-271-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-030	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-062	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-063	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-040	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-051-026	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-080-013	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-111-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-112-033	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-048	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-023	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
034-110-019	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-044	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-045	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-018	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-001	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-003	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-046	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-110-050	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-034	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-005	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-037	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-120-036	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-130-038	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-130-043	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-130-029	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-014	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-132-017	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-012	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-011	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-133-009	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-002	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-016	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-134-015	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-135-024	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-136-005	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-136-004	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-141-006	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-141-008	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-141-009	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-141-011	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-141-036	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-141-020	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport/Flood Plain		1		1
034-143-038	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
034-143-049	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-143-020	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-143-028	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-151-017	LD/R-1-6	VI	1 du/lot	1 du/lot	Airport		1		1
034-190-022	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-190-021	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-280-008	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-280-007	LD/R-1-6	VI	1 du/lot	1 du/lot			1		1
034-280-009	LD/R-1-6	VI	1 du/lot	1 du/lot					
034-016-030 Tract 844 (Larkspur- Phase I) Recorded 75 lots (Near Dairy and Orange Ave)	LD/R-1-6	30 lots remaining	1 du/lot	1 du/lot			15	15	30
030-260-047 Tract 856 Sunrise Villas	LD/R-1-6	30 vacant lots	1 du/lot	1 du/lot	Completion of Public Improvements		15	15	30
Subtotal – R-1-6 infill lots							**199**	**30**	**229**
030-260-035 Portion of Tentative Subdivision 891 SE Corner of Dairy and Orange	LD/R-1-6	6.51 acres	7.5 du/ac	5.0 du/acre			15	15	30
030-260-013 Portion of Tentative Subdivision 891 SE Corner Dairy & Orange	LD/R-1-6	10 acres	7.5 du/ac	5.0 du/acre			25	25	50
032-230-012	LD/R-1-6	3 acres	7.5 du/ac	5.0 du/acre			8	7	15
032-230-021	LD/R-1-6	1.97 acres	7.5 du/ac	5.0 du/acre			5	5	10
032-230-022	LD/R-1-6	1.97 acres	7.5 du/ac	5.0 du/acre			5	5	10
032-230-107	LD/R-1-6	3.78 acres	7.5 du/ac	5.0 du/acre			9	8	17
032-240-008	LD/R-1-6	1 acre	7.5 du/ac	5.0 du/acre			3	2	5
032-240-020	LD/R-1-6	3.3 acres	7.5 du/ac	5.0 du/acre			8	7	15
032-251-001	LD/R-1-6	1 acre	7.5 du/ac	5.0 du/acre			2	2	4
032-254-009	LD/R-1-6	.40 acre	7.5 du/ac	5.0 du/acre			1		1
032-254-008	LD/R-1-6	.60 acre	7.5 du/ac	5.0 du/acre			1		1
032-253-004	LD/R-1-6	1 acre	7.5 du/ac	5.0 du/acre			2	2	4
032-260-030	LD/R-1-6	2.90 acre	7.5 du/ac	5.0 du/acre			7	7	14
034-016-023 Expired Portion (Phase II)of TSM 844	LD/R-1-6	Expired portion of TTM had 45 lots	7.5 du/ac	5.0 du/acre			23	22	45
034-060-018	LD/R-1-6	3.87 acres	7.5 du/ac	5.0 du/acre			8	7	15
034-060-011	LD/R-1-6	9.07 acres	7.5 du/ac	5.0 du/acre	Developer planning one acre lots			9	9
034-070-013	LD/R-1-6	49 acres	7.5 du/ac	5.0 du/acre			125	125	250
034-080-035	LD/R-1-6	29.98 acres	7.5 du/ac	5.0 du/acre			75	75	150
034-100-005 TTM 849 Niles and Dairy Avenue	LD/R-1-6	97 acres	7.5 du/ac	3.5 du/ac	Proposed 97 lots		49	48	97
034-170-020 TTM 822	LD/R-1-6	16.77 acres	7.5 du/ac	5.0 du/acre	Proposed 71 lots		36	35	71

City of Corcoran Site (APN)	General Plan/ Zoning	Acreage or Vacant Infill Lot (VI)	Max. Density	Realistic Density	Constraints?	Potential Units			Total
						Lower	Mod	Upper	
Pickerell nr. Whitley									
034-200-002 Tract 857 Sherman	LD/R-1-6	14.66 acres	7.5 du/ac	5.0 du/acre	76 lots recorded (3 have an unfinished model home)		38	38	76
034-110-030	LD/R-1-6	5 acres	7.5 du/ac	5.0 du/acre	Airport		13	12	25
034-120-001	LD/R-1-6	20 acres	7.5 du/ac	5.0 du/acre	Airport		50	50	100
034-120-003	LD/R-1-6	10 acre	7.5 du/ac	5.0 du/acre	Airport		25	25	50
034-120-020	LD/R-1-6	9.30 acre	7.5 du/ac	5.0 du/acre	Airport		25	25	50
034-130-026	LD/R-1-6	3.75 acres	7.5 du/ac	5.0 du/acre	Airport		10	10	20
034-200-001	LD/R-1-6	39.88 acres	7.5 du/ac	5.0 du/acre	Airport/Portion in Flood Plain		100	100	200
034-210-001	LD/R-1-6/R-1-10	14 ± acres	7.5 du/ac	5.0 du/acre	Airport/Portion in Flood Plain				
034-220-026	LD/R-1-6	67.32 acres	7.5 du/ac	5.0 du/acre	Airport/Portion in Flood Plain		150	150	300
Subtotal – R-1-6 acreage							**818**	**816**	**1,634**
032-143-005	MD/RM 2.5	1.26	10-15 du/ac	12 du/ac		30			30
032-143-006	MD/RM 2.5	1.02	10-15 du/ac	12 du/ac		12			12
032-150-003	MD/RM 2.5	.91	10-15 du/ac	12 du/ac		12			12
034-150-040 PCL 2 OF PCL MAP 8-86 Sherman	MD/ RM-3	2.76 acres	10-15 du/ac	12 du/ac		10			10
034-190-037 SW Corner of Ottawa and King	MD/ RM-2.5	4.83 acres	10-15 du/ac	12 du/ac		60			60
Subtotal – Multi-Family sites						**124**			**124**
Underutilized sites									
034-050-018 (near NW cor. Orange & Otis)	HD/RM-2	1.50 ac	29 du/ac	20 du/ac	9 substandard SFD and 10 substandard cottages & apts.	30			30
034-050-020	HD/RM-2	0.42 ac	29 du/ac	20 du/ac	Vacant	8			8
034-050-025	HD/RM-2	0.20	29 du/ac	20 du/ac	Vacant	4			4
034-050-026	HD/RM-2	1.73 ac	29 du/ac	20 du/ac	1 deteriorated SFD	34			34
Subtotal		3.85 acres				76			76
TOTALS						**200**	**1,017**	**846**	**2,063**

Notes:
*Developer pays for all costs of providing adequate capacity for sewer and water.
*Airport-Refer to Airport Land Use Plan
*Flood Plain-Refer to FEMA Map and Flood Plain Ordinance

Figure B-1b: City of Corcoran Land Inventory Map

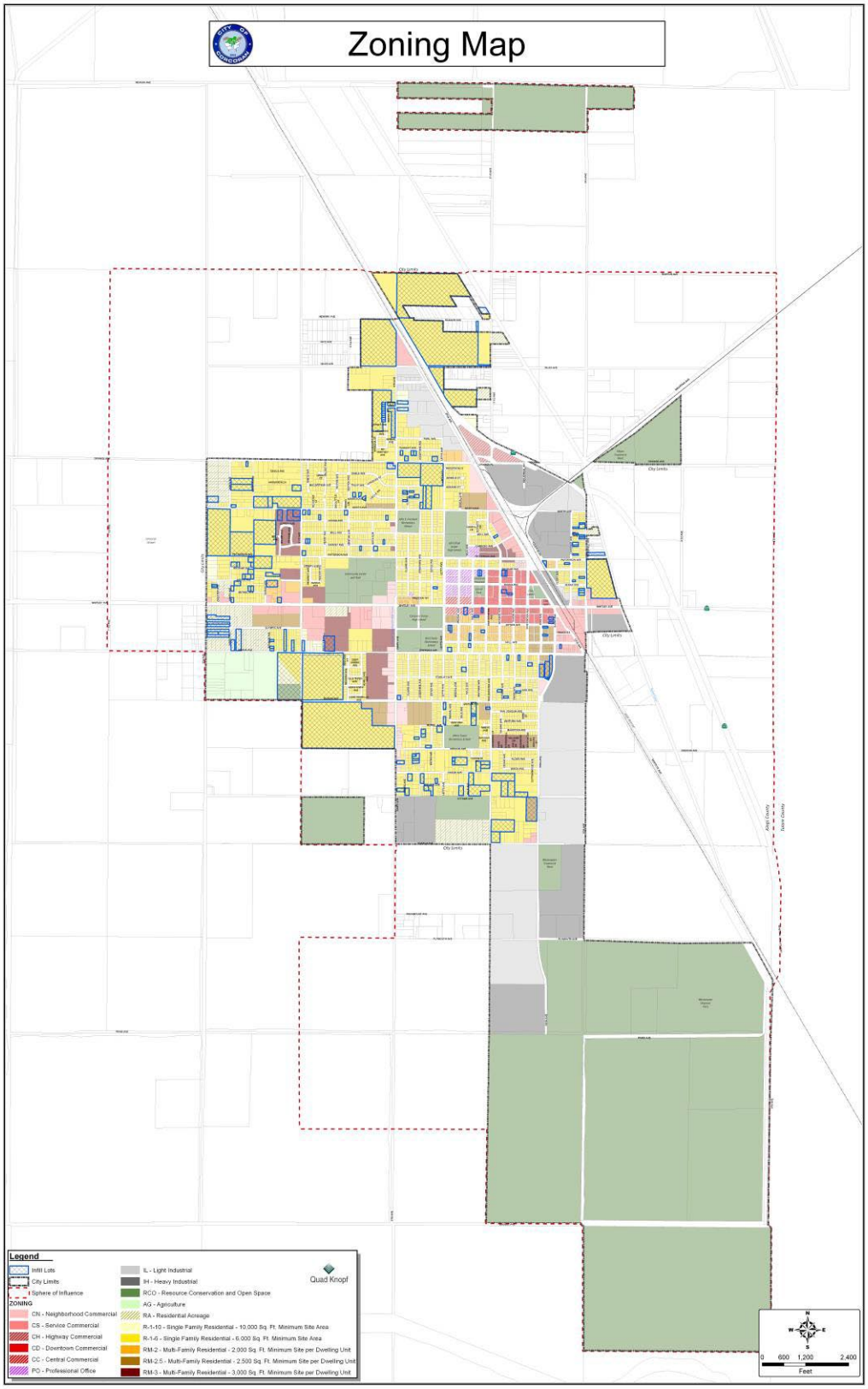


Table B-1c: Residential Land Inventory - City of Hanford

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
008-660-039	VLD (R-1-20)	8,173	0-3	2			1	**1**
008-660-011	VLD (R-1-20)	8,067	0-3	2			1	**1**
008-660-012	VLD (R-1-20)	8,064	0-3	2			1	**1**
008-660-013	VLD (R-1-20)	8,061	0-3	2			1	**1**
008-660-014	VLD (R-1-20)	8,058	0-3	2			1	**1**
008-660-015	VLD (R-1-20)	8,055	0-3	2			1	**1**
008-660-016	VLD (R-1-20)	8,123	0-3	2			1	**1**
008-660-017	VLD (R-1-20)	13,538	0-3	2			1	**1**
008-660-018	VLD (R-1-20)	12,457	0-3	2			1	**1**
008-660-020	VLD (R-1-20)	8,397	0-3	2			1	**1**
008-660-021	VLD (R-1-20)	8,698	0-3	2			1	**1**
008-660-022	VLD (R-1-20)	8,399	0-3	2			1	**1**
008-660-023	VLD (R-1-20)	8,399	0-3	2			1	**1**
008-660-024	VLD (R-1-20)	8,393	0-3	2			1	**1**
008-660-025	VLD (R-1-20)	8,277	0-3	2			1	**1**
008-660-027	VLD (R-1-20)	8061	0-3	2			1	**1**
008-660-045	VLD (R-1-20)	8,721	0-3	2			1	**1**
008-660-046	VLD (R-1-20)	8,672	0-3	2			1	**1**
008-660-047	VLD (R-1-20)	8,629	0-3	2			1	**1**
008-660-048	VLD (R-1-20)	8,629	0-3	2			1	**1**
008-660-049	VLD (R-1-20)	8,629	0-3	2			1	**1**
008-660-050	VLD (R-1-20)	8,629	0-3	2			1	**1**
008-660-051	VLD (R-1-20)	9,166	0-3	2			1	**1**
008-660-019	VLD (R-1-20)	8,360	0-3	2			1	**1**
008-660-001	VLD (R-1-20)	9,226	0-3	2			1	**1**
008-660-002	VLD (R-1-20)	8,805	0-3	2			1	**1**
008-660-003	VLD (R-1-20)	8,869	0-3	2			1	**1**
008-660-004	VLD (R-1-20)	8,422	0-3	2			1	**1**
008-660-005	VLD (R-1-20)	8,173	0-3	2			1	**1**
008-660-038	VLD (R-1-20)	8,173	0-3	2			1	**1**
008-660-037	VLD (R-1-20)	8,153	0-3	2			1	**1**
008-660-036	VLD (R-1-20)	8,356	0-3	2			1	**1**
008-660-035	VLD (R-1-20)	8,379	0-3	2			1	**1**
008-660-034	VLD (R-1-20)	8,884	0-3	2			1	**1**
008-660-042	VLD (R-1-20)	9,162	0-3	2			1	**1**
008-660-041	VLD (R-1-20)	8,625	0-3	2			1	**1**
008-660-040	VLD (R-1-20)	8,290	0-3	2			1	**1**
008-660-006	VLD (R-1-20)	8,173	0-3	2			1	**1**

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
008-660-007	VLD (R-1-20)	9,941	0-3	2			1	**1**
008-660-008	VLD (R-1-20)	8,625	0-3	2			1	**1**
008-660-009	VLD (R-1-20)	9,162	0-3	2			1	**1**
008-660-039	VLD (R-1-20)	8,173	0-3	2			1	**1**
009-050-001	VLD (R-1-12)	10.0 ac.	0-3	2			20	20
009-050-002	VLD (R-1-12)	7.93 ac.	0-3	2			15	15
009-050-003	VLD (R-1-12)	2.07 ac.	0-3	2			4	4
009-030-126	VLD (R-1-12)	27.15 ac.	0-3	2			54	54
009-030-130	VLD (R-1-12)	0.12 ac.	0-3	2			0	0
009-030-135	VLD (R-1-12)	1.15 ac.	0-3	2			2	2
007-030-019	VLD (R-1-12)	1.5 ac.	0-3	2			3	3
Subtotal - VLD					**0**	**0**	**140**	**140**
018-860-065	LD (R-1-6)	7,614	2-9	5				1
018-860-066	LD (R-1-6)	7,007	2-9	5				1
018-860-067	LD (R-1-6)	7,007	2-9	5				1
018-860-068	LD (R-1-6)	6,973	2-9	5				1
018-860-069	LD (R-1-6)	6,783	2-9	5				1
018-860-070	LD (R-1-6)	10,278	2-9	5				1
018-860-071	LD (R-1-6)	9,220	2-9	5				1
018-860-072	LD (R-1-6)	10,278	2-9	5				1
018-860-073	LD (R-1-6)	6,783	2-9	5				1
018-860-074	LD (R-1-6)	6,973	2-9	5				1
018-860-075	LD (R-1-6)	7,007	2-9	5				1
018-860-076	LD (R-1-6)	7,007	2-9	5				1
018-860-077	LD (R-1-6)	7,614	2-9	5				1
018-860-046	LD (R-1-6)	6,783	2-9	5				1
018-860-047	LD (R-1-6)	6,973	2-9	5				1
018-860-048	LD (R-1-6)	7,007	2-9	5				1
018-860-049	LD (R-1-6)	7,007	2-9	5				1
018-860-050	LD (R-1-6)	7,614	2-9	5				1
018-860-018	LD (R-1-6)	6,034	2-9	5				1
018-860-038	LD (R-1-6)	7,614	2-9	5				1
018-860-039	LD (R-1-6)	7,007	2-9	5				1
018-860-040	LD (R-1-6)	7,007	2-9	5				1
018-860-041	LD (R-1-6)	6,973	2-9	5				1
018-860-042	LD (R-1-6)	6,783	2-9	5				1
018-860-043	LD (R-1-6)	10,244	2-9	5				1
018-860-044	LD (R-1-6)	9,288	2-9	5				1
018-860-045	LD (R-1-6)	10,244	2-9	5				1
018-840-049	LD (R-1-6)	6,911	2-9	5				1

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-840-048	LD (R-1-6)	6,512	2-9	5				1
018-840-047	LD (R-1-6)	7,712	2-9	5				1
018-840-046	LD (R-1-6)	6,929	2-9	5				1
018-840-045	LD (R-1-6)	6,929	2-9	5				1
018-840-044	LD (R-1-6)	6,929	2-9	5				1
018-840-043	LD (R-1-6)	6,926	2-9	5				1
018-840-069	LD (R-1-6)	6,000	2-9	5				1
018-860-092	LD (R-1-6)	6,891	2-9	5				1
018-860-093	LD (R-1-6)	6,946	2-9	5				1
018-860-094	LD (R-1-6)	7,002	2-9	5				1
018-860-095	LD (R-1-6)	7,057	2-9	5				1
018-860-096	LD (R-1-6)	7,113	2-9	5				1
018-860-097	LD (R-1-6)	7,168	2-9	5				1
018-860-098	LD (R-1-6)	7,224	2-9	5				1
018-860-099	LD (R-1-6)	7,279	2-9	5				1
018-860-100	LD (R-1-6)	7,335	2-9	5				1
018-860-101	LD (R-1-6)	7,390	2-9	5				1
018-860-102	LD (R-1-6)	7,446	2-9	5				1
018-860-103	LD (R-1-6)	8,417	2-9	5				1
018-860-082	LD (R-1-6)	6,783	2-9	5				1
018-860-083	LD (R-1-6)	10,278	2-9	5				1
018-860-084	LD (R-1-6)	9,220	2-9	5				1
018-860-085	LD (R-1-6)	9,840	2-9	5				1
018-860-086	LD (R-1-6)	6,781	2-9	5				1
018-860-087	LD (R-1-6)	6,952	2-9	5				1
018-860-088	LD (R-1-6)	7,007	2-9	5				1
018-860-089	LD (R-1-6)	7,007	2-9	5				1
018-860-090	LD (R-1-6)	8,076	2-9	5				1
018-840-064	LD (R-1-6)	7,361	2-9	5				1
018-840-060	LD (R-1-6)	9,386	2-9	5				1
018-840-059	LD (R-1-6)	10,848	2-9	5				1
018-840-058	LD (R-1-6)	8,257	2-9	5				1
018-840-057	LD (R-1-6)	6,920	2-9	5				1
018-840-056	LD (R-1-6)	7,368	2-9	5				1
018-860-091	LD (R-1-6)	6,563	2-9	5				1
018-860-079	LD (R-1-6)	7,007	2-9	5				1
018-860-080	LD (R-1-6)	7,007	2-9	5				1
018-860-081	LD (R-1-6)	6,973	2-9	5				1
018-860-002	LD (R-1-6)	6,667	2-9	5				1
018-860-001	LD (R-1-6)	7,394	2-9	5				1

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-860-009	LD (R-1-6)	7,166	2-9	5				1
018-860-008	LD (R-1-6)	7,660	2-9	5				1
018-860-007	LD (R-1-6)	6,641	2-9	5				1
018-860-006	LD (R-1-6)	6,646	2-9	5				1
018-860-005	LD (R-1-6)	6,651	2-9	5				1
018-860-004	LD (R-1-6)	6,656	2-9	5				1
018-860-003	LD (R-1-6)	6,662	2-9	5				1
018-860-017	LD (R-1-6)	6,022	2-9	5				1
018-860-016	LD (R-1-6)	7,199	2-9	5				1
018-860-015	LD (R-1-6)	8,123	2-9	5				1
018-860-014	LD (R-1-6)	8,354	2-9	5				1
018-860-013	LD (R-1-6)	6,752	2-9	5				1
018-860-012	LD (R-1-6)	6,196	2-9	5				1
018-860-011	LD (R-1-6)	6,201	2-9	5				1
018-860-010	LD (R-1-6)	6,205	2-9	5				1
018-860-025	LD (R-1-6)	7,614	2-9	5				1
018-860-026	LD (R-1-6)	7,007	2-9	5				1
018-860-051	LD (R-1-6)	7,361	2-9	5				1
018-860-052	LD (R-1-6)	6,617	2-9	5				1
018-860-053	LD (R-1-6)	6,617	2-9	5				1
018-860-054	LD (R-1-6)	6,617	2-9	5				1
018-860-068	LD (R-1-6)	6,973	2-9	5				1
018-860-067	LD (R-1-6)	7,007	2-9	5				1
018-860-066	LD (R-1-6)	7,007	2-9	5				1
018-860-065	LD (R-1-6)	7,614	2-9	5				1
018-860-078	LD (R-1-6)	7,614	2-9	5				1
018-840-055	LD (R-1-6)	7,619	2-9	5				1
018-840-054	LD (R-1-6)	6,398	2-9	5				1
018-840-053	LD (R-1-6)	6,454	2-9	5				1
018-840-052	LD (R-1-6)	6,248	2-9	5				1
018-840-051	LD (R-1-6)	6,299	2-9	5				1
018-840-050	LD (R-1-6)	6,796	2-9	5				1
018-860-027	LD (R-1-6)	7,007	2-9	5				1
018-860-028	LD (R-1-6)	6,974	2-9	5				1
018-860-029	LD (R-1-6)	6,783	2-9	5				1
018-860-030	LD (R-1-6)	10,245	2-9	5				1
018-860-031	LD (R-1-6)	9,288	2-9	5				1
018-860-032	LD (R-1-6)	10,244	2-9	5				1
018-860-033	LD (R-1-6)	6,783	2-9	5				1
018-860-034	LD (R-1-6)	6,973	2-9	5				1

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-860-035	LD (R-1-6)	7,007	2-9	5				1
018-860-036	LD (R-1-6)	7,007	2-9	5				1
018-860-037	LD (R-1-6)	7,614	2-9	5				1
018-860-055	LD (R-1-6)	6,617	2-9	5				1
018-860-056	LD (R-1-6)	6,617	2-9	5				1
018-860-057	LD (R-1-6)	6,617	2-9	5				1
018-860-058	LD (R-1-6)	6,617	2-9	5				1
018-860-059	LD (R-1-6)	6,617	2-9	5				1
018-860-060	LD (R-1-6)	6,617	2-9	5				1
018-860-061	LD (R-1-6)	6,617	2-9	5				1
018-860-062	LD (R-1-6)	6,617	2-9	5				1
018-860-063	LD (R-1-6)	6,617	2-9	5				1
018-860-064	LD (R-1-6)	7,361	2-9	5				1
018-800-040	LD	9.81 ac.	2-9	5				49
016-160-016	LD	1.36 ac.	2-9	5				6
016-160-017	LD	1.14 ac.	2-9	5				5
016-160-044	LD	1.25 ac.	2-9	5				6
016-160-043	LD	1.25 ac.	2-9	5				6
018-640-027	LD	64,155	2-9	5				7
008-350-052	LD	8,364	2-9	5				1
008-032-030	LD	11,571	2-9	5				1
007-090-026	LD	15,682	2-9	5				1
007-090-024	LD	24,394	2-9	5				2
012-310-068	LD	5,880	2-9	5				1
012-310-039	LD	9,800	2-9	5				1
012-310-046	LD	2.73 ac.	2-9	5				13
012-310-062	LD	61,000	2-9	5				7
018-421-005	LD	13504	2-9	5				1
018-421-006	LD	1307	2-9	5				1
008-640-040	LD	8,461	2-9	5				1
008-064-041	LD	8,466	2-9	5				1
008-064-042	LD	8,400	2-9	5				1
008-570-011	LD	10,100	2-9	5				1
008-570-005	LD	10,422	2-9	5				1
008-640-013	LD	8,961	2-9	5				1
008-640-014	LD	8,257	2-9	5				1
008-640-015	LD	8,266	2-9	5				1
008-640-016	LD	8,453	2-9	5				1
008-640-017	LD	8,619	2-9	5				1
008-640-033	LD	8,400	2-9	5				1

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
008-640-034	LD	8,914	2-9	5				1
008-640-050	LD	8,400	2-9	5				1
008-640-049	LD	8,400	2-9	5				1
010-091-011	LD (R-1-6)	16,997	2-9	5				1
008-590-001	LD	7,532	2-9	5				1
008-590-002	LD (R-1-6)	6,600	2-9	5				1
014-303-010	LD (R-1-8)	9,800	2-9	5				1
008-293-012	LD (R-1-8)	9,729	2-9	5				1
007-034-039	LD	1,522	2-9	5				1
007-045-034	LD	7.71 ac.	2-9	5				38
008-041-012	LD (R-1-8)	8,775	2-9	5				1
008-063-057	LD (R-1-8)	7,775	2-9	5				1
008-057-021	LD (R-1-8)	12,399	2-9	5				1
008-630-016	LD	14,638	2-9	5				1
008-630-017	LD	9,565	2-9	5				1
008-630-018	LD	6,574	2-9	5				1
008-630-019	LD	6,600	2-9	5				1
008-630-020	LD	6,600	2-9	5				1
008-570-040	LD	13,419	2-9	5				1
008-570-007	LD	13,419	2-9	5				1
008-640-039	LD	8,229	2-9	5				1
009-030-141	LD (R-1-6)	35.39 ac.	2-9	5				176
009-030-136 (portion)	LD (R-1-6)	5.0 ac.	2-9	5				25
007-010-002	LD (R-1-6)	1.38 ac.	2-9	5				6
018-172-002	LD (R-1-6)	13.30 ac.	2-9	5				66
018-172-039	LD (R-1-6)	21.12 ac.	2-9	5				105
018-172-027	LD (R-1-6)	21.12 ac.	2-9	5				105
018-172-040	LD (R-1-6)	0.63 ac.	2-9	5				3
009-050-073	LD (R-1-6)	75.12 ac.	2-9	5				375
009-050-072	LD (R-1-6)	75.12 ac.	2-9	5				375
009-030-004	LD (R-1-6)	66.77 ac.	2-9	5				333
009-030-115	LD (R-1-6)	10.70 ac.	2-9	5				53
009-030-116	LD (R-1-6)	3.10 ac.	2-9	5				15
009-050-004	LD (R-1-8)	10.0 ac.	2-9	5				50
009-050-005	LD (R-1-8)	13.24 ac.	2-9	5				66
009-050-006	LD (R-1-8)	13.24 ac.	2-9	5				66
009-050-007	LD (R-1-8)	12.26 ac.	2-9	5				61
Subtotal - LD					**0**	**1,089**	**1,089**	**2,178**
018-480-034	MD	10,748	7-15	12	2			2
018-480-035	MD	9,636	7-15	12	2			2

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
018-480-036	MD	9,635	7-15	12	2			2
012-161-020	MD (RM-3)	36,600	7-15	12	10			10
012-161-015	MD (RM-3)	42,000	7-15	12	11			11
012-161-049	MD (RM-3)	63,000	7-15	12	17			17
012-161-012	MD (RM-3)	6,300	7-15	12	1			1
012-161-010	MD (RM-3)	10,500	7-15	12	2			2
012-161-053	MD (RM-3)	12,420	7-15	12	3			3
012-161-052	MD (RM-3)	8,400	7-15	12	2			2
012-161-050	MD (RM-3)	21,420	7-15	12	5			5
012-161-021	MD (RM-3)	6,400	7-15	12	1			1
012-181-003	MD	55,440	7-15	12	15			15
012-173-003	MD	14,050	7-15	12	3			3
012-172-020	MD	6,630	7-15	12	1			1
012-343-027	MD	7,143	7-15	12	1			1
012-310-016	MD	217,627	7-15	12	59			59
012-310-057	MD	86,220	7-15	12	23			23
012-310-022	MD	34,848	7-15	12	9			9
012-310-024	MD	20,798	7-15	12	5			5
012-310-041	MD	22,596	7-15	12	6			6
014-153-015	MD	78408	7-15	12	21			21
012-232-040	MD (RM-3)	42,700	7-15	12	11			11
012-231-003	MD (RM-3)	80586	7-15	12	22			22
012-231-034	MD (RM-3)	12,352	7-15	12	3			3
012-221-012	MD (RM-3)	10,000	7-15	12	2			2
012-221-019	MD (RM-3)	8,755	7-15	12	2			2
012-193-021	MD (RM-3)	17,250	7-15	12	4			4
012-193-019	MD (RM-3)	17,250	7-15	12	4			4
012-193-017	MD (RM-3)	8,600	7-15	12	2			2
012-193-016	MD (RM-3)	6,020	7-15	12	1			1
010-221-016	MD (RM-3)	822	7-15	12	0			0
008-292-009	MD (RM-3)	9,425	7-15	12	2			2
008-410-024	MD	142877	7-15	12	39			39
008-410-046	MD	28,344	7-15	12	7			7
008-410-047	MD	28,354	7-15	12	7			7
008-410-048	MD	31,199	7-15	12	8			8
008-410-052	MD	19,940	7-15	12	5			5
008-410-051	MD	17,970	7-15	12	4			4
008-410-050	MD	20,568	7-15	12	5			5
008-410-049	MD	20,649	7-15	12	5			5
012-193-014	MD (RM-3)	15,000	7-15	12	4			4

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
012-202-005	MD (RM-3)	5,000	7-15	12	1			1
012-201-001	MD (RM-3)	13,000	7-15	12	3			3
012-201-003	MD (RM-3)	7,000	7-15	12	1			1
010-091-014	MD	10,416	7-15	12	2			2
010-221-018	MD	792	7-15	12	0			0
010-224-009	MD	4,650	7-15	12	1			1
010-226-010	MD	3,375	7-15	12	0			0
010-223-005	MD	6,590	7-15	12	1			1
010-199-005	MD	9,863	7-15	12	2			2
010-198-002	MD	6,600	7-15	12	1			1
008-570-016	MD	23,124	7-15	12	6			6
008-570-015	MD	13,768	7-15	12	3			3
008-570-026	MD	11,150	7-15	12	3			3
008-570-018	MD	30,069	7-15	12	8			8
008-570-017	MD	17,203	7-15	12	4			4
018-110-048	MD (RM-3)	3.84 ac.	7-15	12	46			46
018-102-055	MD (RM-3)	3 ac.	7-15	12	36			36
018-102-146	MD (RM-3)	1.96 ac.	7-15	12	23			23
018-102-147	MD (RM-3)	.40 ac.	7-15	12	4			4
018-102-063	MD (RM-3)	2.51 ac.	7-15	12	30			30
009-050-080	MD (RM-3)	3.17 ac.	7-15	12	38			38
009-050-085	MD (RM-3)	8.47 ac.	7-15	12	101			101
009-050-084	MD (RM-3)	2.73 ac.	7-15	12	32			32
009-050-012	MD (RM-3)	10.10 ac.	7-15	12	121			121
009-050-013	MD (RM-3)	1.24 ac.	7-15	12	14			14
009-050-014	MD (RM-3)	.33 ac.	7-15	12	3			3
014-171-001	MD (RM-3)	19,166	7-15	12	5			5
Subtotal - MD					**827**	**0**	**0**	**827**
014-211-017	MC	7,250	4-22	15	2			2
014-211-018	MC	3,250	4-22	15	1			1
Subtotal - MC					**3**	**0**	**0**	**3**
014-230-082	HD (RM-2)	9.11 ac.	10-22	15	136			136
010-310-046	HD (RM-2)	9.69 ac.	10-22	15	145			145
009-030-136 (portion)	HD (RM-2)	4.4 ac.	10-22	15	66			66
018-102-101	HD (RM-2)	2.74 ac.	10-22	15	41			41
018-102-154	HD (RM-2)	3.15 ac.	10-22	15	47			47
018-102-163	HD (RM-2)	1.41 ac.	10-22	15	21			21
018-102-095 (portion)	HD (RM-2)	30 ac.	10-22	15	450			450
Subtotal – HD					**906**	**0**	**0**	**906**

City of Hanford Site (Address/APN)	General Plan/ Zoning	Parcel Size (sq.ft.)	Max. Density (Units/acre)	Realistic Density (Units/acre)	Potential Units			Total
					Lower	Moderate	Above Moderate	
Villagio[1] Master Plan	VLD (R-1-12)	22.5 ac.	0-3	3			60	60
	LD (R-1-6)	160.7 ac.	2-9	5.2		350	350	700
	MD (RM-3)	32.6 ac.	7-15	10.4	305			305
	HD (RM-2)	22.8 ac.	10-22	17.8	363			363
Subtotal - Villagio					**668**	**350**	**410**	**1,428**
Live Oak[2] Master Plan	VLD (R-1-12)	50 ac.	0-3	2.6			130	130
	LD (R-1-6)	285.7 ac.	2-9	4.9		700	700	1,400
	MD(RM-3)	4.23 ac.	7-15	7.1	30			30
Subtotal - Live Oak					**30**	**700**	**830**	**1,560**
TOTALS					**2,434**	**2,139**	**2,469**	**7,042**

Notes:

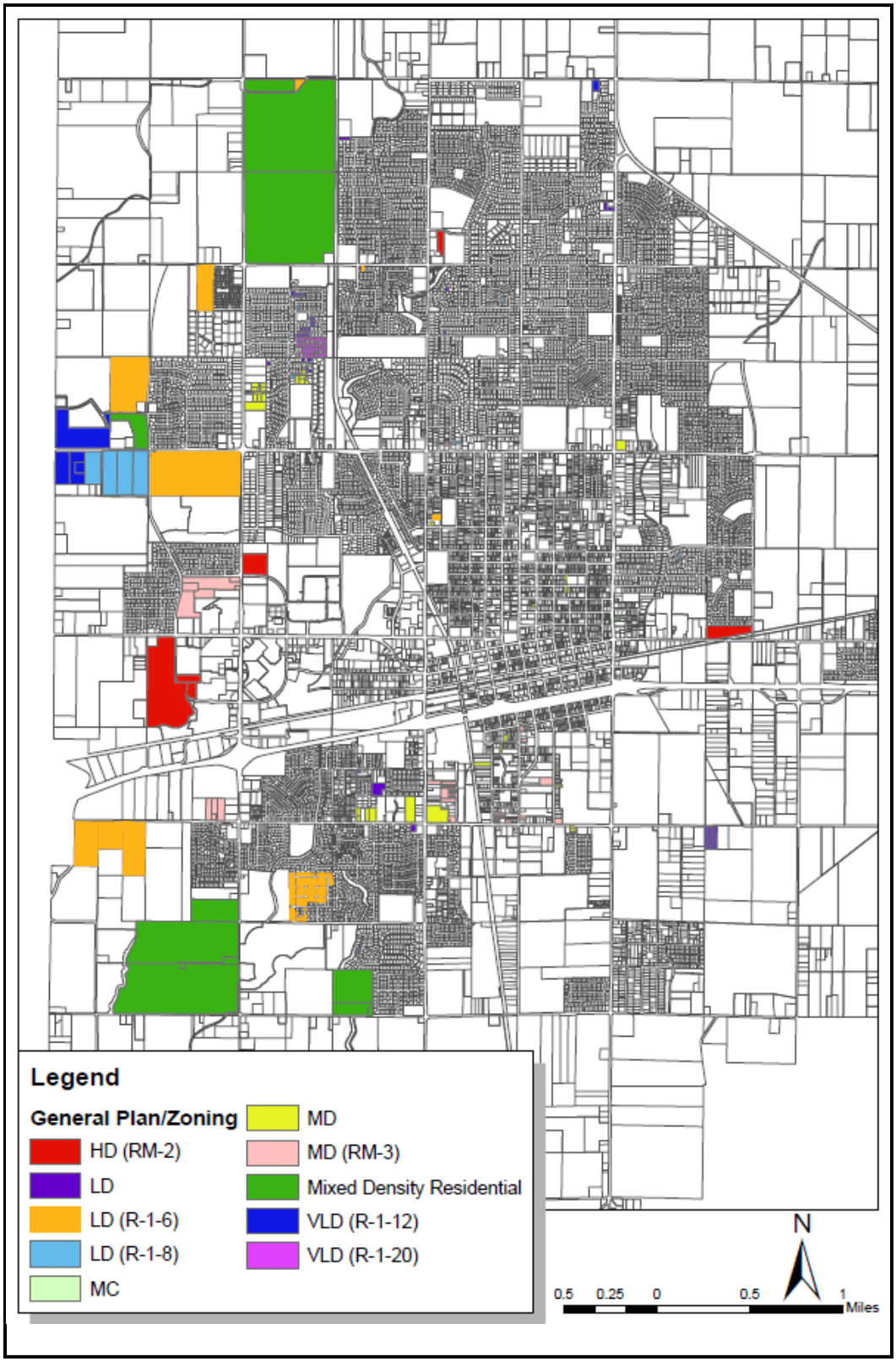
All multi-family sites are assigned to the lower-income category

Single-family sites with standard-sized lots assigned 50% moderate-income and 50% above-moderate-income categories

Single-family large lots (>1/2 acre) assigned to the above-moderate-income category

1. The Villagio project currently consists of 2 legal parcels (007-010-031 and 007-360-016). A Master Plan (PUD) was approved for this project in 2009 and a subdivision map has been filed for review. Prior to commencement of construction, the project requires final recordation of the annexation (which has been approved by the City and LAFCO), subdivision maps, and non-discretionary plan check and building permits. No phasing requirements have been imposed by the City, therefore the property owner may commence development of the entire project within the current planning period as market conditions allow.
2. The Live Oak project currently encompasses 25 legal parcels as shown in Figure B-1c. A Master Plan (PUD) and Development Agreement were approved by the City in 2009 and 2 tentative subdivision maps have also been approved for portions of the project. A 3rd subdivision map is currently under review. Following recordation of final subdivision maps, only non-discretionary plan check and building permits are necessary prior to construction. The Live Oak Master Plan allows 2nd units by-right above garages throughout the entire project, and this option will be offered by builders at the time of sale and construction. 2nd units represent a potential for over 1,500 additional lower-income units that are not counted in the approved dwelling unit totals. No phasing requirements have been imposed by the City, therefore the property owner may commence development of the entire project within the current planning period as market conditions allow.

Figure B-1c: Land Inventory Map – City of Hanford



Assessors Parcels – Live Oak Project

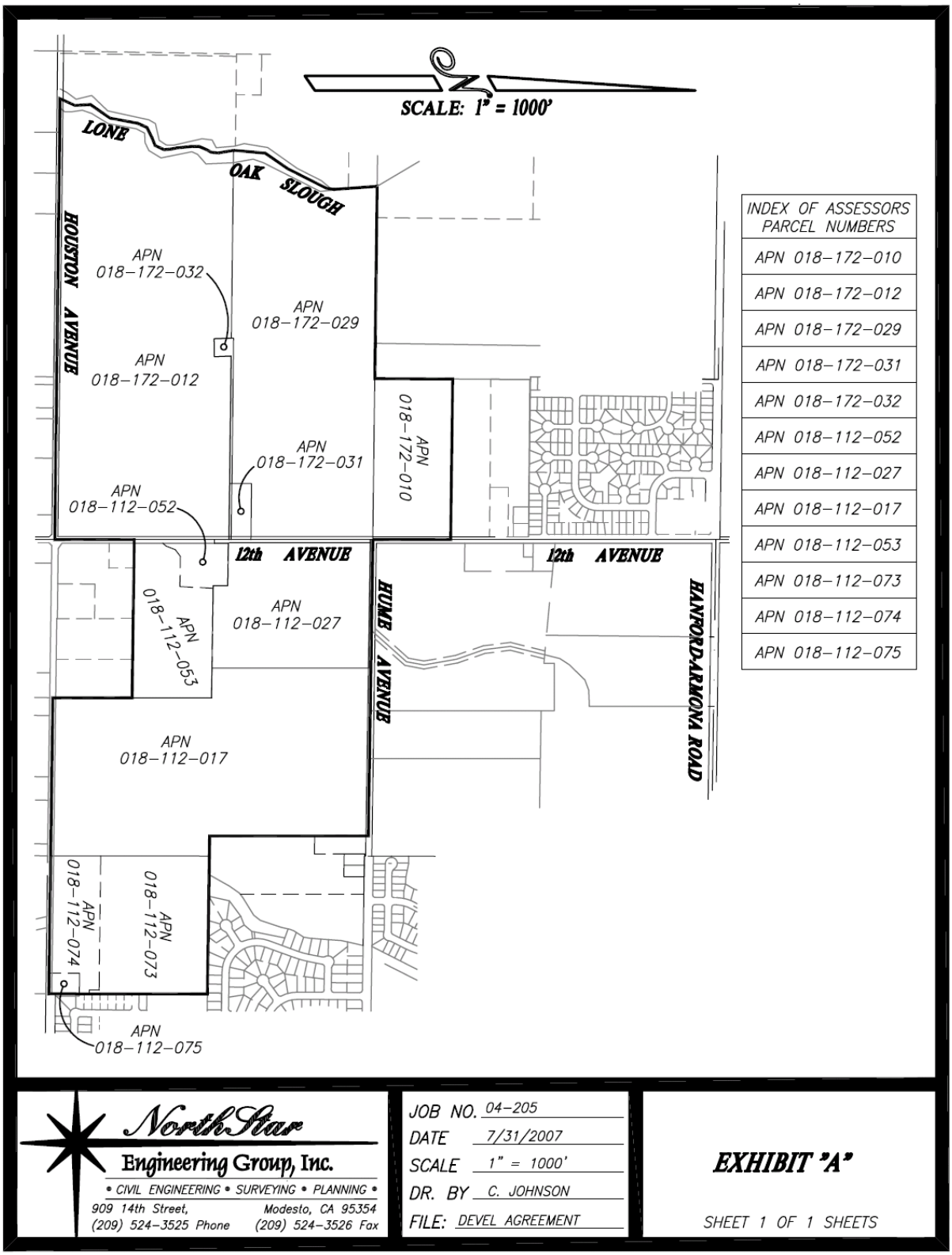


Table B-1d: Residential Land Inventory - City of Lemoore

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023100002000	Very Low Density Res	RVLD	RA-40	0.76	3	2.5					1	1
023150001000	Very Low Density Res	RVLD	RA-20	0.40	3	2.5					1	1
023150002000	Very Low Density Res	RVLD	RA-20	5.64	3	2.5					14	14
023150003000	Very Low Density Res	RVLD	RA-20	4.84	3	2.5					12	12
023150004000	Very Low Density Res	RVLD	RA-20	1.36	3	2.5					3	3
023150037000	Very Low Density Res	RVLD	RA-20	1.06	3	2.5					2	2
023150041000	Very Low Density Res	RVLD	R-1-7, RA-20	6.98	3	2.5					17	17
023150042000	Very Low Density Res	RVLD	R-1-7	0.13	3	2.5					0	0
023510037000	Very Low Density Res	RVLD	R-1-7,RM-3,RSC,CC	26.42	3	2.5	24.65	25.15			4	4
Subtotal - Very Low Density				**47.59**			**24.65**	**25.15**	**0**	**0**	**54**	**54**
020014004000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
020014009000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5						1
020021008000	Low Density SFR	RLD,RN	R-1-7	0.09	7	4.5						1
020025001000	Low Density SFR	RLD,RN	R-1-7	0.06	7	4.5						1
020025007000	Low Density SFR	RLD,RN	R-1-7	0.43	7	4.5						1
020031014000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
020093013000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
020111064000	Low Density SFR	RLD,RN	R-1-7	0.37	7	4.5						1
020111065000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
020113034000	Low Density SFR	RLD,RN	R-1-7	0.38	7	4.5						1
020113035000	Low Density SFR	RLD,RN	R-1-7	0.71	7	4.5						3
020113038000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
020122011000	Low Density SFR	RLD,RN	R-1-7	0.34	7	4.5						1
020122042000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
020132016000	Low Density SFR	RLD,RN	R-1-7, RM-2.5	0.11	7	4.5						1
020142009000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021080010000	Low Density SFR	RLD,RN	R-1-10	2.75	7	4.5						12
021100003000	Low Density SFR	RLD,RN	R-1-7	0.77	7	4.5						3
021110008000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021110009000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021250033000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021260004000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260006000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260007000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr[1]	LNAS[2]	Potential Units			Total
					Max	Realistic			Lower	Mod	Upper	
021260008000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260009000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260010000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021260011000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260012000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260013000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260014000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260015000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260016000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260017000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260018000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260019000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260020000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260021000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260022000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260024000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260025000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260026000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260027000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260028000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260029000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260030000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260031000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021260032000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260033000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260034000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260035000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260036000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260037000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
021260038000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260039000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260040000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260041000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
021260042000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021260043000	Low Density SFR	RLD,RN	R-1-7	12.02	7	4.5						54
021360067000	Low Density SFR	RLD,RN	R-1-7, CC	0.19	7	4.5						1
021430026000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
021460012000	Low Density SFR	RLD,RN	R-1-7	1.03	7	4.5						4
021580048000	Low Density SFR	RLD,RN	R-1-7, RSC	0.02	7	4.5						1
021610042000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021620002000	Low Density SFR	RLD,RN	R-1-7, UR	0.53	7	4.5						2
021620005000	Low Density SFR	RLD,RN	R-1-7, UR	2.02	7	4.5						9
021620007000	Low Density SFR	RLD,RN	R-1-7, UR	1.00	7	4.5						4
021620012000	Low Density SFR	RLD,RN	R-1-7, UR	1.31	7	4.5						5
021620013000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5						1
021630008000	Low Density SFR	RLD,RN	R-1-10	0.26	7	4.5						1
021780001000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780002000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780003000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780004000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780005000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780009000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780010000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780011000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780012000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780013000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780014000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780015000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780016000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021780017000	Low Density SFR	RLD,RN	R-1-7	0.28	7	4.5						1
021780018000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021780019000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780020000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780021000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780022000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780023000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780024000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780025000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780026000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780027000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780028000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780029000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780030000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780031000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
021780032000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780033000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021780034000	Low Density SFR	RLD,RN	R-1-7	0.27	7	4.5						1
021780035000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780036000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780037000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780038000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780039000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780040000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780041000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780042000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780043000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780044000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
021780045000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780046000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780047000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780048000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780049000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780050000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780051000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780052000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780055000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780056000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780057000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780058000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021780059000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780060000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780061000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780062000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780063000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021780064000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780065000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021780066000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021790019000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800001000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021800002000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021800003000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
021800004000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021800005000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021800032000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800033000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800034000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800035000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800036000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800037000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800038000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800039000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800040000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800041000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800042000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800043000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800044000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800045000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800046000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800047000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800048000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800049000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800050000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800051000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800052000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800053000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800054000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800055000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800057000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021800059000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800060000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800061000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021800062000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800063000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021800068000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021800070000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810005000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021810007000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021810008000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
021810009000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021810010000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810011000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021810012000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021810013000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810014000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810016000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810017000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810018000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810019000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
021810020000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021810021000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
021810022000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810023000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021810024000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021810025000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021810026000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021810027000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820001000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
021820002000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820003000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820004000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820005000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
021820006000	Low Density SFR	RLD,RN	R-1-7	0.34	7	4.5						1
021820007000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021820008000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5						1
021820009000	Low Density SFR	RLD,RN	R-1-7	0.30	7	4.5						1
021820010000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021820011000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820012000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820013000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021820014000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
021820015000	Low Density SFR	RLD,RN	R-1-7	0.29	7	4.5						1
021820016000	Low Density SFR	RLD,RN	R-1-7	0.27	7	4.5						1
021820017000	Low Density SFR	RLD,RN	R-1-7	0.29	7	4.5						1
021820018000	Low Density SFR	RLD,RN	R-1-7	0.31	7	4.5						1
021820019000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr[1]	LNAS[2]	Potential Units			Total
					Max	Realistic			Lower	Mod	Upper	
021820020000	Low Density SFR	RLD,RN	R-1-7	0.29	7	4.5						1
021820021000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
021820022000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820023000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820024000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820025000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820026000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021820027000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820028000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820029000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820030000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820031000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820032000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
021820033000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
021830001000	Low Density SFR	RLD,RN	R-1-7, RA-20	20.83	7	4.5						93
023010002000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023010013000	Low Density SFR	RLD,RN	R-1-7, RM-2.5	2.20	7	4.5						9
023010014000	Low Density SFR	RLD,RN	R-1-7	0.82	7	4.5						3
023010015000	Low Density SFR	RLD,RN	R-1-7	2.39	7	4.5						10
023010016000	Low Density SFR	RLD,RN	R-1-7	0.48	7	4.5						2
023020005000	Low Density SFR	RLD,RN	R-1-7, RM-2	6.21	7	4.5						27
023020055000	Low Density SFR	RLD,RN	R-1-7	0.48	7	4.5						2
023020062000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023020085000	Low Density SFR	RLD,RN	R-1-7	0.78	7	4.5						3
023040002000	Low Density SFR	RLD,RN	R-1-7	3.19	7	4.5						14
023040057000	Low Density SFR	RLD,RN	R-1-7	5.14	7	4.5						23
023040073000	Low Density SFR	RLD,RN	UR	1.02	7	4.5						4
023040074000	Low Density SFR	RLD,RN	UR	0.46	7	4.5						2
023070012000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
023070013000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023070014000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023130001000	Low Density SFR	RLD,RN	R-1-10	0.09	7	4.5						1
023130016000	Low Density SFR	RLD,RN	R-1-10	2.86	7	4.5						12
023130020000	Low Density SFR	RLD,RN	R-1-10	3.15	7	4.5						14
023130030000	Low Density SFR	RLD,RN	R-1-10	3.80	7	4.5						17
023130034000	Low Density SFR	RLD,RN	R-1-10	0.57	7	4.5						2
023130035000	Low Density SFR	RLD,RN	R-1-10	0.46	7	4.5						2

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023130038000	Low Density SFR	RLD,RN	R-1-10	5.36	7	4.5						24
023130039000	Low Density SFR	RLD,RN	R-1-10	1.64	7	4.5						7
023130040000	Low Density SFR	RLD,RN	R-1-10	2.59	7	4.5						11
023130041000	Low Density SFR	RLD,RN	R-1-10	0.31	7	4.5						1
023130045000	Low Density SFR	RLD,RN	R-1-10	0.49	7	4.5						2
023150006000	Low Density SFR	RLD,RN	RA-20	0.73	7	4.5						3
023150009000	Low Density SFR	RLD,RN	RA-20	2.12	7	4.5						9
023150029000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.41	7	4.5						1
023150030000	Low Density SFR	RLD,RN	R-1-7	0.48	7	4.5						2
023150033000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023150049000	Low Density SFR	RLD,RN	RA-20	0.80	7	4.5						3
023150055000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.88	7	4.5						3
023170002000	Low Density SFR	RLD,RN	R-1-7	1.84	7	4.5						8
023170003000	Low Density SFR	RLD,RN	R-1-7	3.08	7	4.5						13
023170004000	Low Density SFR	RLD,RN	R-1-7	2.31	7	4.5						10
023170009000	Low Density SFR	RLD,RN	R-1-7	1.09	7	4.5						4
023170010000	Low Density SFR	RLD,RN	R-1-7, ML	2.34	7	4.5						10
023170010000	Low Density SFR	RLD,RN	R-1-7, ML	5.54	7	4.5						24
023170013000	Low Density SFR	RLD,RN	R-1-7	8.78	7	4.5						39
023290012000	Low Density SFR	RLD,RN	R-1-7	5.21	7	4.5						23
023320005000	Low Density SFR	RLD,RN	R-1-7	4.96	7	4.5		1.621				22
023360008000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360009000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360010000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023360011000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360012000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023360013000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023360014000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360015000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5						1
023360016000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360017000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360018000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023360019000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023360020000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360023000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360024000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023360025000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023360026000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.013				1
023360027000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.227				1
023360028000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.25				1
023360029000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023360030000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023360031000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360032000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360033000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360034000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360035000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360036000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5		0.20				1
023360037000	Low Density SFR	RLD,RN	R-1-7	0.31	7	4.5		0.31				1
023360047000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.25				1
023360048000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360049000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360050000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360051000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360053000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5		0.19				1
023360054000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360055000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5		0.19				1
023360056000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5		0.19				1
023360057000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.204				1
023360058000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.004				1
023360059000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360060000	Low Density SFR	RLD,RN	R-1-7	0.30	7	4.5						1
023360064000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360065000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
023360066000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.092				1
023360067000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360068000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360069000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360070000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360071000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023360073000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023360074000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023360075000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5		0.21				1
023360077000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.25				1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023360078000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360079000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023360080000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360081000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023360082000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360084000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023360085000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5		0.184				1
023390060000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390061000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390062000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390063000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390064000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390065000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390066000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5		0.17				1
023390067000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5		0.24				1
023390068000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5		0.17				1
023390069000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390070000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390071000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390072000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390073000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023390074000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5		0.23				1
023390075000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5		0.22				1
023390076000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5		0.18				1
023390077000	Low Density SFR	RLD,RN	R-1-7	0.16	7	4.5		0.16				1
023390078000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023390079000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023390080000	Low Density SFR	RLD,RN	R-1-7	0.26	7	4.5		0.26				1
023390081000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5		0.20				1
023390082000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5		0.20				1
023480006000	Low Density SFR	RLD,RN	R-1-7, MP	21.71	7	4.5		21.71				97
023480031000	Low Density SFR	RLD,RN	R-1-7	5.85	7	4.5		5.85				26
023480037000	Low Density SFR	RLD,RN	R-1-7, MP	5.48	7	4.5		5.48				24
023480038000	Low Density SFR	RLD,RN	R-1-7,RM-3,MP	11.85	7	4.5		11.85				53
023510002000	Low Density SFR	RLD,RN	R-1-7	4.41	7	4.5	4.41	4.41				0
023510002000	Low Density SFR	RLD,RN	R-1-7, RSC	24.75	7	4.5	24.75	24.75				0
023510034000	Low Density SFR	RLD,RN	R-1-7,RM-3,RM-2	30.52	7	4.5	30.52	30.52				0

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023510036000	Low Density SFR	RLD,RN	R-1-7	35.49	7	4.5	35.49	35.49				0
023510037000	Low Density SFR	RLD,RN	R-1-7	1.15	7	4.5	1.15	1.15				0
023510037000	Low Density SFR	RLD,RN	R-1-7	7.86	7	4.5	7.86	7.86				0
023510038000	Low Density SFR	RLD,RN	RM-3,RM-2,RSC	11.47	7	4.5	11.47	11.47				0
023510038000	Low Density SFR	RLD,RN	RM-3, RSC	13.18	7	4.5	8.74	13.18				19
023510039000	Low Density SFR	RLD,RN	RM-3, RSC	5.50	7	4.5	2.28	5.50				14
023510040000	Low Density SFR	RLD,RN	R-1-7	23.64	7	4.5	2.70	23.64				94
023530013000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
023530014000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023600012000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600043000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023600044000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600045000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023600046000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023600047000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023600048000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600049000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023600050000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023600051000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023600052000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023600053000	Low Density SFR	RLD,RN	R-1-7	0.20	7	4.5						1
023600054000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600055000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023600056000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600057000	Low Density SFR	RLD,RN	R-1-7	0.27	7	4.5						1
023600058000	Low Density SFR	RLD,RN	R-1-7	0.30	7	4.5						1
023600059000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600060000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600061000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023600062000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023600063000	Low Density SFR	RLD,RN	R-1-7	0.21	7	4.5						1
023600064000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600065000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600066000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600067000	Low Density SFR	RLD,RN	R-1-7	0.19	7	4.5						1
023600075000	Low Density SFR	RLD,RN	R-1-7	10.71	7	4.5						48
023610001000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023610002000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610003000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610004000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610005000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610006000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610007000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610008000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610009000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610010000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610011000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610012000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610013000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610014000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610015000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610016000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610017000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610018000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610019000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610020000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610021000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610022000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610023000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610024000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610025000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610026000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
023610028000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
023610029000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610030000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610031000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610032000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610033000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610034000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610035000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610036000	Low Density SFR	RLD,RN	R-1-7	0.13	7	4.5						1
023610037000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610038000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610039000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1

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023610040000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610041000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610042000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
023610043000	Low Density SFR	RLD,RN	R-1-7	0.23	7	4.5						1
023610044000	Low Density SFR	RLD,RN	R-1-7	0.14	7	4.5						1
023610045000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610046000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610047000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610048000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610049000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610050000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610051000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610052000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610053000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610054000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610055000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610056000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610057000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610058000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610059000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610060000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
023610061000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610062000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610063000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610065000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610066000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610067000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610068000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610069000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610070000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610071000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610072000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610073000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610074000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610075000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
023610076000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610077000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023610078000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610079000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610080000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610081000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610082000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610083000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
023610084000	Low Density SFR	RLD,RN	R-1-7	0.15	7	4.5						1
024052098000	Low Density SFR	RLD,RN	R-1-7	17.44	7	4.5						78
024340006000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
024340008000	Low Density SFR	RLD,RN	R-1-7	0.10	7	4.5						1
024340040000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
024340041000	Low Density SFR	RLD,RN	R-1-7	0.11	7	4.5						1
024340047000	Low Density SFR	RLD,RN	R-1-7	0.12	7	4.5						1
024360015000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
024360016000	Low Density SFR	RLD,RN	R-1-7	0.24	7	4.5						1
024360022000	Low Density SFR	RLD,RN	R-1-7	0.25	7	4.5						1
024360023000	Low Density SFR	RLD,RN	R-1-7	0.09	7	4.5						1
024380002000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
024380003000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
024380004000	Low Density SFR	RLD,RN	R-1-7	0.17	7	4.5						1
024380005000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
024380006000	Low Density SFR	RLD,RN	R-1-7	0.18	7	4.5						1
024380007000	Low Density SFR	RLD,RN	R-1-7	0.22	7	4.5						1
024380008000	Low Density SFR	RLD,RN	R-1-7, RSC	0.28	7	4.5						1
024380009000	Low Density SFR	RLD,RN	R-1-7, RSC	0.19	7	4.5						1
024380010000	Low Density SFR	RLD,RN	R-1-7, RSC	0.20	7	4.5						1
024380011000	Low Density SFR	RLD,RN	R-1-7, RSC	0.17	7	4.5						1
024380012000	Low Density SFR	RLD,RN	R-1-7, RSC	0.17	7	4.5						1
024380013000	Low Density SFR	RLD,RN	R-1-7, RSC	0.16	7	4.5						1
024380014000	Low Density SFR	RLD,RN	R-1-7, RSC	0.18	7	4.5						1
024380015000	Low Density SFR	RLD,RN	R-1-7, RSC	0.17	7	4.5						1
024380016000	Low Density SFR	RLD,RN	R-1-7, RSC	0.18	7	4.5						1
024380017000	Low Density SFR	RLD,RN	R-1-7, RSC	0.23	7	4.5						1
024380018000	Low Density SFR	RLD,RN	R-1-7, RSC	0.16	7	4.5						1
024380019000	Low Density SFR	RLD,RN	R-1-7, RSC	0.28	7	4.5						1
Subtotal - Low Density SFR				478.58			129.37	217.19	0	724	724	1,448
023480031000	Low Medium Density	RLMD,RN	RM-3,RM-2,PO	15.32	12	9		15.32		137		137

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities		FEMA 100 yr[1]	LNAS[2]	Potential Units			Total
					Max	Realistic			Lower	Mod	Upper	
020191009000	Low Medium Density	RLMD,RN	RM-2.5	0.20	12	9				1		1
020191030000	Low Medium Density	RLMD,RN	RM-2.5	0.39	12	9				3		3
020192019000	Low Medium Density	RLMD,RN	RM-2.5	0.31	12	9				2		2
021500003000	Low Medium Density	RLMD,RN	R-1-7	2.81	12	9				25		25
020012004000	Low Medium Density	RLMD,RN	RM-2.5	0.19	12	9				1		1
020013013000	Low Medium Density	RLMD,RN	RM-2.5	0.17	12	9				1		1
020013010000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
020012001000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
020012009000	Low Medium Density	RLMD,RN	RM-2.5	0.37	12	9				3		3
020011001000	Low Medium Density	RLMD,RN	RM-2.5	0.31	12	9				2		2
020122037000	Low Medium Density	RLMD,RN	RM-2.5	0.10	12	9				1		1
020122031000	Low Medium Density	RLMD,RN	RM-2.5	0.33	12	9				3		3
020172056000	Low Medium Density	RLMD,RN	RM-3	0.85	12	9				7		7
020183001000	Low Medium Density	RLMD,RN	R-1-7	0.22	12	9				2		2
020184007000	Low Medium Density	RLMD,RN	R-1-7	0.23	12	9				2		2
020184008000	Low Medium Density	RLMD,RN	R-1-7	0.23	12	9				2		2
020184017000	Low Medium Density	RLMD,RN	R-1-7	0.09	12	9				1		1
023020011000	Low Medium Density	RLMD,RN	R-1-10	0.37	12	9				3		3
023150046000	Low Medium Density	RLMD,RN	RM-3	0.24	12	9				2		2
023150044000	Low Medium Density	RLMD,RN	RM-3	0.22	12	9				1		1
023150047000	Low Medium Density	RLMD,RN	RM-3	0.21	12	9				1		1
021360025000	Low Medium Density	RLMD,RN	RM-2.5	0.25	12	9				2		2
023140044000	Low Medium Density	RLMD,RN	RM-3	0.02	12	9				1		1
023140043000	Low Medium Density	RLMD,RN	RM-3	0.15	12	9				1		1
024390013000	Low Medium Density	RLMD,RN	RM-3, RSC	0.11	12	9				1		1
023360042000	Low Medium Density	RLMD,RN	RM-3	0.39	12	9		0.39		3		3
023590012000	Low Medium Density	RLMD,RN	RM-3	0.24	12	9		0.24		2		2
023590013000	Low Medium Density	RLMD,RN	RM-3	0.23	12	9		0.23		2		2
023590014000	Low Medium Density	RLMD,RN	RM-3	0.24	12	9		0.24		2		2
023590015000	Low Medium Density	RLMD,RN	RM-3	0.26	12	9		0.26		2		2
023590016000	Low Medium Density	RLMD,RN	RM-3	0.27	12	9		0.27		2		2
023590017000	Low Medium Density	RLMD,RN	RM-3	0.28	12	9		0.28		2		2
023590018000	Low Medium Density	RLMD,RN	RM-3	0.29	12	9		0.29		2		2
023590019000	Low Medium Density	RLMD,RN	RM-3	0.30	12	9		0.30		2		2
023590021000	Low Medium Density	RLMD,RN	RM-3	0.32	12	9		0.32		2		2
023590020000	Low Medium Density	RLMD,RN	RM-3	0.32	12	9		0.32		2		2
023020085000	Low Medium Density	RLMD,RN	R-1-7	5.14	12	9				46		46

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023360041000	Low Medium Density	RLMD,RN	RM-3	0.32	12	9		0.32		2		2
023480034000	Low Medium Density	RLMD,RN	CC	9.44	12	9		9.44		84		84
023480035000	Low Medium Density	RLMD,RN	CC	3.18	12	9		3.18		28		28
023480036000	Low Medium Density	RLMD,RN	CC	7.86	12	9		7.86		70		70
024390001000	Low Medium Density	RLMD,RN	RM-2.5	0.11	12	9				1		1
024390002000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390003000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390004000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390005000	Low Medium Density	RLMD,RN	RM-2.5	0.08	12	9				1		1
024390006000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390007000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390008000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390009000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390010000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390011000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390012000	Low Medium Density	RLMD,RN	RM-2.5	0.09	12	9				1		1
024390036000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
024390037000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390038000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390039000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390040000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390041000	Low Medium Density	RLMD,RN	RM-2.5	0.05	12	9				1		1
024390042000	Low Medium Density	RLMD,RN	RM-2.5	0.10	12	9				1		1
024390043000	Low Medium Density	RLMD,RN	RM-2.5	1.43	12	9				12		12
024390035000	Low Medium Density	RLMD,RN	RM-2.5	0.12	12	9				1		1
024390034000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390033000	Low Medium Density	RLMD,RN	RM-2.5	0.06	12	9				1		1
024390032000	Low Medium Density	RLMD,RN	RM-2.5	0.11	12	9				1		1
024390031000	Low Medium Density	RLMD,RN	RM-2.5	0.11	12	9				1		1
024390030000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
024390029000	Low Medium Density	RLMD,RN	RM-2.5	0.07	12	9				1		1
024390028000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.11	12	9				1		1
024390027000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.10	12	9				1		1
024390026000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390025000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390024000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.10	12	9				1		1
024390023000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.09	12	9				1		1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
024390022000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390021000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390020000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.10	12	9				1		1
024390019000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.09	12	9				1		1
024390018000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
020022004000	Low Medium Density	RLMD,RN	R-1-7, RM-2.5	0.13	12	9				1		1
020022007000	Low Medium Density	RLMD,RN	R-1-7	0.05	12	9				1		1
020031030000	Low Medium Density	RLMD,RN	RM-2.5	1.49	12	9				13		13
020113048000	Low Medium Density	RLMD,RN	PO	0.20	12	9				1		1
024390017000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.07	12	9				1		1
024390016000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.11	12	9				1		1
024390015000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.06	12	9				1		1
024390014000	Low Medium Density	RLMD,RN	RM-2.5, RSC	0.07	12	9				1		1
020192035000	Low Medium Density	RLMD,RN	RM-2.5	0.16	12	9				1		1
023510040000	Low Medium Density	RLMD,RN	R-1-7, RM-2	4.74	12	9		4.74		42		42
023510038000	Low Medium Density	RLMD,RN	R-1-7	9.93	12	9		9.93		89		89
023510038000	Low Medium Density	RLMD,RN	R-1-7, RM-3	0.16	12	9	0.13			1		1
023510039000	Low Medium Density	RLMD,RN	R-1-7	16.00	12	9		16.00		143		143
023320005000	Low Medium Density	RLMD,RN	R-1-7, RM-3	3.48	12	9		3.48		31		31
021100062000	Low Medium Density	RLMD,RN	R-1-7	0.37	12	9				3		3
021100061000	Low Medium Density	RLMD,RN	R-1-7	0.37	12	9				3		3
023130014000	Low Medium Density	RLMD,RN	R-1-7	1.40	12	9				12		12
023130015000	Low Medium Density	RLMD,RN	R-1-10	0.69	12	9				6		6
Subtotal - Low Medium Density				105.08			0.13	73.42	0	860	0	860
023510042000	Medium Density MFR	RMD	CC	4.60	17	14	4.60	4.60	0			0
021070005000	Medium Density MFR	RMD	RM-2.5	2.91	17	14			40			40
021500004000	Medium Density MFR	RMD	R-1-7	5.46	17	14			76			76
021100064000	Medium Density MFR	RMD	R-1-7, RM-2.5	3.97	17	14			55			55
021100009000	Medium Density MFR	RMD	R-1-7	2.83	17	14			39			39
020021001000	Medium Density MFR	RMD	R-1-7	0.17	17	14			2			2
020064003000	Medium Density MFR	RMD	RM-2.5	0.38	17	14			5			5
020063017000	Medium Density MFR	RMD	CS	0.13	17	14			1			1
020064005000	Medium Density MFR	RMD	RM-2.5	0.19	17	14			2			2
023150019000	Medium Density MFR	RMD	ML	0.08	17	14			1			1
023150020000	Medium Density MFR	RMD	ML	0.47	17	14			6			6
023450007000	Medium Density MFR	RMD	CH	1.24	17	14			17			17
023510002000	Medium Density MFR	RMD	RSC	3.51	17	14	2.40	3.51	15			15

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023020068000	Medium Density MFR	RMD	CH	0.69	17	14			9			9
023020066000	Medium Density MFR	RMD	CH	0.76	17	14			10			10
023020067000	Medium Density MFR	RMD	CH	0.67	17	14			9			9
023020065000	Medium Density MFR	RMD	R-1-7	2.04	17	14			28			28
023020090000	Medium Density MFR	RMD	RM-3	0.55	17	14			7			7
023020092000	Medium Density MFR	RMD	RM-3	0.38	17	14			5			5
023020091000	Medium Density MFR	RMD	RM-3	0.38	17	14			5			5
023170015000	Medium Density MFR	RMD	ML	1.64	17	14			22			22
023020064000	Medium Density MFR	RMD	RM-2	2.94	17	14			41			41
023360038000	Medium Density MFR	RMD	CH	0.41	17	14		0.41	5			5
023360039000	Medium Density MFR	RMD	CH	0.29	17	14		0.29	4			4
023360040000	Medium Density MFR	RMD	RM-3	0.21	17	14		0.21	2			2
023510041000	Medium Density MFR	RMD	RM-3, RSC	9.69	17	14	9.06	9.69	8			8
023510019000	Medium Density MFR	RMD	RM-2	1.35	17	14	1.35	1.35	0			0
023480026000	Medium Density MFR	RMD	CH	3.02	17	14		3.02	42			42
023170010000	Medium Density MFR	RMD	ML	2.24	17	14			31			31
023170001000	Medium Density MFR	RMD	ML	2.24	17	14			31			31
023170015000	Medium Density MFR	RMD	ML	1.64	17	14			22			22
023150023000	Medium Density MFR	RMD	ML	0.43	17	14			5			5
023180020000	Medium Density MFR	RMD	ML	0.47	17	14			6			6
Subtotal - Medium Density				77.01			17.41	23.08	551	0	0	551
020270008000	High Density Res	RHD	RM-2, R-1-7	0.25	25	18			4			4
020290007000	High Density Res	RHD	RM-2,CC	0.35	25	18			6			6
Subtotal - High Density				0.61			0.00	0.00	10	0	0	10
020041003000	Mixed-Use[3]	MU	CS	4.58	20	9			41			41
021240040000	Mixed-Use[3]	MU	ML	2.02	20	9	0.16		16			16
023170014000	Mixed-Use[3]	MU	CH	1.29	20	9			11			11
021330003000	Mixed-Use[3]	MU	CS	12.27	20	9			110			110
021340008000	Mixed-Use[3]	MU	PO	0.67	20	9			6			6
021350003000	Mixed-Use[3]	MU	ML	4.79	20	9	0.29		40			40
020043009000	Mixed-Use[3]	MU	CC	0.08	20	9			0			0
020042004000	Mixed-Use[3]	MU	CS	0.17	20	9			1			1
020042011000	Mixed-Use[3]	MU	CC	0.26	20	9			2			2
020042018000	Mixed-Use[3]	MU	CS	0.17	20	9			1			1
020042020000	Mixed-Use[3]	MU	CS	0.10	20	9			0			0
020053015000	Mixed-Use[3]	MU	CS, CC	0.26	20	9			2			2
020053006000	Mixed-Use[3]	MU	CC	0.17	20	9			1			1

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
020054013000	Mixed-Use[3]	MU	CC	0.18	20	9			1			1
020050003000	Mixed-Use[3]	MU	CC	2.21	20	9			19			19
020062008000	Mixed-Use[3]	MU	CC	0.17	20	9			1			1
020062011000	Mixed-Use[3]	MU	CC	0.13	20	9			1			1
020082016000	Mixed-Use[3]	MU	CC	0.12	20	9			1			1
020092019000	Mixed-Use[3]	MU	CC	0.09	20	9			0			0
020092004000	Mixed-Use[3]	MU	CC	0.16	20	9			1			1
023020030000	Mixed-Use[3]	MU	CH	0.98	20	9			8			8
023020037000	Mixed-Use[3]	MU	CH	3.32	20	9			29			29
023310003000	Mixed-Use[3]	MU	CH	4.89	20	9			44			44
023310004000	Mixed-Use[3]	MU	CH	0.93	20	9			8			8
023020071000	Mixed-Use[3]	MU	CH	2.82	20	9			25			25
023020070000	Mixed-Use[3]	MU	CH	0.75	20	9			6			6
023020073000	Mixed-Use[3]	MU	CH	3.52	20	9			31			31
023020072000	Mixed-Use[3]	MU	CH	0.58	20	9			5			5
023020069000	Mixed-Use[3]	MU	CH	1.57	20	9			14			14
021660031000	Mixed-Use[3]	MU	CC	8.16	20	9			73			73
020092027000	Mixed-Use[3]	MU	CC	0.14	20	9			1			1
020042023000	Mixed-Use[3]	MU	CC	0.21	20	9			1			1
020041004000	Mixed-Use[3]	MU	CC	0.75	20	9			6			6
020101006000	Mixed-Use[3]	MU	CC	0.17	20	9			1			1
020101001000	Mixed-Use[3]	MU	CC	0.26	20	9			2			2
023510002000	Mixed-Use[3]	MU	R-1-7	2.16	20	9	2.16	2.16	0			0
023510042000	Mixed-Use[3]	MU	RM-3	4.46	20	9	4.46	4.46	0			0
023510040000	Mixed-Use[3]	MU	R-1-7, RM-2	11.09	20	9	11.09	11.09	0			0
023510040000	Mixed-Use[3]	MU	R-1-7, RM-2	7.25	20	9	2.20	7.25	45			45
023310060000	Mixed-Use[3]	MU	CH	27.34	20	9			246			246
Subtotal - Mixed Use				111.21			20.36	24.96	800	0	0	800
TOTAL – VACANT LAND WITHIN CITY LIMITS				**820.08**			**191.92**	**363.80**	**1,361**	**1,584**	**778**	**3,723**
VACANT AREAS WITHIN THE URBAN GROWTH BOUNDARY OF THE LEMOORE 2030 GENERAL PLAN												
UGBA	Agriculture/Rural Res	AR		40.51	.0.2	0.05					2	2
UGBA	Agriculture/Rural Res	AR		9.00	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		5.69	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		19.39	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		43.67	0.2	0.05					2	2
UGBA	Agriculture/Rural Res	AR		13.06	0.2	0.05					0	0
UGBA	Agriculture/Rural Res	AR		2.59	0.2	0.05					0	0

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
UGBA	Agriculture/Rural Res	AR		33.12	0.2	0.05					1	1
UGBA	Agriculture/Rural Res	AR		45.24	0.2	0.05					2	2
UGBA	Agriculture/Rural Res	AR		67.51	0.2	0.05					3	3
Subtotal - Agriculture/Rural				279.78			232.19	413.72	0	0	10	10
UGBA	Very Low Density Res	RVLD	UGBA	12.44	3	2.5					31	31
UGBA	Very Low Density Res	RVLD	UGBA	49.45	3	2.5					123	123
UGBA	Very Low Density Res	RVLD	UGBA	0.94	3	2.5					2	2
UGBA	Very Low Density Res	RVLD	UGBA	0.93	3	2.5					2	2
UGBA	Very Low Density Res	RVLD	UGBA	0.93	3	2.5					2	2
UGBA	Very Low Density Res	RVLD	UGBA	0.94	3	2.5					2	2
UGBA	Very Low Density Res	RVLD	UGBA	1.02	3	2.5					2	2
UGBA	Very Low Density Res	RVLD	UGBA	1.21	3	2.5					3	3
UGBA	Very Low Density Res	RVLD	UGBA	1.21	3	2.5					3	3
UGBA	Very Low Density Res	RVLD	UGBA	6.00	3	2.5					14	14
UGBA	Very Low Density Res	RVLD	UGBA	8.96	3	2.5					22	22
UGBA	Very Low Density Res	RVLD	UGBA	31.73	3	2.5					79	79
UGBA	Very Low Density Res	RVLD	UGBA	43.45	3	2.5					108	108
UGBA	Very Low Density Res	RVLD	UGBA	3.90	3	2.5					9	9
UGBA	Very Low Density Res	RVLD	UGBA	123.12	3	2.5					307	307
UGBA	Very Low Density Res	RVLD	UGBA	6.67	3	2.5					16	16
UGBA	Very Low Density Res	RVLD	UGBA	168.94	3	2.5	56.49				281	281
UGBA	Very Low Density Res	RVLD	UGBA	13.85	3	2.5	7.22				16	16
024040006000	Very Low Density Res	RVLD	UGBA	75.82	3	2.5		17.47			189	189
024040006000	Very Low Density Res	RVLD	UGBA	24.05	3	2.5		0.18			60	60
024040006000	Very Low Density Res	RVLD	UGBA	6.34	3	2.5		6.34			15	15
023040041000	Very Low Density Res	RVLD	UGBA	1.98	3	2.5					4	4
023040055000	Very Low Density Res	RVLD	UGBA	29.54	3	2.5					73	73
023040056000	Very Low Density Res	RVLD	UGBA	4.20	3	2.5					10	10
Subtotal - Very Low Density Res									0	0	1,373	1,373
UGBA	Low Density SFR	RLD,RN	UGBA	39.77	7	4.5		39.77				178
UGBA	Low Density SFR	RLD,RN	UGBA	43.58	7	4.5						196
UGBA	Low Density SFR	RLD,RN	UGBA	12.93	7	4.5						58
UGBA	Low Density SFR	RLD,RN	UGBA	18.99	7	4.5						85
UGBA	Low Density SFR	RLD,RN	UGBA	5.05	7	4.5						22
UGBA	Low Density SFR	RLD,RN	UGBA	27.20	7	4.5						122
UGBA	Low Density SFR	RLD,RN	UGBA	17.03	7	4.5						76
UGBA	Low Density SFR	RLD,RN	UGBA	3.87	7	4.5						17

City of Lemoore Vacant Sites APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	FEMA 100 yr[1]	LNAS[2]	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
UGBA	Low Density SFR	RLD,RN	UGBA	7.90	7	4.5						35
UGBA	Low Density SFR	RLD,RN	UGBA	8.59	7	4.5						38
UGBA	Low Density SFR	RLD,RN	UR	44.12	7	4.5						198
UGBA	Low Density SFR	RLD,RN	UGBA	73.37	7	4.5						330
UGBA	Low Density SFR	RLD,RN	UGBA	57.47	7	4.5						258
UGBA	Low Density SFR	RLD,RN	UGBA	24.44	7	4.5						109
024040006000	Low Density SFR	RLD,RN	UGBA	31.42	7	4.5		20.909				141
024040006000	Low Density SFR	RLD,RN	UGBA	85.56	7	4.5		59.235				385
024051008000	Low Density SFR	RLD,RN	UGBA	2.75	7	4.5		2.75				12
021570001000	Low Density SFR	RLD,RN	UGBA	19.77	7	4.5						88
021630001000	Low Density SFR	RLD,RN	UGBA	9.50	7	4.5						42
Subtotal - Low Density SFR									0	1,1950	1,1950	2,390
UGBA	Low Medium Density Res	RLMD,RN	UGBA	9.62	12	9				86		86
UGBA	Low Medium Density Res	RLMD,RN	UGBA	29.60	12	9	12.39			154		154
023020012000	Low Medium Density Res	RLMD,RN	UGBA	2.49	12	9				22		22
024040006000	Low Medium Density Res	RLMD,RN	UGBA	29.03	12	9		29.03		261		261
024040006000	Low Medium Density Res	RLMD,RN	UGBA	26.39	12	9		26.39		237		237
UGBA	Low Medium Density Res	RLMD,RN	UGBA	6.14	12	9				55		55
UGBA	Low Medium Density Res	RLMD,RN	UGBA	0.40	12	9				3		3
Subtotal - Low Medium Density Res									0	818	0	818
UGBA	Mixed-Use[3]	MU	UGBA	5.43	20	9			48			48
UGBA	Mixed-Use[3]	MU	UGBA	2.57	20	9			23			23
Subtotal - Mixed Use									71		0	71
Total - UGBA				**121.16**			**76.10**	**202.09**	**71**	**2,013**	**2,578**	**4,662**

NOTES:

1. FEMA - Amount of Acreage in 100-year floodplain
2. LNAS- Amount of acreage within a Lemoore Naval Air Station noise contour
3. See Chapter 5, Program 4.7 regarding mixed-use development.

City of Lemoore Underutilized APN	General Plan	Proposed Zoning	Existing Zoning	Acreage	Densities Max	Densities Realistic	Existing Use (Type/Condition)	Potential Units Lower	Potential Units Mod	Potential Units Upper	Total
023150005000	Low Density SFR	RLD,RN	RA-20	2.75	7	4.5	1 SFD / Substantial deterioration				12
023150007000	Low Density SFR	RLD,RN	RA-20	1.34	7	4.5	1 SFD / Sound				6
023150008000	Low Density SFR	RLD,RN	R-1-7	2.73	7	4.5	1 SFD / Minor deterioration				12
023150010000	Low Density SFR	RLD,RN	RA-20	0.56	7	4.5	1 SFD / Substantial deterioration				2
023150011000	Low Density SFR	RLD,RN	RA-20	0.22	7	4.5	1 SFD / Dilapidated				1
023150016000	Low Density SFR	RLD,RN	ML	1.15	7	4.5	OT / Commercial				5
023150026000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.81	7	4.5	1 SFD / Sound				3
023150027000	Low Density SFR	RLD,RN	R-1-7, RA-20	0.77	7	4.5	1 SFD / Sound				3
023150028000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.18	7	4.5	1 SFD / Sound				3
023150031000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.01	7	4.5	1 SFD / Sound				4
023150032000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.79	7	4.5	1 SFD / Minor deterioration				8
023150036000	Low Density SFR	RLD,RN	R-1-7, RA-20	2.61	7	4.5	1 SFD / Sound				9
023150050000	Low Density SFR	RLD,RN	RA-20	1.92	7	4.5	1 SFD / Sound				7
023150051000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.16	7	4.5	1 SFD / Sound				4
023150052000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.22	7	4.5	1 SFD / Sound				4
023150054000	Low Density SFR	RLD,RN	R-1-7, RA-20	1.49	7	4.5	1 SFD / Sound				5
023170001000	Low Density SFR	RLD,RN	R-1-7	7.49	7	4.5	OT / Commercial				33
023170006000	Low Density SFR	RLD,RN	R-1-7, ML	2.00	7	4.5	1 SFD / Minor deterioration				9
023150015000	Low Density SFR	RLD,RN	RA-20	1.49	7	4.5	NA / Industrial				5
023150053000	Low Density SFR	RLD,RN	RA-20	2.44	7	4.5	1 SFD / Sound				9
023430018000	Low Medium Density	RLMD,RN	UR	9.93	12	9	1 SFD / Moderate deterioration		75		75
023150018000	Medium Density MFR	RMD	ML	0.36	17	14	NA / Industrial	4			4
023420011000	Medium Density MFR	RMD	RM-3	6.94	17	14	1 SFD / Moderate deterioration / Industrial	82			82
023170011000	Medium Density MFR	RMD	ML	2.41	17	14	OT / Commercial	33			33
023150022000	Medium Density MFR	RMD	ML	0.63	17	14	OT / Commercial	8			8
023150021000	Medium Density MFR	RMD	ML	4.93	17	14	1 SFD / Minor deterioration	69			69
023150017000	Medium Density MFR	RMD	ML	1.18	17	14	NA / Industrial	14			14
TOTAL - WITHIN CITY LIMITS								**210**	**147**	**72**	**429**
UGBA	Very Low Density Res	RVLD	UGBA	44.73	3	2.5				111	111

Key:
SF ➔ Single Family
OT ➔ Other
Building Type / Condition of Structure / Comments

Figure B-1d: Land Inventory Map – City of Lemoore

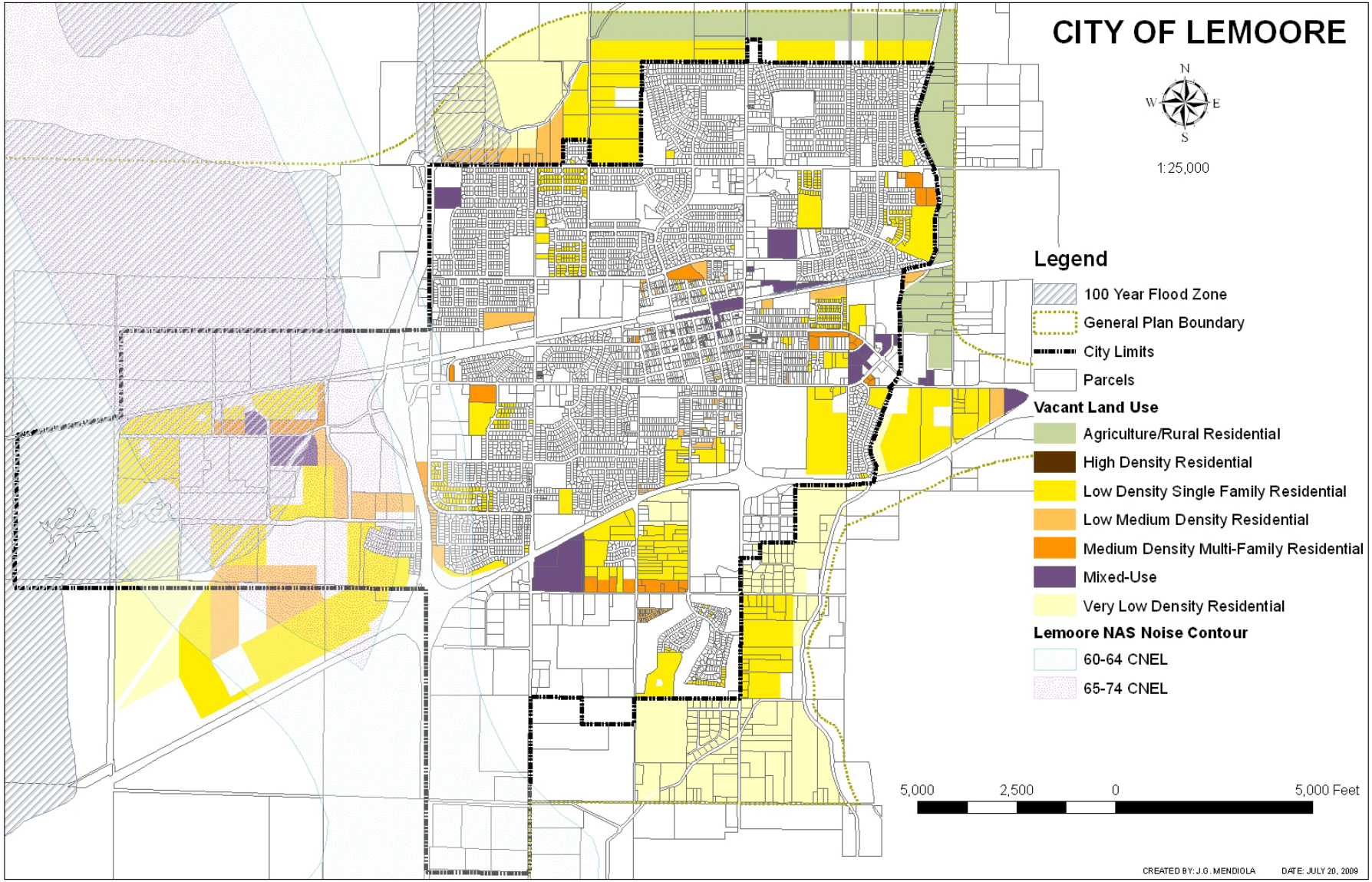


Table B-1e: Residential Land Inventory – Unincorporated Kings County

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
Very Low Density Residential								
018173001000	VLD	RRE	1 du/ac	0.48	1	1	Yes	None
018173010000	VLD	RRE	1 du/ac	0.59	1	1	Yes	None
018490014000	VLD	RRE	1 du/ac	0.78	1	1	Yes	None
018490061000	VLD	RRE	1 du/ac	1.00	1	1	Yes	None
018490068000	VLD	RRE	1 du/ac	1.18	1	1	Yes	None
018173018000	VLD	RRE	1 du/ac	1.38	1	1	Yes	None
018173018000	VLD	RRE	1 du/ac	1.68	2	2	Yes	None
018490085000	VLD	RRE	1 du/ac	2.01	2	2	Yes	None
018173017000	VLD	RRE	1 du/ac	2.59	3	3	Yes	None
018173017000	VLD	RRE	1 du/ac	2.70	3	3	Yes	None
018173017000	VLD	RRE	1 du/ac	3.10	3	3	Yes	None
018490022000	VLD	RRE	1 du/ac	8.33	8	8	Yes	None
016042075000	VLD	RRE	1 du/ac	0.12	1	1	Septic & Well	Variance Required
009160009000	VLD	RRE	1 du/ac	0.17	1	1	Septic & Well	Variance Required
009160028000	VLD	RRE	1 du/ac	0.17	1	1	Septic & Well	Variance Required
007030008000	VLD	RRE	1 du/ac	0.21	1	1	Septic & Well	Variance Required
018201086000	VLD	RRE	1 du/ac	0.27	1	1	Septic & Well	Variance Required
018210079000	VLD	RRE	1 du/ac	0.29	1	1	Septic & Well	Variance Required
018121065000	VLD	RRE	1 du/ac	0.30	1	1	Septic & Well	Variance Required
018121064000	VLD	RRE	1 du/ac	0.32	1	1	Septic & Well	Variance Required
018130001000	VLD	RRE	1 du/ac	0.43	1	1	Septic & Well	Variance Required
018130011000	VLD	RRE	1 du/ac	0.45	1	1	Septic & Well	Variance Required
018130025000	VLD	RRE	1 du/ac	0.48	1	1	Septic & Well	Variance Required
016032006000	VLD	RRE	1 du/ac	0.48	1	1	Septic & Well	Variance Required
016042033000	VLD	RRE	1 du/ac	0.49	1	1	Septic & Well	Variance Required
016043044000	VLD	RRE	1 du/ac	0.49	1	1	Septic & Well	Variance Required
016043004000	VLD	RRE	1 du/ac	0.50	1	1	Septic & Well	Variance Required
016042067000	VLD	RRE	1 du/ac	0.73	1	1	Septic & Well	Variance Required
016042019000	VLD	RRE	1 du/ac	0.77	1	1	Septic & Well	Variance Required
016041037000	VLD	RRE	1 du/ac	0.79	1	1	Septic & Well	Variance Required
016041036000	VLD	RRE	1 du/ac	0.82	1	1	Septic & Well	Variance Required
016150010000	VLD	RRE	1 du/ac	0.84	1	1	Septic & Well	Variance Required
016150004000	VLD	RRE	1 du/ac	0.85	1	1	Septic & Well	Variance Required
016150019000	VLD	RRE	1 du/ac	0.86	1	1	Septic & Well	Variance Required
016160071000	VLD	RRE	1 du/ac	0.87	1	1	Septic & Well	Variance Required

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
016160062000	VLD	RRE	1 du/ac	0.90	1	1	Septic & Well	Variance Required
016160015000	VLD	RRE	1 du/ac	0.92	1	1	Septic & Well	Variance Required
016160067000	VLD	RRE	1 du/ac	0.92	1	1	Septic & Well	Variance Required
014143009000	VLD	RRE	1 du/ac	0.94	1	1	Septic & Well	Variance Required
014143008000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
014143013000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
014143011000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
014400002000	VLD	RRE	1 du/ac	0.96	1	1	Septic & Well	Variance Required
002251015000	VLD	RRE	1 du/ac	0.98	1	1	Septic & Well	Variance Required
002251006000	VLD	RRE	1 du/ac	0.98	1	1	Septic & Well	Variance Required
009050030000	VLD	RRE	1 du/ac	0.98	1	1	Septic & Well	Variance Required
009050031000	VLD	RRE	1 du/ac	0.99	1	1	Septic & Well	Variance Required
009080001000	VLD	RRE	1 du/ac	1.00	1	1	Septic & Well	None
009080017000	VLD	RRE	1 du/ac	1.00	1	1	Septic & Well	None
009080027000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009110001000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009110003000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009130002000	VLD	RRE	1 du/ac	1.01	1	1	Septic & Well	None
009160034000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
005030013000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
005030012000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
005090005000	VLD	RRE	1 du/ac	1.02	1	1	Septic & Well	None
004261029000	VLD	RRE	1 du/ac	1.03	1	1	Septic & Well	None
004261021000	VLD	RRE	1 du/ac	1.04	1	1	Septic & Well	None
004261028000	VLD	RRE	1 du/ac	1.05	1	1	Septic & Well	None
004270003000	VLD	RRE	1 du/ac	1.05	1	1	Septic & Well	None
004270016000	VLD	RRE	1 du/ac	1.05	1	1	Septic & Well	None
004270036000	VLD	RRE	1 du/ac	1.06	1	1	Septic & Well	None
004270006000	VLD	RRE	1 du/ac	1.07	1	1	Septic & Well	None
023040022000	VLD	RRE	1 du/ac	1.08	1	1	Septic & Well	None
023040024000	VLD	RRE	1 du/ac	1.09	1	1	Septic & Well	None
023040023000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034050041000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034060051000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034060037000	VLD	RRE	1 du/ac	1.10	1	1	Septic & Well	None
034060002000	VLD	RRE	1 du/ac	1.11	1	1	Septic & Well	None
034060050000	VLD	RRE	1 du/ac	1.12	1	1	Septic & Well	None
034080013000	VLD	RRE	1 du/ac	1.12	1	1	Septic & Well	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
034080034000	VLD	RRE	1 du/ac	1.12	1	1	Septic & Well	None
034080031000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101008000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101018000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101017000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034101027000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034102017000	VLD	RRE	1 du/ac	1.13	1	1	Septic & Well	None
034102024000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034102025000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034102019000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034160017000	VLD	RRE	1 du/ac	1.14	1	1	Septic & Well	None
034160016000	VLD	RRE	1 du/ac	1.15	1	1	Septic & Well	None
044120024000	VLD	RRE	1 du/ac	1.17	1	1	Septic & Well	None
044120021000	VLD	RRE	1 du/ac	1.18	1	1	Septic & Well	None
044120004000	VLD	RRE	1 du/ac	1.19	1	1	Septic & Well	None
009090012000	VLD	RRE	1 du/ac	1.20	1	1	Septic & Well	None
021050009000	VLD	RRE	1 du/ac	1.20	1	1	Septic & Well	None
021050007000	VLD	RRE	1 du/ac	1.20	1	1	Septic & Well	None
009120005000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
009090017000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100004000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100002000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100003000	VLD	RRE	1 du/ac	1.21	1	1	Septic & Well	None
005100001000	VLD	RRE	1 du/ac	1.22	1	1	Septic & Well	None
005100014000	VLD	RRE	1 du/ac	1.22	1	1	Septic & Well	None
005100013000	VLD	RRE	1 du/ac	1.22	1	1	Septic & Well	None
005100012000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100010000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100009000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100007000	VLD	RRE	1 du/ac	1.25	1	1	Septic & Well	None
005100008000	VLD	RRE	1 du/ac	1.26	1	1	Septic & Well	None
005100006000	VLD	RRE	1 du/ac	1.32	1	1	Septic & Well	None
005100005000	VLD	RRE	1 du/ac	1.35	1	1	Septic & Well	None
014410004000	VLD	RRE	1 du/ac	1.44	1	1	Septic & Well	None
016150025000	VLD	RRE	1 du/ac	1.45	1	1	Septic & Well	None
016150024000	VLD	RRE	1 du/ac	1.47	1	1	Septic & Well	None
009120006000	VLD	RRE	1 du/ac	1.55	2	2	Septic & Well	None
004270051000	VLD	RRE	1 du/ac	1.63	2	2	Septic & Well	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
014410010000	VLD	RRE	1 du/ac	1.68	2	2	Septic & Well	None
005050035000	VLD	RRE	1 du/ac	1.69	2	2	Septic & Well	None
009160016000	VLD	RRE	1 du/ac	1.70	2	2	Septic & Well	None
009160015000	VLD	RRE	1 du/ac	1.73	2	2	Septic & Well	None
009160014000	VLD	RRE	1 du/ac	1.73	2	2	Septic & Well	None
009160051000	VLD	RRE	1 du/ac	1.74	2	2	Septic & Well	None
009160050000	VLD	RRE	1 du/ac	1.74	2	2	Septic & Well	None
009160049000	VLD	RRE	1 du/ac	1.82	2	2	Septic & Well	None
009160032000	VLD	RRE	1 du/ac	1.85	2	2	Septic & Well	None
009160021000	VLD	RRE	1 du/ac	1.93	2	2	Septic & Well	None
009160022000	VLD	RRE	1 du/ac	1.94	2	2	Septic & Well	None
009160023000	VLD	RRE	1 du/ac	2.05	2	2	Septic & Well	None
009160024000	VLD	RRE	1 du/ac	2.15	2	2	Septic & Well	None
009160025000	VLD	RRE	1 du/ac	2.28	2	2	Septic & Well	None
009160026000	VLD	RRE	1 du/ac	2.40	2	2	Septic & Well	None
009160029000	VLD	RRE	1 du/ac	2.42	2	2	Septic & Well	None
009160027000	VLD	RRE	1 du/ac	2.44	2	2	Septic & Well	None
009160030000	VLD	RRE	1 du/ac	2.53	3	3	Septic & Well	None
009160031000	VLD	RRE	1 du/ac	2.54	3	3	Septic & Well	None
009160020000	VLD	RRE	1 du/ac	2.57	3	3	Septic & Well	None
009160048000	VLD	RRE	1 du/ac	2.77	3	3	Septic & Well	None
009160047000	VLD	RRE	1 du/ac	2.88	3	3	Septic & Well	None
009160046000	VLD	RRE	1 du/ac	3.00	3	3	Septic & Well	None
009160045000	VLD	RRE	1 du/ac	3.01	3	3	Septic & Well	None
009160044000	VLD	RRE	1 du/ac	3.02	3	3	Septic & Well	None
009160043000	VLD	RRE	1 du/ac	3.03	3	3	Septic & Well	None
009160041000	VLD	RRE	1 du/ac	3.04	3	3	Septic & Well	None
009160042000	VLD	RRE	1 du/ac	3.21	3	3	Septic & Well	None
009160040000	VLD	RRE	1 du/ac	3.30	3	3	Septic & Well	None
009160039000	VLD	RRE	1 du/ac	3.55	4	4	Septic & Well	None
009160038000	VLD	RRE	1 du/ac	3.84	4	4	Septic & Well	None
009160037000	VLD	RRE	1 du/ac	3.96	4	4	Septic & Well	None
009160036000	VLD	RRE	1 du/ac	4.01	4	4	Septic & Well	None
009160035000	VLD	RRE	1 du/ac	4.11	4	4	Septic & Well	None
009160033000	VLD	RRE	1 du/ac	4.69	5	5	Septic & Well	None
009080030000	VLD	RRE	1 du/ac	7.16	7	7	Septic & Well	None
009080031000	VLD	RRE	1 du/ac	7.62	8	8	Septic & Well	None
009080032000	VLD	RRE	1 du/ac	7.77	8	8	Septic & Well	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
009080033000	VLD	RRE	1 du/ac	8.20	8	8	Septic & Well	None
009080034000	VLD	RRE	1 du/ac	8.45	8	8	Septic & Well	None
016042076000	VLD	RRE	1 du/ac	9.11	9	9	Septic & Well	None
016042076000	VLD	RRE	1 du/ac	11.34	8	8	Septic & Well	None
016150004000	VLD	RRE	1 du/ac	12.82	9	9	Septic & Well	None
009070042000	VLD	RRE	1 du/ac	14.84	10	10	Septic & Well	None
009130003000	VLD	RRE	1 du/ac	47.16	33	33	Septic & Well	None
Subtotal - Very Low Density Residential				**350.1**	**334**			
Low Density Residential								
026120034000	LD	R-1-20	1-2 du/ac	0.97	2	2	Yes	None
026100028000	LD	R-1-20	1-2 du/ac	1.77	4	4	Yes	None
026100031000	LD	R-1-20	1-2 du/ac	3.68	7	7	Yes	None
014162046000	LD	R-1-20	1-2 du/ac	0.20	1	0	Septic & Well	Variance Required
014161041000	LD	R-1-20	1-2 du/ac	0.25	1	1	Septic & Well	Variance Required
014162040000	LD	R-1-20	1-2 du/ac	0.27	1	1	Septic & Well	Variance Required
014162007000	LD	R-1-20	1-2 du/ac	0.29	1	1	Septic & Well	Variance Required
014162069000	LD	R-1-20	1-2 du/ac	0.30	1	1	Septic & Well	Variance Required
014162070000	LD	R-1-20	1-2 du/ac	0.35	1	1	Septic & Well	Variance Required
014186018000	LD	R-1-20	1-2 du/ac	0.52	1	1	Septic & Well	Variance Required
014186010000	LD	R-1-20	1-2 du/ac	0.54	1	1	Septic & Well	Variance Required
009150024000	LD	R-1-20	1-2 du/ac	0.61	1	1	Septic & Well	Variance Required
009150005000	LD	R-1-20	1-2 du/ac	0.70	1	1	Septic & Well	Variance Required
009150028000	LD	R-1-20	1-2 du/ac	0.81	1	2	Septic & Well	Variance Required
005050006000	LD	R-1-20	1-2 du/ac	0.82	1	2	Septic & Well	Variance Required
005050007000	LD	R-1-20	1-2 du/ac	0.89	1	2	Septic & Well	Variance Required
005050008000	LD	R-1-20	1-2 du/ac	0.90	1	2	Septic & Well	Variance Required
023040041000	LD	R-1-20	1-2 du/ac	0.96	1	2	Septic & Well	Variance Required
023040055000	LD	R-1-20	1-2 du/ac	1.06	1	2	Septic & Well	None
023040056000	LD	R-1-20	1-2 du/ac	1.15	1	2	Septic & Well	None
023040051000	LD	R-1-20	1-2 du/ac	1.63	1	3	Septic & Well	None
023040050000	LD	R-1-20	1-2 du/ac	1.98	2	4	Septic & Well	None
023040042000	LD	R-1-20	1-2 du/ac	2.03	2	4	Septic & Well	None
024063039000	LD	R-1-20	1-2 du/ac	2.75	2	6	Septic & Well	None
024063041000	LD	R-1-20	1-2 du/ac	4.20	4	8	Septic & Well	None
024063047000	LD	R-1-20	1-2 du/ac	5.32	5	11	Septic & Well	None
024063033000	LD	R-1-20	1-2 du/ac	6.36	6	13	Septic & Well	None
024063042000	LD	R-1-20	1-2 du/ac	9.31	9	19	Septic & Well	None
024063034000	LD	R-1-20	1-2 du/ac	9.97	10	20	Septic & Well	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
024063030000	LD	R-1-20	1-2 du/ac	13.76	13	28	Septic & Well	None
024063026000	LD	R-1-20	1-2 du/ac	28.83	40	40	Septic & Well	None
014162013000	LD	R-1-20	1-2 du/ac	30.91	43	43	Septic & Well	None
Subtotal - Low Density Residential				**134.09**	**166**			
Low Medium Density Residential								
016182014000	LMD	R-1-12	2-4 cu/ac	0.31	1	1	Yes	None
016182039000	LMD	R-1-12	2-4 cu/ac	0.32	1	1	Yes	None
016182040000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016182041000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016182007000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016183016000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016183021000	LMD	R-1-12	2-4 cu/ac	0.33	1	1	Yes	None
016183010000	LMD	R-1-12	2-4 cu/ac	0.34	1	1	Yes	None
026132026000	LMD	R-1-12	2-4 du/ac	2.08	4	6	Yes	None
026132016000	LMD	R-1-12	2-4 du/ac	3.49	7	10	Yes	None
026132015000	LMD	R-1-12	2-4 du/ac	3.92	8	11	Yes	None
026132018000	LMD	R-1-12	2-4 du/ac	9.85	21	28	Yes	None
010310001000	LMD	R-1-12	2-4 du/ac	0.13	1	1	Septic & Well	Variance Required
010320114000	LMD	R-1-12	2-4 du/ac	0.15	1	1	Septic & Well	Variance Required
010320008000	LMD	R-1-12	2-4 du/ac	0.16	1	1	Septic & Well	Variance Required
010320112000	LMD	R-1-12	2-4 du/ac	0.31	1	1	Septic & Well	Variance Required
010320111000	LMD	R-1-12	2-4 du/ac	0.32	1	1	Septic & Well	Variance Required
010320042000	LMD	R-1-12	2-4 du/ac	0.32	1	1	Septic & Well	Variance Required
010320113000	LMD	R-1-12	2-4 du/ac	0.32	1	1	Septic & Well	Variance Required
014143022000	LMD	R-1-12	2-4 du/ac	0.33	1	1	Septic & Well	Variance Required
014171064000	LMD	R-1-12	2-4 du/ac	0.37	1	1	Septic & Well	Variance Required
014171049000	LMD	R-1-12	2-4 du/ac	0.38	1	2	Septic & Well	Variance Required
014171067000	LMD	R-1-12	2-4 du/ac	0.38	1	2	Septic & Well	Variance Required
014171011000	LMD	R-1-12	2-4 du/ac	0.43	1	2	Septic & Well	Variance Required
014171042000	LMD	R-1-12	2-4 du/ac	0.70	1	3	Septic & Well	Variance Required
014171041000	LMD	R-1-12	2-4 du/ac	0.73	1	3	Septic & Well	Variance Required
014171072000	LMD	R-1-12	2-4 du/ac	0.89	1	4	Septic & Well	Variance Required
014230034000	LMD	R-1-12	2-4 du/ac	1.30	1	5	Septic & Well	None
014230035000	LMD	R-1-12	2-4 du/ac	1.37	1	5	Septic & Well	None
014230079000	LMD	R-1-12	2-4 du/ac	1.68	2	7	Septic & Well	None
014230033000	LMD	R-1-12	2-4 du/ac	1.91	2	8	Septic & Well	None
014230077000	LMD	R-1-12	2-4 du/ac	1.94	2	8	Septic & Well	None
014251022000	LMD	R-1-12	2-4 du/ac	3.04	3	12	Septic & Well	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
014251039000	LMD	R-1-12	2-4 du/ac	3.41	3	14	Septic & Well	None
014251018000	LMD	R-1-12	2-4 du/ac	4.31	4	12	Septic & Well	None
014251027000	LMD	R-1-12	2-4 du/ac	4.31	4	12	Septic & Well	None
014251016000	LMD	R-1-12	2-4 du/ac	8.46	8	24	Septic & Well	None
024303005000	LMD	R-1-12	2-4 du/ac	10.74	10	30	Septic & Well	None
034016015000	LMD	R-1-12	2-4 du/ac	17.65	17	49	Septic & Well	None
034016015000	LMD	R-1-12	2-4 du/ac	50.91	107	143	Septic & Well	None
014171012000	LMD	R-1-12	2-4 du/ac	59.03	124	165	Septic & Well	None
010320115000	LMD	R-1-12	2-4 du/ac	91.22	192	255	Septic & Well	None
Subtotal - Low Medium Density Residential				**289.16**	**543**			
Medium Density Residential								
018012030000	MD	R-1-6	4-7 du/ac	0.10	1	1	Yes	None
018012076000	MD	R-1-6	4-7 du/ac	0.11	1	1	Yes	None
018191008000	MD	R-1-6	4-7 du/ac	0.12	1	1	Yes	None
018270006000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
018270057000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
018022051000	MD	R-1-6	4-7 du/ac	0.16	1	1	Yes	None
018022052000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
018351001000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
018490025000	MD	R-1-6	4-7 du/ac	0.18	1	1	Yes	None
018490024000	MD	R-1-6	4-7 du/ac	0.19	1	1	Yes	None
018490037000	MD	R-1-6	4-7 du/ac	0.23	1	2	Yes	None
018490044000	MD	R-1-6	4-7 du/ac	0.28	2	2	Yes	None
018490004000	MD	R-1-6	4-7 du/ac	0.43	3	3	Yes	None
018490004000	MD	R-1-6	4-7 du/ac	0.45	3	3	Yes	None
018490047000	MD	R-1-6	4-7 du/ac	0.46	3	3	Yes	None
018041029000	MD	R-1-6	4-7 du/ac	0.66	4	5	Yes	None
018051005000	MD	R-1-6	4-7 du/ac	0.70	4	5	Yes	None
018051022000	MD	R-1-6	4-7 du/ac	0.71	4	5	Yes	None
018074015000	MD	R-1-6	4-7 du/ac	1.09	7	8	Yes	None
018074010000	MD	R-1-6	4-7 du/ac	1.49	9	10	Yes	None
018073021000	MD	R-1-6	4-7 du/ac	1.80	8	9	Yes	None
018073013000	MD	R-1-6	4-7 du/ac	2.39	10	12	Yes	None
018073003000	MD	R-1-6	4-7 du/ac	2.43	10	12	Yes	None
018092016000	MD	R-1-6	4-7 du/ac	2.44	10	12	Yes	None
018012056000	MD	R-1-6	4-7 du/ac	3.02	13	15	Yes	None
018101027000	MD	R-1-6	4-7 du/ac	3.82	16	19	Yes	None
018101026000	MD	R-1-6	4-7 du/ac	3.95	17	19	Yes	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
018563016000	MD	R-1-6	4-7 du/ac	7.03	30	34	Yes	None
018790007000	MD	R-1-6	4-7 du/ac	10.18	43	50	Yes	None
018790008000	MD	R-1-6	4-7 du/ac	11.96	50	59	Yes	None
018270058000	MD	R-1-6	4-7 du/ac	14.92	63	73	Yes	None
018270059000	MD	R-1-6	4-7 du/ac	16.19	68	79	Yes	None
018150035000	MD	R-1-6	4-7 du/ac	0.14	1	1	Yes	None
018150016000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
016140062000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
016172049000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
016173040000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
016171084000	MD	R-1-6	4-7 du/ac	0.17	1	1	Yes	None
016293014000	MD	R-1-6	4-7 du/ac	0.28	2	2	Yes	None
016293015000	MD	R-1-6	4-7 du/ac	0.34	2	2	Yes	None
016294007000	MD	R-1-6	4-7 du/ac	2.55	11	12	Yes	None
016294004000	MD	R-1-6	4-7 du/ac	4.97	21	24	Yes	None
016294015000	MD	R-1-6	4-7 du/ac	11.83	50	58	Yes	None
042111005000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042119006000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042112033000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042143002000	MD	R-1-6	4-7 du/ac	0.13	1	1	Yes	None
042143005000	MD	R-1-6	4-7 du/ac	0.14	1	1	Yes	None
042142011000	MD	R-1-6	4-7 du/ac	0.15	1	1	Yes	None
042142003000	MD	R-1-6	4-7 du/ac	0.21	1	1	Yes	None
038240063000	MD	R-1-6	4-7 du/ac	0.49	3	3	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	0.99	6	7	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	1.02	6	7	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	1.44	9	10	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	1.65	7	8	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	2.26	9	11	Yes	None
038240098000	MD	R-1-6	4-7 du/ac	3.33	14	16	Yes	None
038240073000	MD	R-1-6	4-7 du/ac	15.09	63	74	Yes	None
026132026000	MD	R-1-6	4-7 du/ac	0.18	1	1	Yes	None
026132016000	MD	R-1-6	4-7 du/ac	0.19	1	1	Yes	None
026132018000	MD	R-1-6	4-7 du/ac	0.21	1	1	Yes	None
026141019000	MD	R-1-6	4-7 du/ac	5.99	25	29	Yes	None
026153013000	MD	R-1-6	4-7 du/ac	6.85	29	34	Yes	None
018140054000	MD	R-1-6	4-7 du/ac	0.15	1	1	Septic & Well	Variance Required
018121027000	MD	R-1-6	4-7 du/ac	0.17	1	1	Septic & Well	Variance Required

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
018121028000	MD	R-1-6	4-7 du/ac	0.17	1	1	Septic & Well	Variance Required
014151033000	MD	R-1-6	4-7 du/ac	0.18	1	1	Septic & Well	Variance Required
014151023000	MD	R-1-6	4-7 du/ac	0.18	1	1	Septic & Well	Variance Required
014151038000	MD	R-1-6	4-7 du/ac	0.18	1	1	Septic & Well	Variance Required
014153020000	MD	R-1-6	4-7 du/ac	0.21	1	1	Septic & Well	Variance Required
014153001000	MD	R-1-6	4-7 du/ac	0.22	1	2	Septic & Well	Variance Required
014153024000	MD	R-1-6	4-7 du/ac	0.22	1	2	Septic & Well	Variance Required
014153006000	MD	R-1-6	4-7 du/ac	0.24	1	2	Septic & Well	Variance Required
014152014000	MD	R-1-6	4-7 du/ac	0.34	2	2	Septic & Well	Variance Required
014153023000	MD	R-1-6	4-7 du/ac	0.34	2	2	Septic & Well	Variance Required
002255001000	MD	R-1-6	4-7 du/ac	0.40	2	3	Septic & Well	Variance Required
002252007000	MD	R-1-6	4-7 du/ac	0.40	2	3	Septic & Well	Variance Required
002253009000	MD	R-1-6	4-7 du/ac	0.41	2	3	Septic & Well	Variance Required
034016015000	MD	R-1-6	4-7 du/ac	0.41	2	3	Septic & Well	Variance Required
018140008000	MD	R-1-6	4-7 du/ac	0.45	3	3	Septic & Well	Variance Required
018140060000	MD	R-1-6	4-7 du/ac	0.50	3	4	Septic & Well	Variance Required
018150005000	MD	R-1-6	4-7 du/ac	0.85	5	6	Septic & Well	Variance Required
018140055000	MD	R-1-6	4-7 du/ac	1.03	6	7	Septic & Well	None
018140058000	MD	R-1-6	4-7 du/ac	2.18	9	11	Septic & Well	None
018140057000	MD	R-1-6	4-7 du/ac	2.35	10	12	Septic & Well	None
018140059000	MD	R-1-6	4-7 du/ac	13.48	57	66	Septic & Well	None
Subtotal - Medium Density Residential				**174.76**	**774**			
Medium High Density Residential								
018083001000	MHD	RM-3	7-11 du/ac	0.12	1	1	Yes	None
018082004000	MHD	RM-3	7-11 du/ac	0.16	1	2	Yes	None
018101051000	MHD	RM-3	7-11 du/ac	0.17	2	2	Yes	None
018101043000	MHD	RM-3	7-11 du/ac	0.20	2	2	Yes	None
018101043000	MHD	RM-3	7-11 du/ac	1.34	12	15	Yes	None
018202049000	MHD	RM-3	7-11 du/ac	3.94	25	30	Yes	None
018602017000	MHD	RM-3	7-11 du/ac	5.10	32	39	Yes	None
018562001000	MHD	RM-3	7-11 du/ac	11.40	72	88	Yes	None
018150035000	MHD	RM-3	7-11 du/ac	0.30	3	3	Yes	None
018150015000	MHD	RM-3	7-11 du/ac	0.37	3	4	Yes	None
016171024000	MHD	RM-3	7-11 du/ac	0.54	5	6	Yes	None
016171046000	MHD	RM-3	7-11 du/ac	0.58	5	6	Yes	None
016171044000	MHD	RM-3	7-11 du/ac	2.78	24	29	Yes	None
042100010000	MHD	RM-3	7-11 du/ac	0.10	1	1	Yes	None
042100009000	MHD	RM-3	7-11 du/ac	0.10	1	1	Yes	None

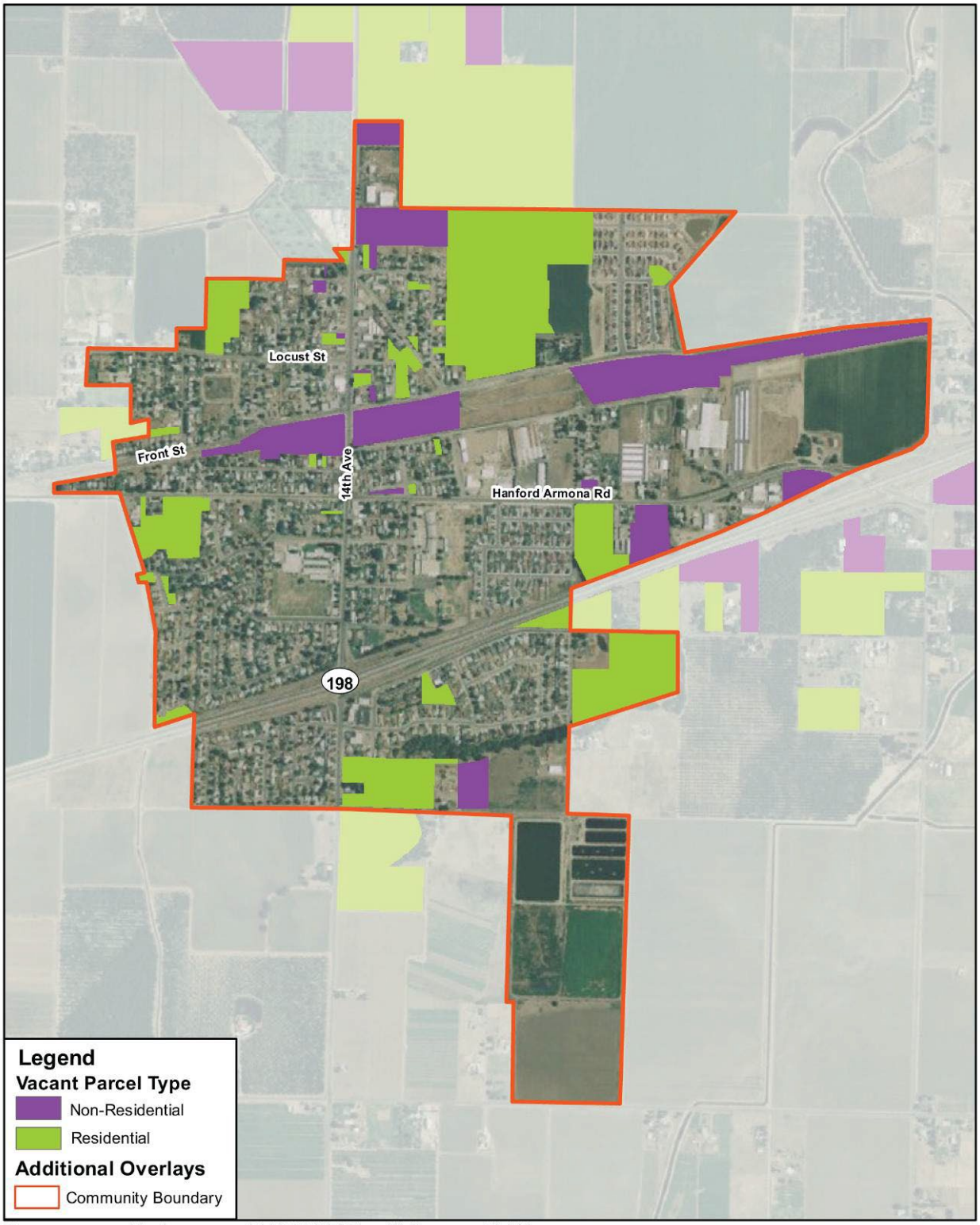
County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
042100075000	MHD	RM-3	7-11 du/ac	0.15	1	2	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.17	2	2	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.27	2	3	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.35	3	4	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.42	4	5	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.45	4	5	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.46	4	5	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.50	5	6	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.62	6	7	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.89	8	10	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	0.94	8	10	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.11	10	12	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.11	10	12	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.27	11	14	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.31	12	14	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.80	11	14	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	1.95	12	15	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	2.15	14	17	Yes	None
042100075000	MHD	RM-3	7-11 du/ac	2.24	14	17	Yes	None
042100012000	MHD	RM-3	7-11 du/ac	2.55	16	20	Yes	None
042100012000	MHD	RM-3	7-11 du/ac	2.81	18	22	Yes	None
042129018000	MHD	RM-3	7-11 du/ac	2.83	18	22	Yes	None
042129009000	MHD	RM-3	7-11 du/ac	2.87	18	22	Yes	None
042145012000	MHD	RM-3	7-11 du/ac	2.89	18	22	Yes	None
042144002000	MHD	RM-3	7-11 du/ac	2.93	18	23	Yes	None
038240063000	MHD	RM-3	7-11 du/ac	2.93	18	23	Yes	None
026120038000	MHD	RM-3	7-11 du/ac	0.12	1	1	Yes	None
026120039000	MHD	RM-3	7-11 du/ac	0.24	2	3	Yes	None
026120039000	MHD	RM-3	7-11 du/ac	0.28	3	3	Yes	None
026131033000	MHD	RM-3	7-11 du/ac	0.29	3	3	Yes	None
026131044000	MHD	RM-3	7-11 du/ac	0.31	3	3	Yes	None
026131034000	MHD	RM-3	7-11 du/ac	0.41	4	5	Yes	None
026161020000	MHD	RM-3	7-11 du/ac	0.57	5	6	Yes	None
026161019000	MHD	RM-3	7-11 du/ac	0.69	6	8	Yes	None
026161018000	MHD	RM-3	7-11 du/ac	1.35	12	15	Yes	None
026161017000	MHD	RM-3	7-11 du/ac	1.63	10	13	Yes	None
026120043000	MHD	RM-3	7-11 du/ac	2.48	16	19	Yes	None
026120043000	MHD	RM-3	7-11 du/ac	3.95	25	30	Yes	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
026120042000	MHD	RM-3	7-11 du/ac	4.11	26	32	Yes	None
026131033000	MHD	RM-3	7-11 du/ac	5.19	33	40	Yes	None
018140025000	MHD	RM-3	7-11 du/ac	0.35	3	4	Septic & Well	None
018140023000	MHD	RM-3	7-11 du/ac	0.93	8	10	Septic & Well	None
018150005000	MHD	RM-3	7-11 du/ac	1.53	10	12	Septic & Well	None
Subtotal - Medium High Density Residential				**89.60**	**624**			
High Density Residential								
018202042000	HD	RM-2	11-24 du/ac	0.15	2	4	Yes	None
018070002000	HD	RM-2	11-24 du/ac	0.25	4	6	Yes	None
018077020000	HD	RM-2	11-24 du/ac	0.52	8	12	Yes	None
018077002000	HD	RM-2	11-24 du/ac	0.89	13	21	Yes	None
018075005000	HD	RM-2	11-24 du/ac	3.89	41	65	Yes	None
016140065000	HD	RM-2	11-24 du/ac	1.53	16	26	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.16	2	4	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.40	6	10	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.40	6	10	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.48	7	12	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.88	13	21	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.88	13	21	Yes	None
042100075000	HD	RM-2	11-24 du/ac	0.93	14	22	Yes	None
042100075000	HD	RM-2	11-24 du/ac	1.05	16	25	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.10	17	26	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.16	17	28	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.28	19	31	Yes	None
042100012000	HD	RM-2	11-24 du/ac	1.30	20	31	Yes	None
042112009000	HD	RM-2	11-24 du/ac	2.15	23	36	Yes	None
042134010000	HD	RM-2	11-24 du/ac	2.20	23	37	Yes	None
042149008000	HD	RM-2	11-24 du/ac	2.63	28	44	Yes	None
042142014000	HD	RM-2	11-24 du/ac	2.75	29	46	Yes	None
026162004000	HD	RM-2	11-24 du/ac	0.52	8	12	Yes	None
026162004000	HD	RM-2	11-24 du/ac	0.56	8	13	Yes	None
Subtotal - High Density Residential				**28.06**	**353**			
Very High Density Residential								
018150016000	VHD	RM-1.5	24-30 du/ac	0.86	21	21	Yes	None
018150016000	VHD	RM-1.5	24-30 du/ac	2.22	37	47	Yes	None
042100075000	VHD	RM-1.5	24-30 du/ac	0.40	10	12	Yes	None
042100075000	VHD	RM-1.5	24-30 du/ac	0.96	23	29	Yes	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
042100012000	VHD	RM-1.5	24-30 du/ac	1.30	31	39	Yes	None
Subtotal - Very High Density Residential				**5.74**	**122**			
Mixed Use								
018012026000	DMU	DMU	10-20 du/ac	0.10	1	2	Yes	None
018022038000	DMU	DMU	10-20 du/ac	0.12	1	2	Yes	None
018022004000	DMU	DMU	10-20 du/ac	0.14	1	3	Yes	None
018076012000	DMU	DMU	10-20 du/ac	0.18	2	4	Yes	None
018076011000	DMU	DMU	10-20 du/ac	0.24	2	5	Yes	None
018071013000	DMU	DMU	10-20 du/ac	0.24	2	5	Yes	None
018076013000	DMU	DMU	10-20 du/ac	0.26	3	5	Yes	None
018270046000	DMU	DMU	10-20 du/ac	0.69	7	14	Yes	None
018150016000	DMU	DMU	10-20 du/ac	0.19	2	4	Yes	None
018150016000	DMU	DMU	10-20 du/ac	0.19	2	4	Yes	None
016171049000	DMU	DMU	10-20 du/ac	0.27	3	5	Yes	None
016171048000	DMU	DMU	10-20 du/ac	1.70	12	24	Yes	None
026132035000	DMU	DMU	10-20 du/ac	0.16	2	3	Yes	None
026132031000	DMU	DMU	10-20 du/ac	0.16	2	3	Yes	None
026132027000	DMU	DMU	10-20 du/ac	0.17	2	3	Yes	None
026132030000	DMU	DMU	10-20 du/ac	0.19	2	4	Yes	None
026132032000	DMU	DMU	10-20 du/ac	0.29	3	6	Yes	None
026143022000	DMU	DMU	10-20 du/ac	0.54	5	11	Yes	None
026152016000	DMU	DMU	10-20 du/ac	0.56	6	11	Yes	None
026152001000	DMU	DMU	10-20 du/ac	0.78	8	16	Yes	None
026152015000	DMU	DMU	10-20 du/ac	0.97	10	19	Yes	None
026161009000	DMU	DMU	10-20 du/ac	1.95	14	27	Yes	None
018270001000	MU	MU	10-20 du/ac	2.02	14	28	Yes	None
018270001000	MU	MU	10-20 du/ac	2.34	16	33	Yes	None
018101051000	MU	MU	10-20 du/ac	2.79	20	39	Yes	None
018101002000	MU	MU	10-20 du/ac	3.23	23	45	Yes	None
018101002000	MU	MU	10-20 du/ac	3.34	23	47	Yes	None
018101032000	MU	MU	10-20 du/ac	3.89	27	54	Yes	None
018101043000	MU	MU	10-20 du/ac	4.27	30	60	Yes	None
018101049000	MU	MU	10-20 du/ac	5.06	35	71	Yes	None
018101049000	MU	MU	10-20 du/ac	7.47	52	105	Yes	None
018012070000	MU	MU	10-20 du/ac	11.93	84	167	Yes	None
018101002000	MU	MU	10-20 du/ac	12.32	86	172	Yes	None
042127001000	MU	MU	10-20 du/ac	0.10	1	2	Yes	None
042127006000	MU	MU	10-20 du/ac	0.10	1	2	Yes	None

County Unincorp. APN	GP Desig.	Zone District	Allowable Density Range	Acres	Realistic Capacity	Maximum Capacity	Infrastructure Capacity	On-site Constraints
042126010000	MU	MU	10-20 du/ac	0.13	1	3	Yes	None
042126011000	MU	MU	10-20 du/ac	0.14	1	3	Yes	None
042126006000	MU	MU	10-20 du/ac	0.14	1	3	Yes	None
042126001000	MU	MU	10-20 du/ac	0.17	2	3	Yes	None
042136009000	MU	MU	10-20 du/ac	0.18	2	4	Yes	None
Subtotal - Mixed Use				**69.71**	**510**			
TOTALS				**1141.23**	**3,426**			

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Armona)



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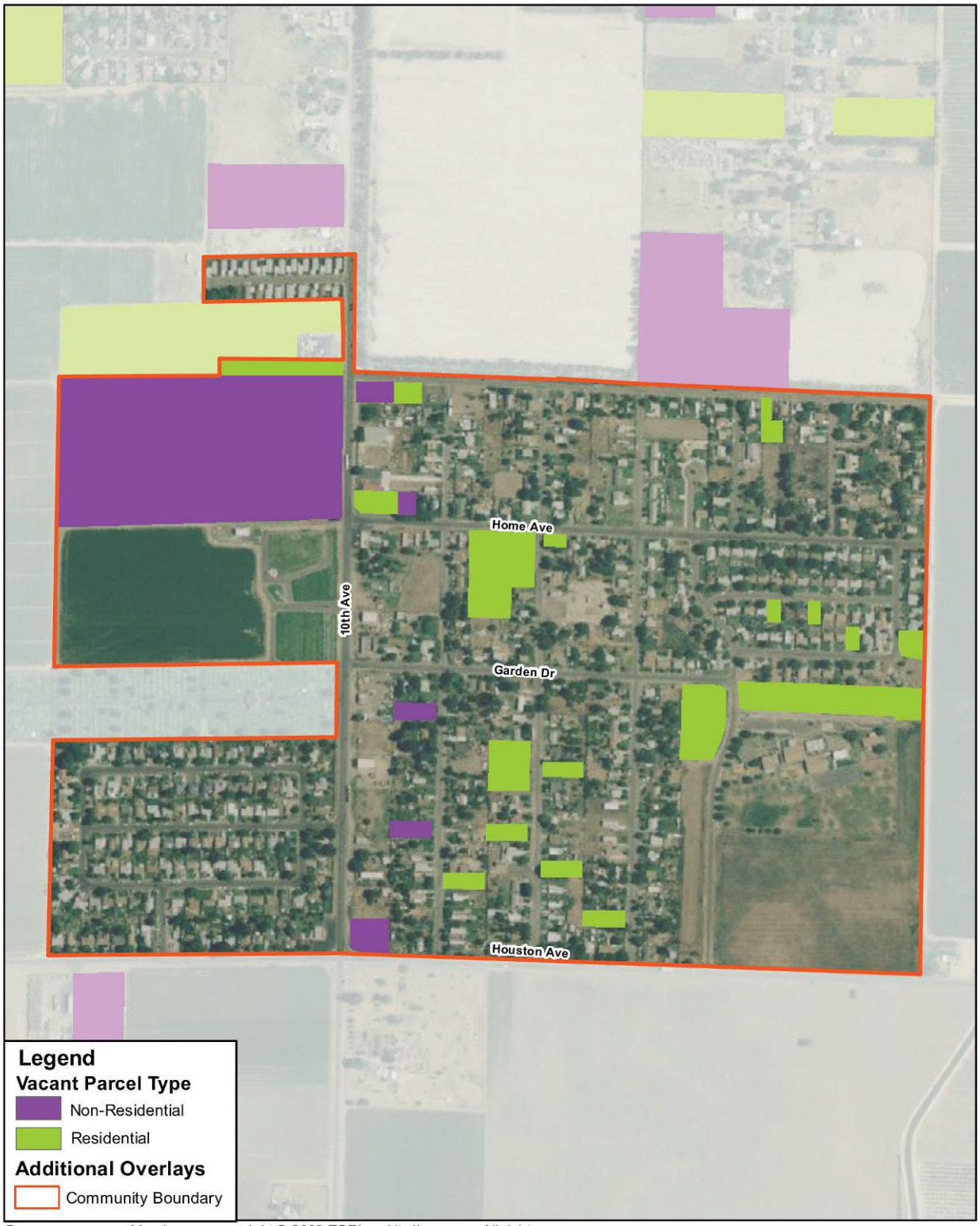
0 500 1,000 Feet

N

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Home Garden)



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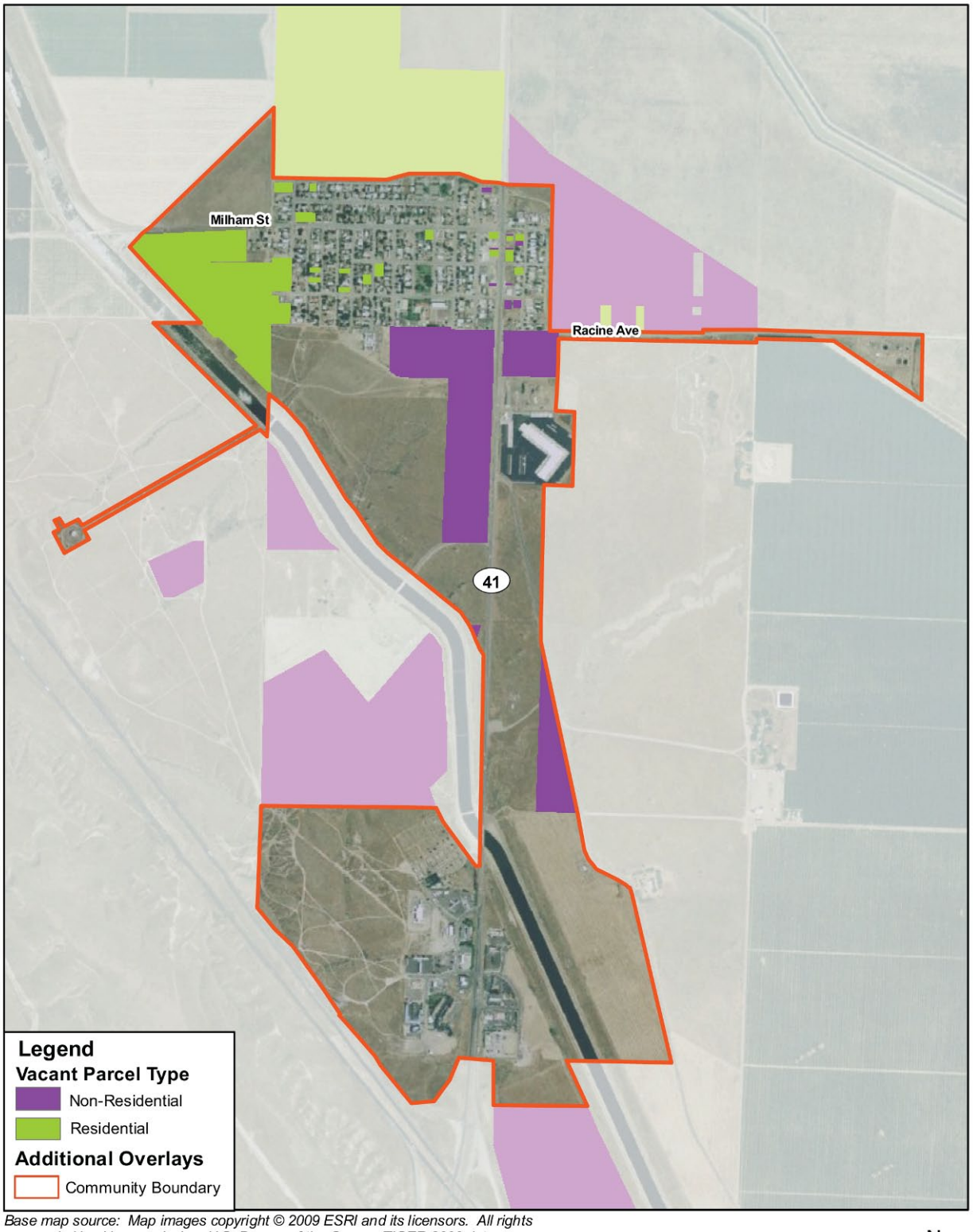
0 250 500 Feet

N

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Kettleman City)



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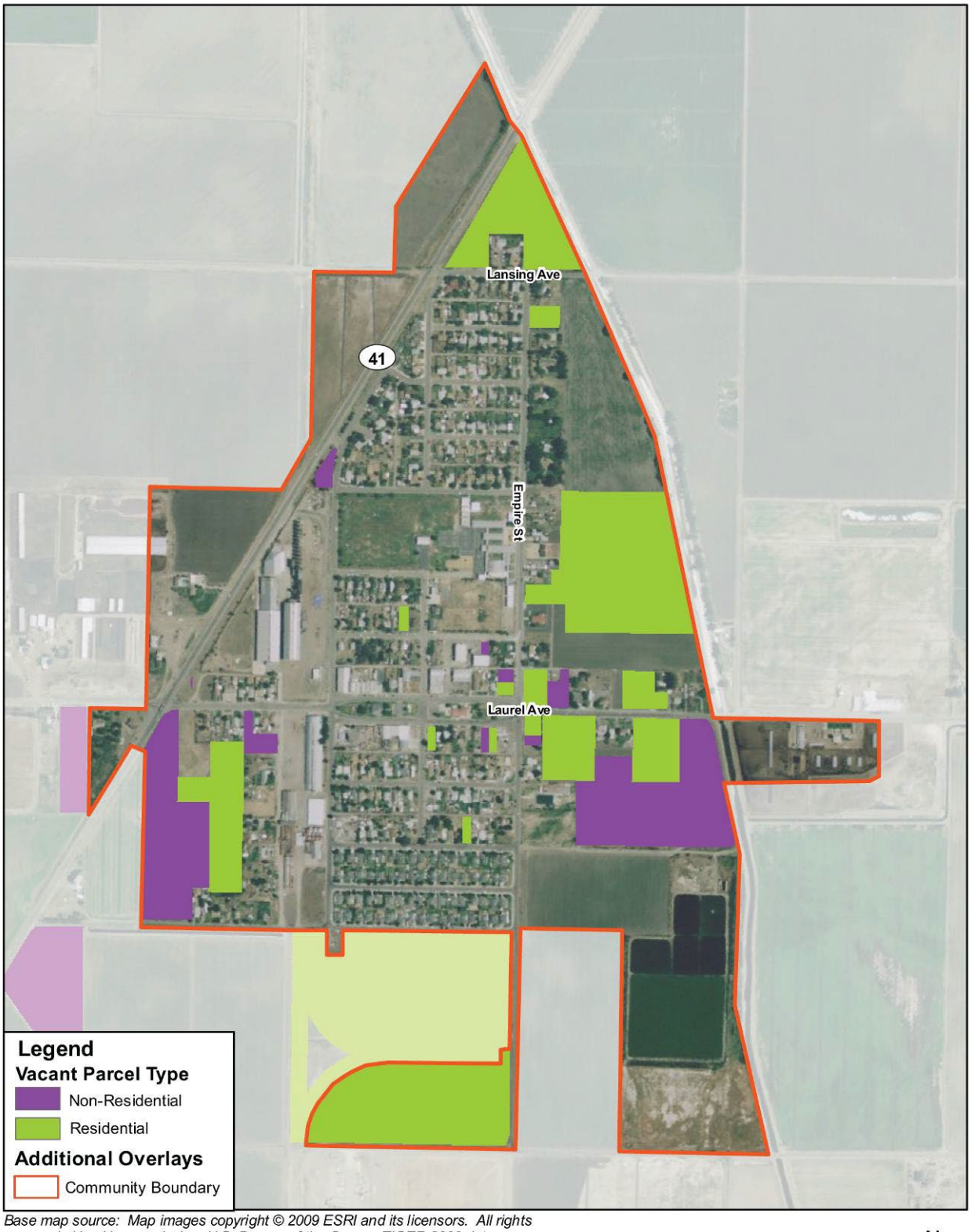
0 500 1,000 Feet

N

Figure B-1e: Land Inventory Map – Unincorporated Kings County (Stratford)



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0 250 500 1,000 Feet

N

Appendix C Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices for all Housing Element meetings and public hearings were mailed to a list of interested persons and organizations and published in the local newspaper in advance of each meeting, as well as posting the notices on each jurisdiction's website. The draft Housing Element was made available for review at City Halls, the County Government Center, the Kings County Association of Governments office, and libraries, and was also posted on each jurisdiction's website.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to public hearings and adoption by each City Council and the Board of Supervisors.

Table C-1. Public Meeting Summary
2009-2014 Kings County Housing Element Update

Date	Meeting
2/26/2009	Avenal study session
2/2/2009	Corcoran study session
3/10/2009	Hanford study session
3/17/2009	Lemoore study session
3/12/2009	Kings County study session
8/3/2009	Corcoran Planning Commission/City Council public meeting
8/3/2009	Kings County Planning Commission public meeting
8/12/2009	Avenal Planning Commission/City Council public meeting
8/24/2009	Hanford Planning Commission/City Council public meeting
8/24/2009	Lemoore Planning Commission/City Council public meeting
8/25/2009	Kings County Board of Supervisors public meeting
4/12/2010	Lemoore Planning Commission hearing
4/27/2010	Hanford Planning Commission hearing
5/3/2010	Kings County Planning Commission public hearing
5/4/2010	Lemoore City Council hearing (adoption)
5/10/2010	Corcoran Planning Commission public hearing
5/17/2010	Avenal Planning Commission public hearing
5/17/2010	Corcoran City Council public hearing (adoption)
5/18/2010	Kings County Board of Supervisors public hearing (adoption)
5/27/2010	Avenal City Council public hearing (adoption)
6/1/2010	Hanford City Council public hearing (adoption)

Table C-1 includes a list of opportunities for public involvement in the preparation of this Housing Element update. Table C-2 provides the list of persons and organizations that were notified of the availability of the draft Housing Element as well as public meeting notices.

Table C-3 summarizes the public comments received during the preparation of the Housing Element update along with a description of how those comments were addressed in the element.

After receiving comments on the draft Housing Element from the state Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by each City Council and the Board of Supervisors.

Table C-2. Public Notice List
2009-2014 Kings County Housing Element Update

PEGGY GREGORY AG EXTENSION 1400 W. LACEY BLVD. HANFORD, CA 93230	MARY ANNE FORD SHERMAN BEHAVIORAL HEALTH DIRECTOR 1400 W. LACEY BLVD. HANFORD, CA 93230
ROMAN V. BENITEZ SR. COMMUNITY PLANNER & LIAISON OFFICER 750 ENTERPRISE AVENUE NAS LEMOORE, CA 93246	TIM NISWANDER AGRICULTURAL COMMISSIONER 1400 W. LACEY BLVD. HANFORD, CA 93230
KETTLEMAN CITY CSD P.O. BOX 179 KETTLEMAN CITY CA 93239	ARMONA COMMUNITY SERVICES DISTRICT P.O. BOX 486 ARMONA, CA 93202
HOME GARDEN CSD 11677 2ND PLACE HANFORD, CA 93230	STRATFORD PUD 19681 RAILROAD AVENUE P. O. BOX 85 STRATFORD, CA 93266
LEMOORE ADVANCE 339 W. 'D' STREET LEMOORE, CA 93245	JAY SALYER KINGS COUNTY ECONOMIC DEVELOPMENT CORP. 120 N. IRWIN STREET HANFORD, CA 93230
CORCORAN JOURNAL P.O. BOX 487 CORCORAN, CA 93212	SALVATION ARMY 380 E IVY STREET HANFORD, CA 93230
LOUISE CARDOSA HANFORD SENTINEL P.O. BOX 9 HANFORD, CA 93232	DIWATA FONTE FRESNO BEE 525 W. MAIN STREET, SUITE F VISALIA, CA 93291-6149

KINGS TIMBERLAND 1220 JEPSON AVENUE CORCORAN, CA 93212	DIANA PECK KINGS COUNTY FARM BUREAU 870 GREENFIELD AVENUE HANFORD, CA 93230
CAROLINE FARRELL CENTER ON RACE, POVERTY & THE ENVIRONMENT 1224 JEFFERSON STREET, SUITE 25 DELANO, CA 93215	RANDY MCNARY HOUSING AUTHORITY OF KINGS COUNTY 670 SOUTH IRWIN STREET HANFORD, CA 93230
GREENACTION ONE HALLIDIE PLAZA, SUITE 760 SAN FRANCISCO, CA 94102	NANETTE VILLARREAL KINGS UNITED WAY 11050 13TH AVE HANFORD, CA 93230
KINGS COUNTY OFFICE OF EDUCATION 1144 W. LACEY BLVD. HANFORD, CA 93230	CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT 2222 W. SUNNYSIDE AVE VISALIA, CA 93277
AMERICAN RED CROSS MARIE DAVIS 505 WEST MAIN STREET VISALIA, CALIFORNIA 93291	CORNERSTONE RECOVERY SYSTEMS TOM DOYLE 801 W. 7TH STREET POST OFFICE BOX 1124 HANFORD, CALIFORNIA 93232
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	CORCORAN EMERGENCY AID MARILYN NOLAN 2121 W. WHITLEY AVE POST OFFICE BOX 393 CORCORAN, CALIFORNIA 93212
KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS PROGRAM AND WOMAN'S SHELTER LUPE GARCIA	LEMOORE CHRISTIAN AID, INC. JANEY CASTILLO 224 N. LEMOORE AVE. POST OFFICE BOX 134
YMCA OF KINGS COUNTY LAURA T. MARTIN 1010 W. GRANGEVILLE BLVD HANFORD, CALIFORNIA 93230	OPERATION LIFE TRANSFORMED KIM MARRERO 748 W. SANDSTONE COURT HANFORD, CALIFORNIA 93230
KINGS COUNTY COMMISSION ON AGING ADULT SOCIAL DAY CARE PROGRAM SHARON L.T. DEMASTERS 1197 SOUTH DRIVE	THE SALVATION ARMY MAJOR GREGORY MOODY 380 E. IVY STREET POST OFFICE BOX 987 HANFORD, CALIFORNIA 93232

KINGS PARTNERSHIP FOR CHILDREN- SAT. ENRICHMENT PROGRAM DR. KIM WILDEY 11593 SOUTH 10TH AVE, POST OFFICE BOX 185	CHURCH OF THE SAVIOUR, SOUP KITCHEN CAROL DYER 519 NORTH DOUTY STREET HANFORD, CALIFORNIA 93230
K-POP 3056 CASTRO VALLEY BLVD, SUITE 186 CASTRO VALLEY, CA 94546	UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA DEBBIE GIBSON 606 WEST SIXTH STREET HANFORD, CALIFORNIA 93230
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	SELF HELP ENTERPRISES TOM COLLISHAW 8445 W ELOWIN CT VISALIA, CA 93291-9262
	SELF HELP ENTERPRISES DOUG PINGEL 8445 W ELOWIN CT VISALIA, CA 93291-9262

Table C-3. Summary of Public Comments
2009-2014 Kings County Housing Element Update

Comment	Response
How does the recession affect the regional housing needs – will it be reduced?	The RHNA was prepared and adopted based on a statewide long-term growth forecast. Each jurisdiction's needs will not be revised due to current economic conditions; however, it is important to note that the RHNA is a planning tool, not a construction mandate. If housing production slows due to overall economic conditions, jurisdictions will not be penalized if they are making a good-faith effort to facilitate development.
Our city has a lot of affordable housing. More move-up housing is needed to create a balanced community and stimulate economic development.	In preparing the Regional Housing Needs Plan, KCAG and the jurisdictions considered current housing affordability and allocations were adjusted accordingly.
The need for affordable housing and special needs housing is greater than the supply.	Significant public subsidies are required to make affordable and special needs housing development feasible. It is unfortunate that the resources are less that the need, particularly under current economic conditions. Public agencies are expected to use their powers such as land use planning and zoning regulations to remove constraints and facilitate housing production, to the extent feasible.
Is the potential residential development capacity estimated in the land inventory tables based on General Plan or zoning? Does it reflect areas outside the current City boundaries but within the Sphere of Influence? What happens if zoning designations change?	The land inventory is based on both General Plan and zoning designations of territory within the current City limits only. It is anticipated that zone changes will occur during the planning period. No change to the Housing Element is necessary unless zone changes were to reduce the City's potential sites for housing below the level required to accommodate the RHNA.
Does farmworker housing need to be adjacent to an agricultural zone?	Housing for farmworkers does not need to be on or adjacent to agricultural land, although special rules apply to employee housing on land zoned for agriculture (the Employee Housing Act). Farmworker housing may be built wherever other types of housing are permitted, such as multi-family apartments.
Where did the population forecast in the	The California Department of Finance,

Housing Element come from?	Demographic Research Unit prepares updated forecasts of population and housing on a regular basis for California and its counties.