NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING

Date:	June 2, 2022
To:	California State Clearinghouse Benicia City Clerk Responsible and Trustee Agencies Interested Parties and Organizations
Subject:	Notice of Preparation (NOP) for the City of Benicia Housing Element and Safety Element Updates Environmental Impact Report (EIR) and Notice of Public Scoping Meeting
Lead Agency:	City of Benicia
Contact:	Victor Randall, Senior Planner
Project Title:	City of Benicia Housing Element and Safety Element Updates
Project Location:	The City of Benicia is in the San Francisco Bay Area on the southern edge of Solano County. It borders the City of Vallejo to the west, unincorporated County land to the north, the Delta-Bay to the east, and the Carquinez Strait to the south. The City encompasses approximately 14 square miles with a population of approximately 26,000. It is accessible via Interstate 780 (I-780) and Interstate 680 (I-680).
Scoping Meeting:	June 9, 2022

PURPOSE

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Benicia (City), as lead agency, will prepare an Environmental Impact Report (EIR) for the City of Benicia Housing Element Update and Safety Element Update (proposed project). Pursuant to Section 15082(a) of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the Housing and Safety Element Update and their potential physical environmental effects. The City is soliciting your comments on the scope of the environmental analysis.

Section 15082(b) of the CEQA Guidelines requires comments to be provided within 30 days of receipt of a NOP. In compliance with the time limits mandated by CEQA, the comment period for this NOP is from **Thursday, June 2, 2022, to Saturday, July 5, 2022.** Please email your written comments to Victor Randall, at vrandall@ci.benicia.ca.us or physically mail them to the Community Development Department at 250 East L St, Benicia, CA 94510. Please include the name, email and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

PROJECT DESCRIPTION & SUMMARY

The Housing Element is one of the required elements of the General Plan. As a policy document, the Housing Element does not normally result in physical changes to the environment but encourages the

provision of affordable housing within the land use designations shown in the Land Use Element of the General Plan. The Housing Element identifies policy direction to meet the housing needs of the City by preserving existing homes and clarifying priorities for housing creation. The proposed Housing Element will include an overview of housing policies and programs and will identify locations that can accommodate future housing. One of the programs in the proposed Housing Element will require that the City redesignate and rezone parcels to meet the Regional Housing Needs Allocation (RHNA) and the City has identified 133 parcels on approximately 104 acres as opportunity sites. The rezoning effort will include establishment of a new overlay zone to accommodate a density of up to 30 dwelling units per acre at a height of up to 35 feet/3 stories, as well as minor amendments to the Zoning Ordinance to address pet-related land uses and podium parking in the Mixed Use-Infill District. The parcels that may be redesignated and rezoned to meet the RHNA are shown in the table below and on the attached April 2022 Draft Benicia Housing Opportunity Sites Inventory Table and Maps. Other changes to zoning are called for in the Housing Element draft programs to address state law and local objectives related to density bonuses, accessory dwelling units, emergency shelters including low barrier navigation centers, reasonable accommodation, employee housing, residential care facilities, single-room occupancy units, and inclusionary zoning. As part of this effort the Safety Element will also be updated to reflect current science and to address climate change-related hazards, as required by state law.

Additional information regarding the Housing Element Update can be found on the City's website: https://www.ci.benicia.ca.us/housingelement.

ENVIRONMENTAL IMPACT REPORT

As all the CEQA topics will be included in the EIR, the City has not prepared an Initial Study as permitted in Section 15060(d) of the CEQA Guidelines.

Probable Environmental Effects: The City has determined that the implementation of the Housing Element Update may have a significant effect on the environment. The EIR will evaluate the potential for the Housing Element Update to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified, and a mitigation monitoring and reporting program will be developed as required by the CEQA Guidelines (Section 15150). The EIR will evaluate the following topics:

- **Aesthetics:** The potential for new development to affect aesthetics in the City will be evaluated in the EIR.
- **Air Quality:** Construction and operation of housing could result in air pollutant emissions. Ground disturbance during site development activities will generate dust and construction equipment will create short-term pollutant emissions. Development accommodated under the Housing Element update could result in additional vehicular traffic that would generate air pollution, exacerbated by the City's location in a climate with high winds present, and proximity to high-traffic corridors. Air quality impacts will be evaluated in the EIR.
- **Biological Resources:** Development under the Housing Element Update may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, which could impact potential development outcomes. In addition, such development could potentially affect existing wildlife corridors. The Housing Element Update could affect riparian habitat and/or wetlands.

Existing GP Designation	Existing Zone	Proposed GP Designation	Proposed Zone	Acres
Community Commercial	CC (Community Commercial)	Community Commercial with Overlay	CC with Overlay Zone	5.00
General Commercial	CG (General Commercial)	High Density Residential with Overlay	RH with Overlay Zone	0.38
General Commercial	CG (General Commercial)	Mixed Use Infill	MU-I	25.40
General Commercial	CG (General Commercial)	Mixed Use Limited	MU-L	0.35
General Commercial	CG (General Commercial)	Office Commercial with Overlay	CO with Overlay Zone	1.22
Commercial - Business and Professional Office	CO (Office Commercial)	Mixed Use Infill	MU-I	1.01
Commercial - Business and Professional Office	CO (Office Commercial)	Office Commercial with Overlay	CO with Overlay Zone	1.14
Limited Industrial	LI (Limited Industrial)	Mixed Use Infill	MU-I	9.00
Mixed Use Infill	MU-I (Mixed-Use Infill)	*no change*	*no change*	2.72
Downtown Commercial	NG (Neighborhood General)	Downtown Commercial with Overlay	NG with Overlay Zone	1.39
Downtown Mixed Use	NG-O (Neighborhood General - Open)	Downtown Mixed Use with Overlay	NG-O with Overlay Zone	0.43
Open Space	OS (Open Space)	Open Space with Overlay	OS with Overlay Zone	17.60
Planned Development	PD (Planned Development)	Mixed Use Limited	MU-L	0.52
Public/Quasi-Public	PS (Public/Quasi-Public)	Public/Quasi-Public with Overlay	PS with Overlay Zone	4.92
Public/Quasi-Public	PS (Public/Quasi-Public)	High Density Residential with Overlay	RH with Overlay Zone	9.41
Public/Quasi-Public	RM (Medium Density Residential)	Medium Density Residential with Overlay	RM with Overlay Zone	0.56
High Density Residential	RM (Medium Density Residential)	Medium Density Residential with Overlay	RM with Overlay Zone	2.07
Low Density Residential	RS (Low Density Residential)	High Density Residential with Overlay	RH with Overlay Zone	3.51
Low Density Residential	RS (Low Density Residential)	Low Density Residential with Overlay	RS with Overlay Zone	15.58
Downtown Commercial	TC (Town Core)	Downtown Commercial with Overlay	TC with Overlay Zone	1.00
Downtown Mixed Use	TC-O (Town Core - Open)	Downtown Mixed Use with Overlay	TC-O with Overlay Zone	0.46
Subtotal High Density				**103.67**
Total [1]				**103.67**

Notes: 1. City policy on rounding states any fraction of a unit (less than 0.50) may be disregarded and any fraction of a unit (greater than or equal to 0.50) shall be rounded up to the next whole number. Total reflects City's policy on rounding fraction of units.

Source: Solano County GIS with input from the City of Benicia

- **Cultural and Tribal Cultural Resources:** Development accommodated under the Housing Element Update may have an adverse effect on historic archaeological, and/or tribal cultural resources. As part of the EIR process, both SB-18 and AB-2 tribal consultation will be completed. Cumulative
- impacts will be discussed at a programmatic level in the EIR, but individual site analysis will not be part of this effort.
- **Geological Resources:** Development accommodated under the Housing Element Update may result in soil erosion or the loss of topsoil and/or allow development in areas with geologic or soils constraints. There could be impacts associated with grading, such disruptions of the soil, changes in topography, erosion from wind or water, and other impacts, as well as a potential of development on paleontological resources. The EIR will summarize the construction process and identify any sites that may be within areas of known geologic concern.
- **Greenhouse Gas:** It is likely that future development may contribute to cumulative increases in greenhouse gas emissions. The EIR will analyze impacts of the Housing Element Update on greenhouse gas emissions and provide reduction methods, as needed.
- **Hazards:** The EIR will identify hazards that could be created or made worse as a result of the Housing Element Update.
- **Hydrology and Water Quality:** Development accommodated under the Housing Element Update may affect groundwater supplies, could change drainage patterns, and/or could have the potential to contribute polluted stormwater runoff. There could be impacts related to urban runoff and flooding potential, as well as to water quality. The EIR will evaluate these issues at a programmatic level.
- **Land Use:** The Land Use Element of the General Plan will be updated to reflect new housing sites identified in the Housing Element. This will include minor changes to the land use table and map to accommodate residential land uses on the sites identified to meet the RHNA allocation. The EIR will evaluate the consistency of Housing Element's proposed changes with regional land use plans.
- **Noise:** Increases in traffic because of future development accommodated under the Housing Element Update may result in an increase in ambient and transportation noise. Noise impacts will be evaluated in the EIR.
- **Public Services and Utilities:** Additional growth generated by the development accommodated under the Housing Element Update will increase demand on the City's services and utilities. The EIR will evaluate the availability and capacity of the systems to provide for the increase in growth.
- **Recreation:** The proposed project would result in an increase in recreational use. The EIR will evaluate impacts to existing recreational facilities as a result of the Housing Element Update.
- **Transportation:** Future development may result in impacts on area roadways, including roadways outside the County's jurisdiction. The EIR will include results of a traffic impact analysis.
- **Wildfire:** The north boundary of the City is subject to increased fire hazards due to ongoing drought conditions. The Housing Element Update EIR will include a discussion of potential environmental impacts, as well as mitigation to reduce impacts.

TYPE OF EIR

The City will prepare a program EIR pursuant to Section 15168 of the CEQA Guidelines. Use of a program EIR allows analysis consistent with the high-level nature of the Housing Element. The Housing Element

Update EIR will serve as a cumulative impact analysis for implementation of the Housing Element Update.

USE OF THE HOUSING ELEMENT UPDATE EIR

Later projects implemented after the Housing Element Update will be examined considering the Housing Element Update EIR to determine whether additional environmental analysis must be conducted. In addition, the CEQA Guidelines currently provide for streamlining through Section 15183 (Projects Consistent with a Community Plan or Zoning), Section 15183.3 (Streamlining for Infill Projects), and Section 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). The City intends to promote streamlining for future development through certification of the Housing Element Update EIR. Later development may have to conduct site-specific environmental analysis; however, the cumulative analysis will be addressed in the Housing Element Update EIR and proposed policies.

PUBLIC SCOPING MEETING

A public scoping meeting will be conducted during a regularly scheduled Planning Commission meeting to provide the public with the opportunity to learn more about the Housing Element Update and to provide an opportunity for discussion of the environmental issues important to the community. The scoping meeting will include a presentation of the proposed Housing Element Update and a summary of the environmental issues to be analyzed in the Housing Element Update EIR.

Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the County in scoping the potential environmental effects of the Housing Element Update to be addressed by the EIR. The City also invites written comments.

The scoping meeting will be held at:

7:00 p.m., June 9, 2022

Council Chambers - City Hall, 250 East L St., Benicia, CA 94510

If you have further questions or require additional information, please contact Vic Randall at 707-746-4278, or email at vrandall@ci.benicia.ca.us.

Signature:

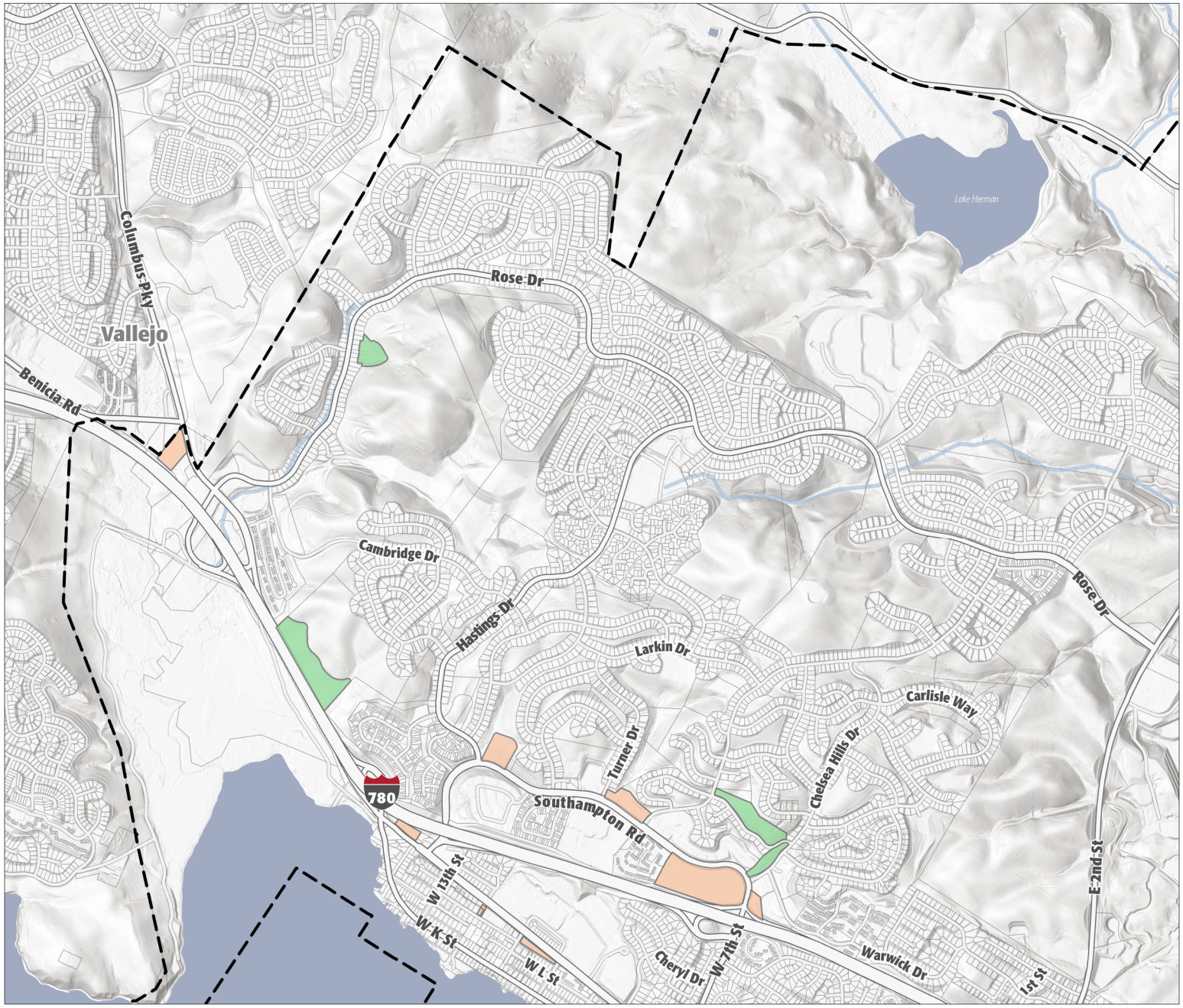
Victor P. Randall

Victor P. Randall

Attachment:

April 2022 Draft Benicia Housing Opportunity Sites Inventory Table and Maps

HOUSING ELEMENT
CITY OF BENICIA



Tiered Opportunity Sites

- City Limit
- Parcels

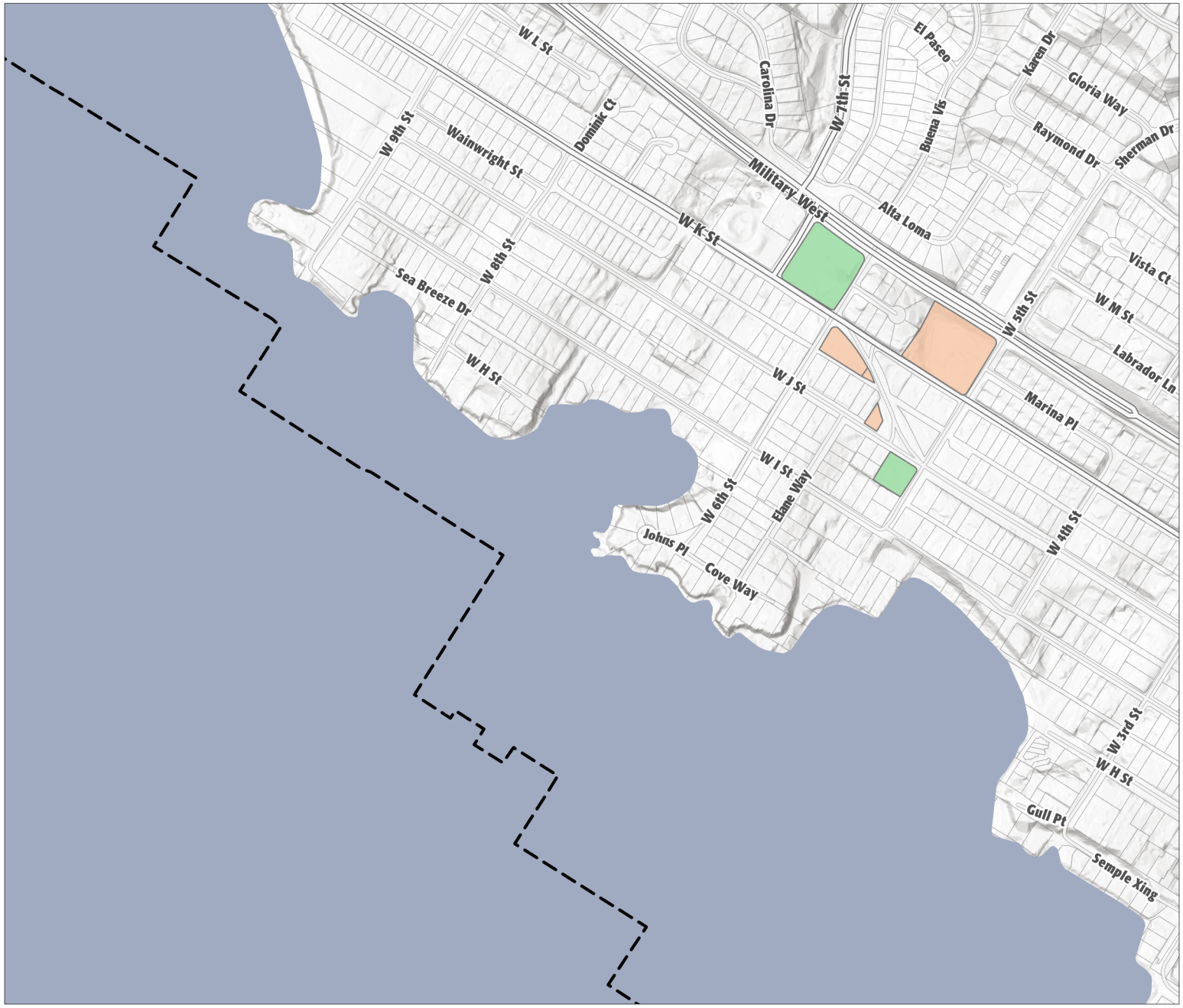
Housing Sites Inventory

- Yes
- Backup Site

0 500 1,000
Feet

Revision Date: 4/11/2022

HOUSING ELEMENT
CITY OF BENICIA



Tiered Opportunity Sites

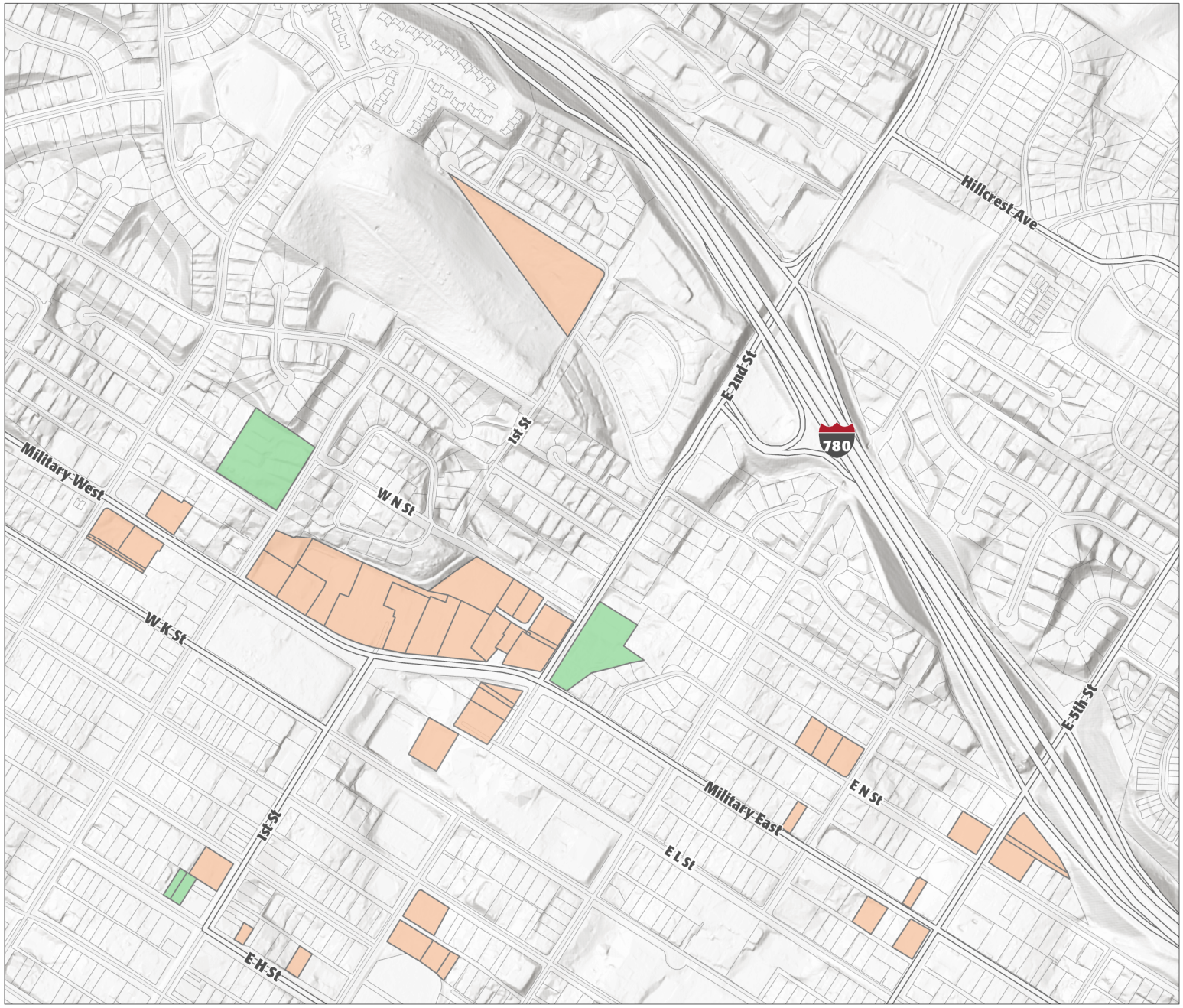
City Limit
Parcels

Housing Sites Inventory
Yes
Backup Site

0 500 1,000
Feet

Revision Date: 4/11/2022

HOUSING ELEMENT
CITY OF BENICIA



Tiered Opportunity Sites

- City Limit
- Parcels

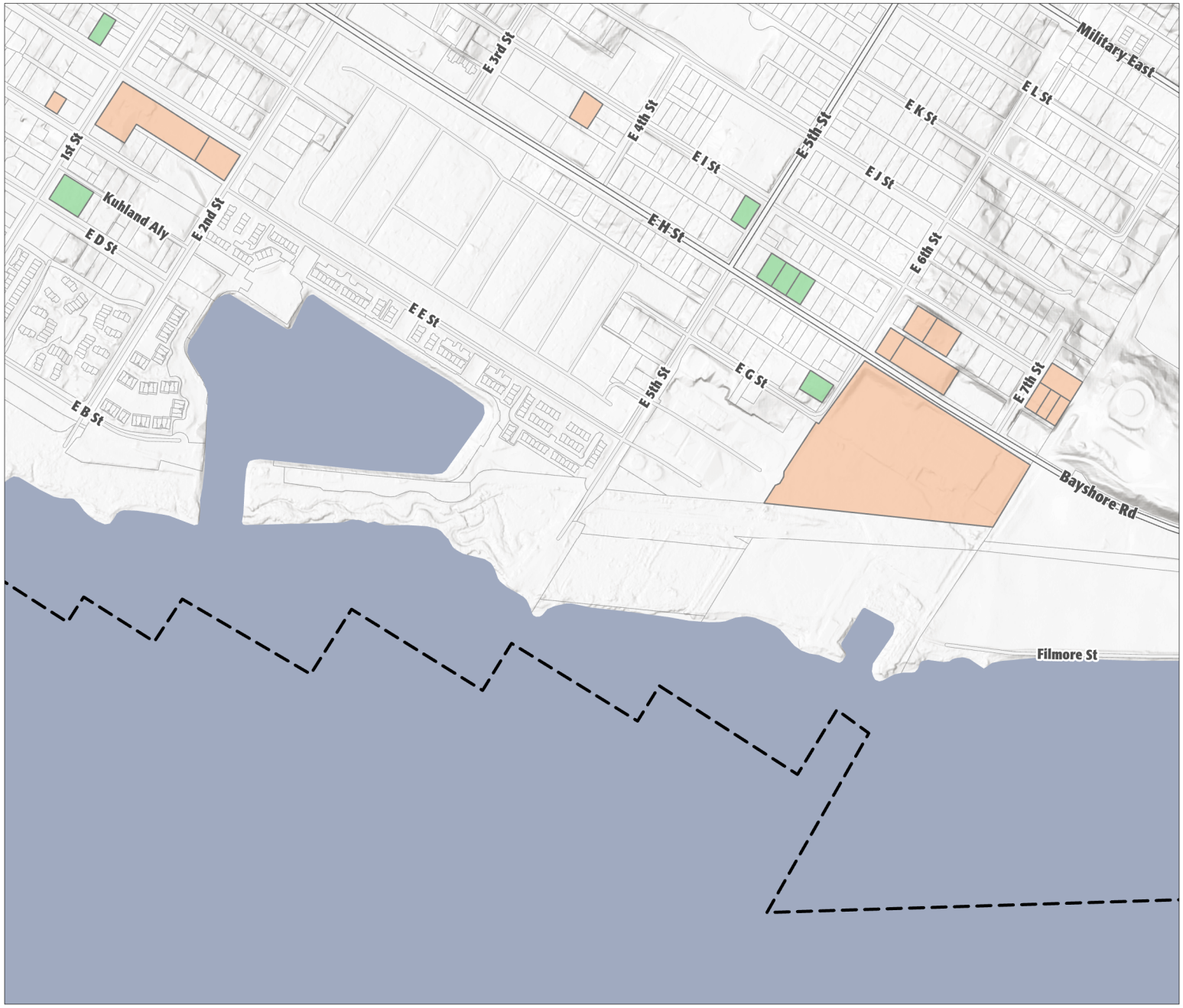
Housing Sites Inventory

- Yes
- Backup Site

0 500 1,000
Feet

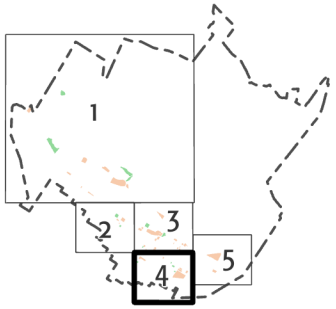
Revision Date: 4/11/2022

HOUSING ELEMENT
CITY OF BENICIA



Tiered Opportunity Sites

City Limit
Parcels
Housing Sites Inventory
Yes
Backup Site



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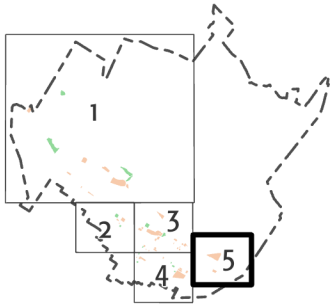
Revision Date: 4/11/2022

HOUSING ELEMENT
CITY OF BENICIA

Tiered Opportunity Sites

City Limit
Parcels
Housing Sites Inventory
Yes



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Revision Date: 4/11/2022

Draft Housing Opportunity Sites Inventory

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0086047040	0.84	RS	RH with Overlay Zone	30	25	19	1400 Military West	Yes
0079020360	2.47	CG	MU-I	44	109	83	2170 Columbus Parkway	Yes
0087122200	0.43	RS	RH with Overlay Zone	30	13	9	255 Military West	Yes
0087200090	0.38	CG	RH with Overlay Zone	30	11	8	W. 2nd, second parcel north of Military West	Yes
0087161010	0.47	RS	RH with Overlay Zone	30	14	10	200 block between Military West and West K Street	Yes
0087161140	0.08	RS	RH with Overlay Zone	30	2	1		
0087161150	0.09	RS	RH with Overlay Zone	30	3	2		
0087161220	0.46	RS	RH with Overlay Zone	30	14	10		
0088141060	5.16 (0.45 developable	PS	PS with Overlay Zone	30	39	30	230 East L Street	Yes
0088141070	2.52 acres (0.85 developable acres)	PS	PS with Overlay Zone	30			150 East L Street	
0088113010		PS	PS with Overlay Zone	30			187 East L	
0088113030		PS	PS with Overlay Zone	30			n/a	
0088113020		PS	PS with Overlay Zone	30			n/a	
0088124040	0.25	MU-I	MU-I	44	11	8	456 Military East	Yes
0088124140	0.26		MU-I	44	11	3	498 Military East	Yes
0088092040	0.43	MU-I	MU-I	44	19	14	1401 East Fifth Street	Yes
0088102040	0.43	MU-I	MU-I	44	19	14	502 East N Street	Yes
0088102140	0.14	MU-I	MU-I	44	6	4		Yes
0088102050	0.44	MU-I	MU-I	44	19	14		Yes
0088121110	0.14	MU-I	MU-I	44	6	4	385 Military East	Yes
0089062030	0.21	RS	RS with Overlay Zone	30	6	4	356 East I Street	Yes
0088091120	0.24	RS	RS with Overlay Zone	30	7	5	353 East N Street	Yes
0088091110	0.24	RS	RS with Overlay Zone	30	7	5	363 East N Street	Yes
0088091100	0.24	RS	RS with Overlay Zone	30	7	5	373 East N Street	Yes
0080140670	9.41 (appx. 5.65 acres developable)	PS	RH with Overlay Zone	30	170	130	1471 Park Road at 780	Yes

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0080180050	10.53 (total parcel); appx 5.5 acres developable	IL	MU-I	44	242	186	670 East H Street	Yes
0089074100	0.22	RM	RM with Overlay Zone	30	7	5	H Street at E. 6th	Yes
0089074330	0.8	RM	RM with Overlay Zone	30	24	18		Yes
0089074020	0.29	RS	RS with Overlay Zone	30	9	6	612 E I St	Yes
0089074030	0.43	RS	RS with Overlay Zone	30	13	9	600 block of East I	Yes
0089076120	0.14	RS	RS with Overlay Zone	30	4	3	800 East 7th Street	Yes
0089076130	0.14	RS	RS with Overlay Zone	30	4	3	808 East 7th Street	Yes
0089076140	0.14	RS	RS with Overlay Zone	30	4	3	888 East 7th Street	Yes
0089076090	0.34	RS	RS with Overlay Zone	30	10	7	Along East 7th Street	Yes
0088123140	0.14	MU-I	MU-I	44	6	4	475 Military East	Yes
0086151110	13.67	CG	MU-I	44	601	463	802 Southampton Road	Yes
0086062110	1 acre (full parcel); appx. 0.67 acres developable	RS	RS with Overlay Zone	30	20	15	1280 West 11th Street	Yes
0087011810	1.01	CO	MU-I	44	44	34	701 Southampton Road	Yes
0087011530	3.61 acres (full parcel); appx. 0.50 acres developable	RS	RS with Overlay Zone	30	15	11	1055 Southampton Road	Yes
0086212010	13.83	OS	OS with Overlay Zone	30	81	62	Open space at the corner of Southampton and Hastings Roads, extending north to Brentwood Drive.	Yes
0087144010	0.38	RM	RM with Overlay Zone	30	11	8	1030 West 6th	Yes
0087144060	0.02	RM	RM with Overlay Zone	30	1	1		
0087200100	0.47	CG	MU-I	44	21	15	10 Solano Square	Yes
0087200040	1	CG	MU-I	44	22	17	20 Solano Square	
0087200050	1.19	CG	MU-I	44	52	40	25-79 Solano Square	

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0087200060	1.88	CG	MU-I	44	83	63	40-50 Solano Square	
0087200070	0.67	CG	MU-I	44	29	22	60 Solano Square	
0087200080	0.73	CG	MU-I	44	32	24	70 Solano Square	
0087200130	0.77	CG	MU-I	44	34	26	84, 86, 90 Solano Square	
0087200120	1.15	CG	MU-I	44	51	38	72, 74, 76, 77, 78 Solano Square	
0088111020	0.26	CG	MU-I	44	11	8	160 East N Street	Yes
0088111100	0.16	CG	MU-I	44	7	5	164 East N Street	Yes
0088111070	0.37	CG	MU-I	44	16	12	155 East Military	Yes
0088111080	0.19	CG	MU-I	44	8	6	177 East Military	Yes
0088111090	0.49	CG	MU-I	44	22	16	191 East Military	Yes
0088111120	0.05	CG	MU-I	44	2	2		Yes
0088111110	0.37	CG	MU-I	44	16	12	1367 East Second	Yes
0089044090	0.43	TC	TC with Overlay Zone	29.9	13	9	827 First Street	Yes
0089371110	1.66 ; appx. 0.75 acres developable	NG	NG with Overlay Zone	30	23	17	560 First Street	Yes
0089371020	0.43	NG	NG with Overlay Zone	30	13	9	190 East F Street	Yes
0089052290	0.21	NG	NG with Overlay Zone	30	6	4	163 East H Street	Yes
0089052160	0.9	TC-O	TC-O with Overlay Zone	30	27	20		Yes
0089173190	0.12	TC-O	TC-O with Overlay Zone	30	4	2		Yes
0089053110	0.43	PS	PS with Overlay Zone	30	13	9	900 East Second Street	Yes
0089053100	0.22	PS	PS with Overlay Zone	30	7	5	900 East Second Street	Yes
0089053090	0.22	PS	PS with Overlay Zone	30	7	5	900 East Second Street	Yes
0089053010	0.43	NG-O	NG-O with Overlay Zone	30	13	9	202 East J Street	Yes
0087144100	0.12	CC	CC with Overlay	30	4	2	507 Claverie Way	Yes

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0087143130	1.63; appx. 1.14 acres developable	RS	RH with Overlay Zone	30	34	26	Incl. 1113-1115 W. 5th, (bounded by Military West, W. 5th, and K Street)	Yes
0086050030	0.16	RS	RS with Overlay	30	5	3	mid-block Church St.	Yes
0086050040	0.13	RS	RS with Overlay	30	4	3	mid-block Church St.	Yes
0087021160	20.12; appx. 4.0 acres developable	PS	PS with Overlay Zone	30	120	92	150 Riverhill Drive	Yes
0080150260	0.29	CG	CO with Overlay Zone	30	9	6	1043 Grant Street	Yes
0080150320	0.71	CG	CO with Overlay Zone	30	21	16	1025 Grant Street	Yes
0080150330	0.51	CG	CO with Overlay Zone	30	15	11		Yes
0086350070	42.4; appx. 2.7 acres developable	OS	OS with Overlay Zone	30	81	62	Open Spacebetween Cambridge and London Circle, above I-780	Backup Site
0087401010	5.38 (developable TBD)	OS	OS with Overlay Zone	30	TBD	TBD	Open Space north of Chadwick Way	Backup Site
0087402350	5.16 total; appx. 2.1 acres that aren't linear OS behind residences	OS	OS with Overlay Zone	30	63		Open Space at Chelsea Hills Drive and Chadwick Way	Backup Site
0086410270	3.13	RS	RS with Overlay Zone	30	94	72	882 Blake Court	Backup Site
0089072170	0.22	RM	RM with Overlay Zone	30	7	5	500 block of East H Street	Backup Site
0089072160	0.22	RM	RM with Overlay Zone	30	7	5	535 East H Street	Backup Site
0089072150	0.21	RM	RM with Overlay Zone	30	6	4	543 East H Street	Backup Site
0089115160	0.14	TC	TC with Overlay Zone	30	4	3	125 West F Street	Backup Site
0080161130	0.22	RS	RS with Overlay Zone	30	7	5	705 East 6th Street	Backup Site
0089372180	0.43	TC	TC with Overlay Zone	29.9	13	9	117 East D Street	Backup Site
0089044320	0.14	TC-O	TC-O with Overlay Zone	30	4	3	111 West H Street	Backup Site
0089044330	0.11	TC-O	TC-O with Overlay Zone	30	3	2		Backup Site

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0087121230	2.13; appx 0.53 acres developable	RS	RS with Overlay	30	16	12	1305 W. 2nd Street	Backup Site
0087141060	1.62	CC	CC with Overlay	30	49	37	1150 West Seventh Street	Backup Site
0089025080	0.36	CC	CC with Overlay	30	11	8	510 West J Street	Backup Site
0088083350	1.5	RS	RS with Overlay Zone	30	45	34	1400 East Second	Backup Site
0089064100	0.29	RS	RS with Overlay	30	9	6	825 East Fifth	Backup Site
0087114220	0.44	CC	CC with Overlay	30	13	10	335 West Military	No
0087153340	0.21	CC	CC with Overlay	30	6	4	310 West Military	No
0087611030	0.21	CC	CC with Overlay	30	6	4	300 West Military	No
0089012250	0.76	CC	CC with Overlay	30	23	17	810 West Ninth Street	No
0089012310	0.15	RS	RS with Overlay	30	5	3		No
0089081180	0.57 (appx. 0.2 acres developable)	RS	RS with Overlay	30	6	4	876 West H Street	No
0086162110	3.76; appx. 2.75 acre parking lot developable	RS	RS with Overlay	30	83	63	1125 Southampton Road	No
0087511150	2.05; appx. 1.2 acre parking lot developable	RS	RS with Overlay	30	36	27	201 Raymond Drive	No
0181260090	20; appx. 2.0 acres developable	OS	OS with Overlay Zone	30	60	46	2201 Lake Herman Road	No
0088042180	0.05	RM	RM with Overlay Zone	30	2	2	1845 East Third Street	No
0088042160	0.36	RM	RM with Overlay Zone	30	11	8	1845 East Third Street	No
0088042060	0.08	RM	RM with Overlay Zone	30	2	1	1845 East Third Street -	No
0088042190	0.07	RM	RM with Overlay Zone	30	2	1	1845 East Third Street -	No
0086250250	2.45; appx. 0.80 acres developable	RS	RS with Overlay	30	24	18	1315 Military West	No

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0087134050	0.43 (assume 1 total acre is developable across all parcels)	OS	OS with Overlay Zone	30	30	23	Adjacent to Willow Glen Park, between Military and K Streets, just west of W. 7th	No
0087134540	0.06 (assume 1 total acre is developable across all parcels)	OS	OS with Overlay Zone	30				No
0087134120	0.57 (assume 1 total acre is developable across all parcels)	OS	OS with Overlay Zone	30				No
0087134690	0.08 (assume 1 total acre is developable across all parcels)	OS	OS with Overlay Zone	30				No
0087074100	0.43	CO	CO with Overlay Zone	30	13	9	175 East N Street	No
0087074110	0.22	RS	RS with Overlay Zone	30	7	5	163 East N	No
0087074120	0.22	RS	RS with Overlay Zone	30	7	5	155 East N	No
0087074130	0.42	CO	CO with Overlay Zone	30	13	9	125 East N	No
0087074150	0.34	RS	RS with Overlay Zone	30	10	7	121 East N	No
0087070530	0.31	RS	RS with Overlay Zone	30	9	7	On N Street	No
0088083390	0.52	PD	MU-L	30	16	12	1440 East Second	No
0088083360	0.35	CG	MU-L	30	11	8	1410 East Second	No
0089441070	0.46	CC	CC with Overlay	30	14	10	271-289 East H Street	No
0086041250	0.82	CC	CC with Overlay	30	25	18	1440 West Military	No
0086047100	0.18	RS	RS with Overlay	30	5	4	1403 West Military	No
0086047110	0.13	RS	RS with Overlay	30	4	3	1401 West Military	No
0086047030	0.02		??	30	1	1		No
0086047050	0.23	RS	RS with Overlay	30	7	5	1407 West Military	No
0086047080	0.07	RS	RS with Overlay	30	2	1	(runs with 1407 West Military)	No

APN	Acres	Zoning	Proposed Zoning	Upzone or Rezone Density	Max Upzone Dwelling Units	Upzoned Realistic Development Capacity	Address	Housing Sites Inventory
0088164240	0.22	RS	RS with Overlay	30	7	5	633 East J	No
0088131250	0.49	MU-I	MU-I	44	22	16	1322 1/2 East 5th Street	No