

PLANNING COMMISSION AGENDA MEETING OF FEBRUARY 29, 2024

Council Chambers, City Hall South, 1501 Truxtun Ave SPECIAL MEETING 5:30 P.M.

www.bakersfieldcity.us

1. ROLL CALL

Zachary Bashirtash, Chair Daniel Cater, Vice-Chair Cassie Bittle Gurtarpreet Kaur Larry Koman Candace Neal Adam Strickland

2. PLEDGE OF ALLEGIANCE

- 3. PUBLIC STATEMENTS
 - a. Agenda Item Public Statements
 - **b.** Non-Agenda Item Public Statements

4. CONSENT CALENDAR ITEMS

- **a.** Approval of Planning Commission minutes of February 15, 2024. Staff recommends approval.
- 5. CONSENT PUBLIC HEARINGS
- 6. NON-CONSENT PUBLIC HEARINGS

Ward 1

a. Conditional Use Permit 23-0642. Skarpol/Frank Associates (applicant) representing 2700 White Lane LLC (property owner) is requesting a conditional use permit to convert an existing 151-room hotel into a multi-family dwelling complex (BMC 17.24.040.A.3.) on an approximate two and a half acre parcel zoned C-2 (Regional Commercial), located at 2700 White Lane. Notice of Exemption on file.

Staff recommendation: Render a decision.

Ward(s) 1, 2, 3, 4, 5, 6, 7 **b**.

Zone Change No. 24-0055: The City of Bakersfield is requesting a change in zone classification from A (Agriculture), E (Estate), E-1A (Estate One Family Dwelling – 1 acre minimum), R-S (Residential Suburban), R-S-10A (Residential Suburban – 10 acre minimum), R-S-5A (Residential Suburban – 5 acre minimum), R-1 (One Family Dwelling), R-1-4.5(One Family Dwelling 4,500 sf minimum lot size), R-

1-CH (One Family Dwelling-Church Overlay), R-1-CH-HD (One Family Dwelling-Church and Hillside Development Overlay), R-1-HD (One Family Dwelling - Hillside Development Overlay), R-2 (Limited Multiple Family Dwelling), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3 (Multiple Family Dwelling), PCD (Planned Commercial Development), C-O (Professional and Administrative Office), C-O/PCD (Professional and Administrative Office/Planned Commercial Development), C-1 (Neighborhood Commercial), C-2 (Regional Commercial), C-2/PCD (Regional Commercial/Planned Commercial Development), M-1 (Liaht Manufacturing), M-2 (General Manufacturing), and P (Automobile Parking) to MX-1 (Mixed-Use Neighborhood), MX-2 (Mixed-Use Transit), R-2 (Small Lot Single-Unit Dwelling), R-3 (Medium Density Multi-unit Dwelling), R-4 (High-Density Multi-Unit Dwelling), R-4-HD (High-Density Multi-Unit Dwelling - Hillside Development Overlay), and R-5 (Very-High Density Multi-Unit Dwelling) on approximately 790 acres in various properties throughout the City to facilitate compliance with California's Housing Element Law. Notice of Exemption on file.

Staff recommendation: Approve.

7. REPORTS

Ward(s) 1, 2, 3, 4, 5, 6, 7 **a.** Housing Element Annual Progress Report for Calendar Year 2023 Receive and file the report.

- 8. COMMUNICATIONS
- 9. COMMISSION COMMENTS
- 10. ADJOURNMENT

Paul Johnson Planning Director

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STAFF RECOMMENDATION:

COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024 ITEM NUMBER: Roll Call1.() TO: FROM: **PLANNER:** DATE: WARD: SUBJECT: Zachary Bashirtash, Chair Daniel Cater, Vice-Chair Cassie Bittle Gurtarpreet Kaur Larry Koman Candace Neal Adam Strickland **APPLICANT: OWNER:** LOCATION:



PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024 ITEM NUMBER: Public Statements 3.(a.)

TO:
FROM:
PLANNER:
DATE:
WARD:
SUBJECT: Agenda Item Public Statements
APPLICANT:
OWNER:
LOCATION:
STAFF RECOMMENDATION:



PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024 ITEM NUMBER: Public Statements3.(b.)

TO:
FROM:
PLANNER:
DATE:
WARD:
SUBJECT: Non-Agenda Item Public Statements
APPLICANT:
OWNER:
LOCATION:

STAFF RECOMMENDATION:



PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024	ITEM NUMBER: Consent Calendar
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Items4.(a.)

TO:			
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PLA	ANNER:		
DAT	TE:		
WAI	RD:		
	BJECT: roval of Planning Commission minu	utes of February 15, 2024.	
APF	PLICANT:		
ow	NER:		
LO	CATION:		
	AFF RECOMMENDATION: f recommends approval.		
ATT	ACHMENTS:		
	Description	Туре	
D	PC 02/15/2024 Minutes	Cover Memo	



PLANNING COMMISSION MINUTES

Regular Meeting of February 15, 2024 – 5:30 p.m. Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Bashirtash, Vice-Chair Cater, Commissioners Koman, Strickland

Absent: Commissioners Bittle, Kaur, Neal

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney II; Martin Ledezma, DS Civil Engineer III; Christopher Boyle, DS Director; Tony Jaquez, DS Principal Planner; Roque Nino, DS Principal Planner; Veronica Martinez, DS Assistant Planner; Noeli Topete, DS Assistant Planner; Ernie Medina, Fire Plans Examiner; Macy Iacopetti, DS Secretary I; Ana Solis, DS Secretary II

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

a. Agenda Item Public Statements

None.

b. Non-Agenda Item Public Statements

None.

4. CONSENT ITEMS

a. Approval of Minutes: Regular schedule Planning Commission meeting of February 1, 2024.

APPROVED BITTLE, KAUR, NEAL ABSENT

5. <u>CONSENT PUBLIC HEARINGS</u>

a. Extension of Time for Vesting Tentative Parcel Map 12251 (Phased): McIntosh & Associates requests an extension of time for Vesting Tentative Parcel Map 12251 consisting of 9 commercial parcels and one designated remainder on 32.01 acres generally located at the northeast corner of Old River Road and Panama Lane.

RES 05-24

ACTION TAKEN

RES 06-24

b. Planned Development Review No. 23-0251: DeWalt Corporation is requesting a Planned Development Review to allow the development of a car wash, convenience store with eight fuel pumps, and a fast-food restaurant on 6.51 acres in the C-2/PCD

(General Commercial/Planned Commercial Development) zone district, located at the southeast corner of S. H Street and Hosking

Public hearing opened and closed.

Motion by Commissioner Strickland, seconded by Commissioner Koman, to approve Consent Public Hearing Items 5.a. and 5.b. Motion approved.

APPROVED BITTLE, KAUR, NEAL ABSENT

6 NON-CONSENT PUBLIC HEARINGS

Avenue.

a. Text Amendments to Bakersfield Municipal Code Title 17: The City of Bakersfield is proposing to add, delete, and amend various Chapters of the zoning ordinance primarily related to residential zoning and mixed-use zoning to address evolving community needs, enhancing housing options, and providing compatibility with the City's long-term development goals in support of the Bakersfield General Plan comprehensive update; specifically the Housing Element.

RES 04-24

Planning Director Paul Johnson noted there was a memorandum transmitting late correspondence and providing for additional amendments to Title 17. Development Services Director Cristopher Boyle provided the staff report. Public hearing was opened. Two people spoke in support. Two additional people spoke in support but requested consideration be provided for the following: (1) minor overlap on minimum floor densities; (2) reduced road widths for proportionality with the smaller lot designs; and (3) increased minimum parking requirements over the current standards. One person spoke in opposition. No one spoke in rebuttal. Public hearing closed. Planning Commission deliberated. Motion by Vice Chair Cater, seconded by Commissioner Strickland, to recommend City Council approve the amendments to Title 17 with provisions for residential in C-1 (Neighborhood Commercial) and C-2 (Regional Commercial) zones.

APPROVED BITTLE, KAUR, NEAL ABSENT

7. REPORTS

a. League of California Cities Presentation by Larry Koman, Planning Commissioner.

RECEIVE & FILE

ACTION TAKEN

RECEIVE & FILE

b. TCC Grant Presentation by Jason Cater, Economic and Community Development Manager

8. COMMUNICATIONS

a. Planning Director Johnson announced there will be a Special Planning Commission meeting on February 29, 2024, and the regularly scheduled Planning Commission meeting on March 7, 2024, will be canceled.

9. <u>COMMISSION COMMENTS</u>

a. None.

10. ADJOURNMENT

There being no further business, Chair Bashirtash adjourned the meeting at 7:45 p.m.

Ana Solis Recording Secretary

Paul Johnson Planning Director

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PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024 ITEM NUMBER: Non-Consent6.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Louis Ramirez, Associate Planner

DATE:

WARD: Ward 1

SUBJECT:

Conditional Use Permit 23-0642. Skarpol/Frank Associates (applicant) representing 2700 White Lane LLC (property owner) is requesting a conditional use permit to convert an existing 151-room hotel into a multi-family dwelling complex (BMC 17.24.040.A.3.) on an approximate two and a half acre parcel zoned C-2 (Regional Commercial), located at 2700 White Lane. Notice of Exemption on file.

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APPLICANT: Skarpol/Frank Associates

OWNER: City of Bakersfield

LOCATION: 2700 White Lane

STAFF RECOMMENDATION:

Staff recommendation: Render a decision.

ATTACHMENTS:

Description

	Description	туре
D	Staff Report	Cover Memo
D	Map Set	Cover Memo
D	Site Plan	Cover Memo
D	Operational Statement	Cover Memo
D	Good Neighbor Policy	Cover Memo
D	Lease Agreement	Cover Memo
D	CUP Resolutions	Cover Memo



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: February 29, 2024 AGENDA: 6.a

TO: Chair Bashirtash and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

DATE: February 23, 2024

WARD: 1

FILE: Conditional Use Permit No. 23-0642

STAFF PLANNER: Louis Ramirez, Associate Planner

REQUEST: A conditional use permit to allow the conversion of an existing 151-room hotel into a multifamily dwelling complex.

APPLICANT: Skarpol/Frank Associates **OWNER:** 2700 White Lane, LLC

Gregory Frank Eli Cohen

925 17th Street 12444 Victory Boulevard #118 Bakersfield, CA 93301 North Hollywood, CA 91606

LOCATION: 2700 White Lane, Bakersfield, California

APN: 405-101-06 and 405-101-07

PROJECT SIZE: Approximately 2.5 Acres **CEQA:** Section 15332 (Class 32; In-fill Development)

Section 15301 (Class 1: Existing Facilities)

EXISTING GENERAL PLAN DESIGNATION: GC (General Commercial)

EXISTING ZONE CLASSIFICATION: C-2 (Regional Commercial)

STAFF RECOMMENDATION: Render a decision.

SITE CHARACTERISTICS: The project site is currently developed with a 151-room, two-story hotel and associated parking lot. Surrounding properties are primarily developed as: north – vacant land, self-storage facility, and multiple-family residential; east – vacant land and automobile service station; south – on and off-ramps to State Route 99, restaurants; and west – State Route 99.

BACKGROUND AND TIMELINE:

- July 29, 1963 City Council approved the annexation of the project site to the City of Bakersfield as part of Annexation No. 138, Hughes No. 1 and a zone classification of C-2 (Regional Commercial) upon final annexation (Ordinances 1491 and 1492).
- July 20, 1999 Site Plan Review No. P99-0395 was approved for construction of an 80-unit motel and
 a 60-unit motel on 5 acres containing an existing 152-unit motel (to be remodeled) and an existing
 12,000 square foot restaurant (to be demolished). Staff notes the expansion did not occur and the
 renovation resulted in 151 units within 4 interconnected buildings.
- October 10, 2000 A Certificate of Compliance was recorded for Parcel Map Waiver P99-0810 which subdivided the 5 acres into 3 parcels, one of which is the current project site (DOC 0200126374).
- July 20, 2023 General Plan Amendment/Zone Change (GPA/ZC) No. 22-0421 was considered by the
 Planning Commission to change zone classification from C-2 (Regional Commercial) Zone to R-4 (High
 Density Multiple-Family Dwelling) Zone to facilitate conversion of the hotel into a multi-family
 dwelling complex. Although no written comments were received, opposition statements were taken
 from 10 neighborhood residents. Following questions from the dais, the applicant requested a twoweek continuance to address the concerns and provide an opportunity to meet with the neighbors.
- August 3, 2023 GPA/ZC No. 22-0421 was reconsidered by the Planning Commission. Staff presented
 responses to concerns raised and provided options for the Planning Commission regarding the
 request. A motion was made to refer the project back to staff to address concerns of illegal behavior,
 loitering, littering, and safety raised by the neighboring residents.
- November 22, 2023 Applicant withdrew their request for GPA/ZC No. 22-0421.
- December 7, 2023 Applicant submitted for a conditional use permit (No. 23-0642) to facilitate conversion of the hotel into a multi-family dwelling complex.

PERMITTING:

Zoning. The site is zoned C-2 (Regional Commercial). Properties with a C-2 zone are typically retail developments and often abutting or near a residential development. Pursuant to Bakersfield Municipal Code Section 17.24.040, all permitted uses in the residential zones are permitted in the C-2 zone with approval of a conditional use permit. These residential zones allow for a variety of housing types varying from single-family (e.g., 1 dwelling unit per acre) to high density apartment buildings (e.g., 72 dwelling units per acre.

PROJECT ANALYSIS:

Project. If your Commission approves the request, the applicant will convert the existing 49,719 square foot hotel into a multiple-family dwelling complex (The Blanco). The complex will consist of 151 microunits that range in floor space size between 262 square feet to 292 square feet. Each studio unit will have a kitchen, bathroom, and living/bedroom space. Shared amenities include a swimming pool, spa, laundry room, community space in the lobby area, and an onsite food bank. Access to the project site is provided by two approaches to/from Los Carneros Place, on the north side of the project site.

Project Operations. According to the applicant, The Blanco's mission is to foster self-reliance and provide tools for permanent housing and societal reintegration. They are a privately funded housing facility serving previously homeless individuals on a minimum 12-month lease basis. By partnering with external organizations for additional services, The Blanco provides a healthy environment for residents, supported by daytime staff for programs and support services, including resource fairs, outreach, and assistance with job opportunities, medical services, pet care, and more. Daily operations are overseen by a property manager between 8:00 am-5:00 pm, Monday through Friday, with programs and support services addressing tenants' needs.

Staff notes the applicant did not provide a list of partners associated with The Blanco. Additionally, the applicant states The Blanco is not supportive housing, transitional housing, a shelter as defined by the local zoning ordinance and state law.

Good Neighbor Policy. The applicant provided a Good Neighbor Policy that outlines the commitment and expectations between The Blanco and the community to foster a harmonious living environment and mutual respect. The Good Neighbor Policy outlines The Blancos responsibility and establishes a Code of Conduct that residents of The Blanco shall abide by. Should your Commission approve this conditional use permit, staff is recommending the Good Neighbor Policy be established as conditions of approval.

Code Enforcement. During preparation of this report, staff was informed of a code compliance complaint by tenants. The complaint was investigated on February 6, 2024 and the investigating officer identified two housing violations associated with ventilation equipment and pest infestation. As of February 20, 2024, those violations remained open.

Lot Line Adjustment. A Lot Line Adjustment No. 22-0456 is also being processed as a ministerial action. The purpose of this request is to extend the property boundary easterly to accommodate residential setbacks and parking requirements. Should your Commission approve this conditional use permit, staff is recommending a condition of approval to require recordation before final occupancy can be granted.

ENVIRONMENTAL REVIEW AND DETERMINATION:

This project has been found to be exempt from the provisions of the California Environmental Quality Act ("CEQA") and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15332 (Class 32: Infill Development Projects). This exemption consists of projects characterized as in-fill development meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Moreover, this project has been found to be exempt from CEQA in accordance with Section 15301 (Class 1: Existing Facilities), because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples of Class 1 exemptions include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical
 equipment to meet current standards of public health and safety, unless it is determined that the
 damage was substantial and resulted from an environmental hazard such as earthquake, landslide,
 or flood.
- Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

In addition to the conversion complying with local ordinances, state laws, and standards of the Uniform Building Codes, the applicant submitted the necessary documents to demonstrate the proposed project meets the conditions outlined above. Therefore, should your Commission approve this conditional use permit, a notice of exemption has been prepared.

NEIGHBORHOOD AND PUBLIC NOTIFICATION:

Public Notification. Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law.

Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Comments Received. As of this writing, no written comments have been received.

Neighborhood Outreach. Subsequent to the GPA/ZC being referred back to staff on August 3, 2024, the owner offered one neighborhood meeting on November 11, 2023. This meeting was held at the Crest Bar and Grill, approximately 0.75 miles from the project site. According to the applicant, the neighbors raised concerns with The Blanco residents leaving trash and shopping carts, having aggressive dogs, intimidating commuters and rummaging through trash.

CONCLUSIONS:

Findings. Bakersfield Municipal Code (B.M.C.) Section 17.64.060.D contains specific findings that must be made for your Commission to approve the requested conditional use permit. Specifically, the section states that a conditional use permit shall be granted only when it is found that:

- 1. The proposed use is deemed essential or desirable to the public convenience or welfare; and
- 2. The proposed use is in harmony with the key elements and objectives of the general plan and applicable specific plans.

B.M.C. Section 17.64.060.E also states that a conditional use permit may be subject to conditions as deemed appropriate or necessary to assure compliance with the intent and purpose of the zoning regulations and the various elements and objectives of the general plan and applicable specific plans and

policies of the city or to protect the public health, safety, convenience, or welfare. In other words, through appropriate conditions of approval, a conditional use permit allows local planning authorities to balance the needs of individual property owners or developers with the community's interests and zoning regulations, fostering appropriate and well-planned development. This is done by applying conditions of approval that can include the following:

- Project Design Features. Conditions may include building design guidelines, setback requirements, landscaping, specific fencing types, and other architectural elements to ensure that the project's appearance is aesthetically compatible with the surrounding area.
- Public Safety. Conditions of approval can include measures to enhance public safety, such as
 installing additional lighting, providing enhanced security systems to include on site security patrols,
 removing individuals who display disorderly conduct, etc.
- *Public Benefits*. Conditions may require the developer to provide public benefits such as recreational amenities, preservation of green space, gathering space.
- Ensuring Compatibility. Conditions are used to ensure that development is compatible with the existing character of the neighborhood or area. Conditions may address loitering, trash cleanup, etc., that must be followed to help preserve the community's overall appeal.
- Construction Hours and Noise. Conditions may limit construction hours and impose noise control measures to minimize disruption to neighboring properties.
- *Project Monitoring and Reporting.* Conditions may include requirements for periodic reporting and monitoring of the project's compliance with the approved plans and conditions.

Should your Commission approve this conditional use permit, staff is recommending conditions of approval where your Commission could make the required findings that (1) the proposed project would provide a public convenience by offering a variety residential types and densities; (2) the project would be a desirable contribution to the homeless community; and (3) the project would result in a development that is in harmony with the key elements and objectives of the Bakersfield Municipal Code by (a) accommodating development which captures the economic demands generated by the marketplace; (b) accommodating development which provides a full mix of uses to support its population; (c) ensuring that residential uses are located in proximity to commercial services, employment centers, public services, transportation routes, and recreational and cultural resources; and (d) accommodate projects which are infill or expansion of existing urban development.

Planning Commission Options. The Planning Commission has several options regarding this request:

- 1. Approve as Requested. If the Planning Commission recommends approval of the project as requested by the applicant, the motion would be to: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 23-0642 with the listed conditions of approval. Staff notes that a Resolution has been prepared for this motion with recommended conditions of approval.
- Approve with Modified Conditions. If the Planning Commission recommends approval of the project with modified conditions, the motion would be to: Adopt Resolution and suggested findings APPROVING Conditional Use Permit No. 23-0642 with the listed conditions of approval as modified by the Planning Commission.

- 3. Continue Consideration to Future Date. The Planning Commission may have unanswered questions and/or request additional information unavailable at the time of the hearing that is needed to make an informed decision. If this information can be obtained in a timely manner, your Commission could make a motion to continue consideration of the project to a specified hearing date. Hearings are typically held on the first and third Thursdays of each month.
- 4. Refer the Project Back to Staff. The Planning Commission may have unanswered questions and/or request additional information unavailable at the time of the hearing that is needed to make an informed decision. If it is unclear how long it may take to obtain such information, your Commission could make a motion to refer the project back to staff. At that point, the project will need to be publicly readvertised at a future Planning Commission hearing date.
- 5. Deny the Request. Based on evidence in the record (e.g., staff report, public testimony, deliberations, etcetera) the Planning Commission could make a motion to deny the project for reasons made known during the hearing. The project would not move forward unless the applicant appealed the decision to City Council for consideration.

Recommendation. Staff recommends the Planning Commission render a decision based on information in the record.

ATTACHMENTS:

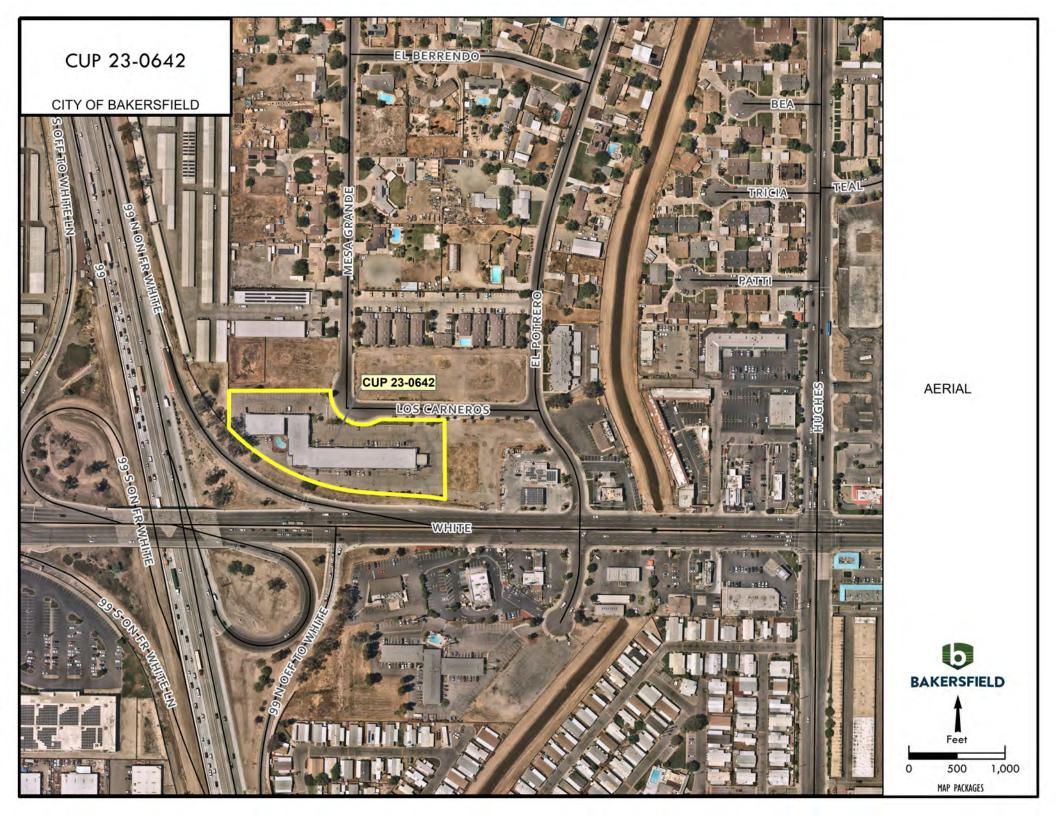
Map Set

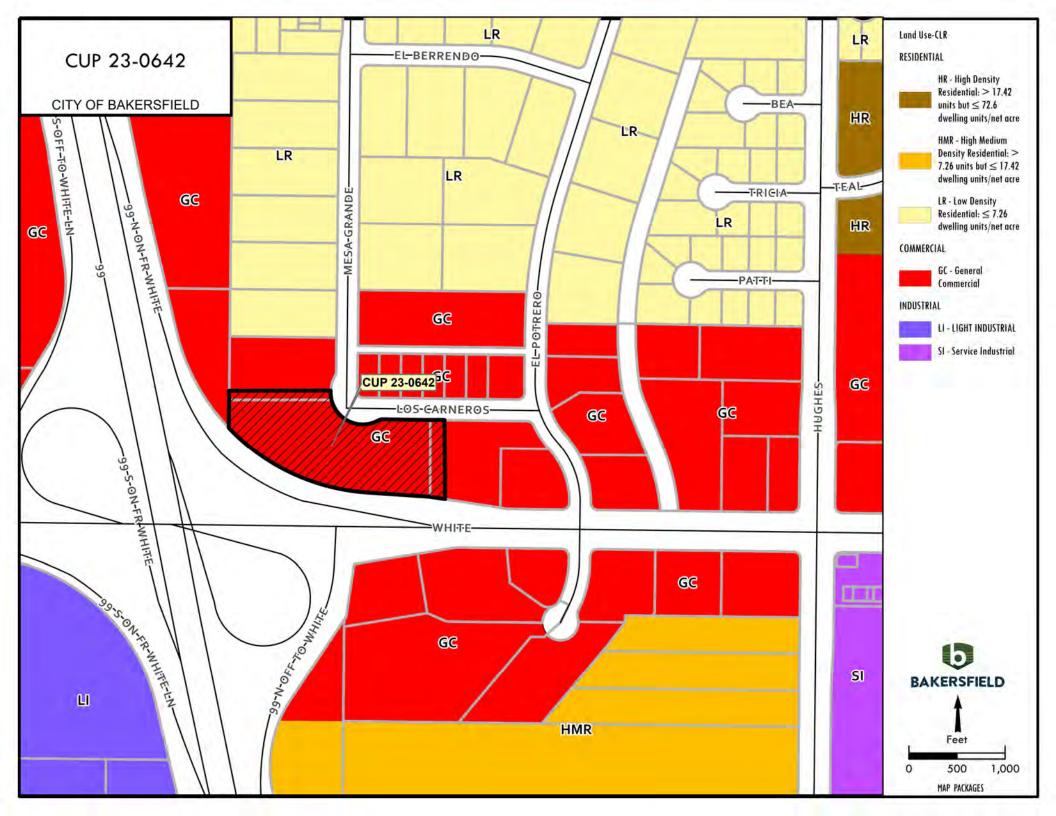
- Aerial
- Zone Classification
- General Plan Designation

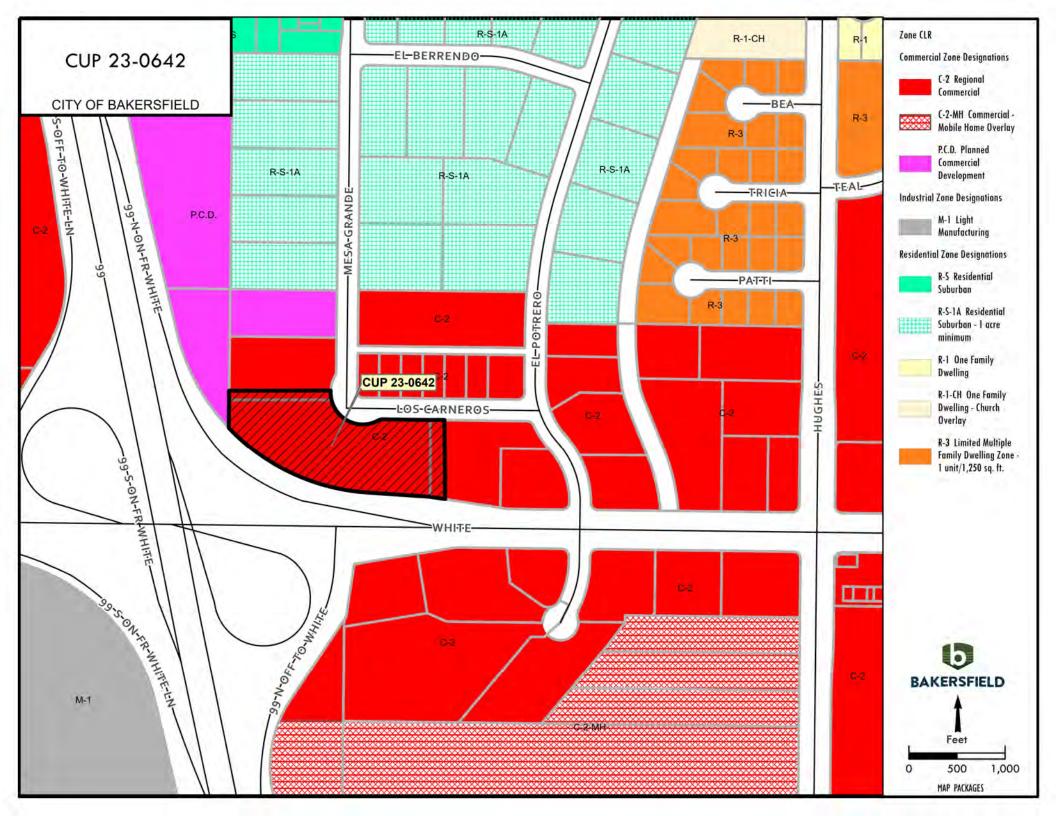
Project Plans

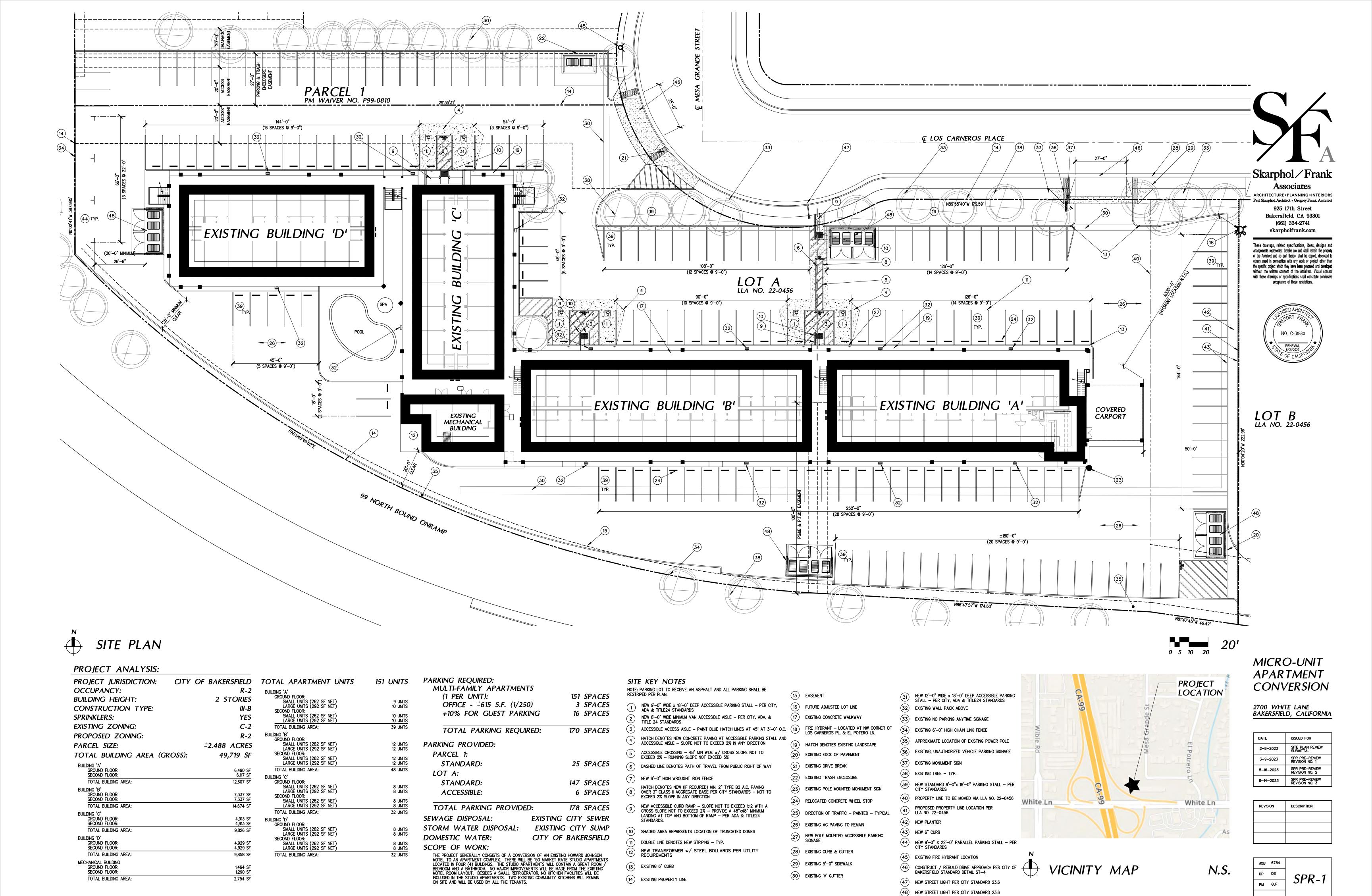
- Site Plan
- Floor Plan
- Elevations
- Landscape Plan

Operational Statement Good Neighbor Policy Lease Agreement Resolution for Approval

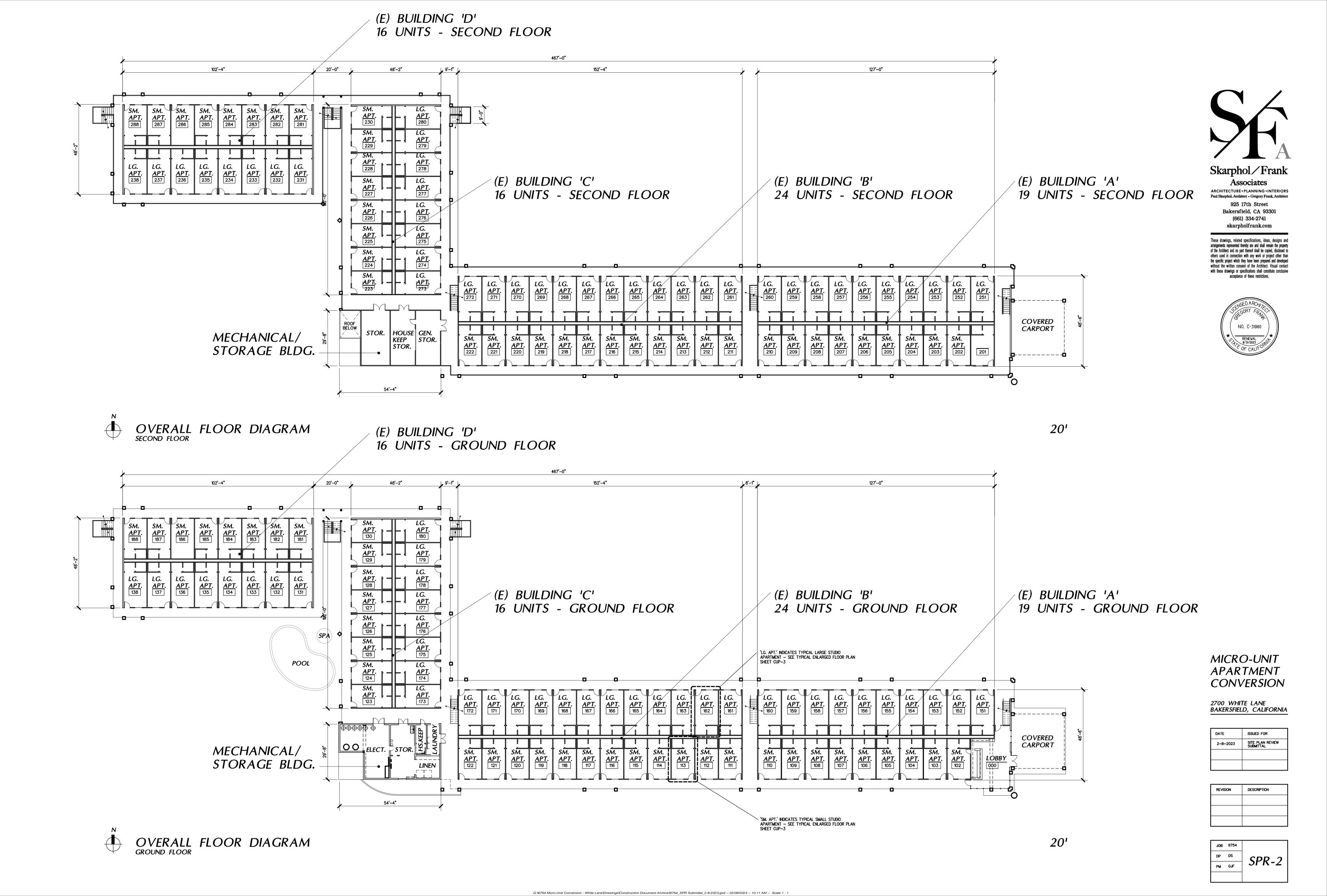


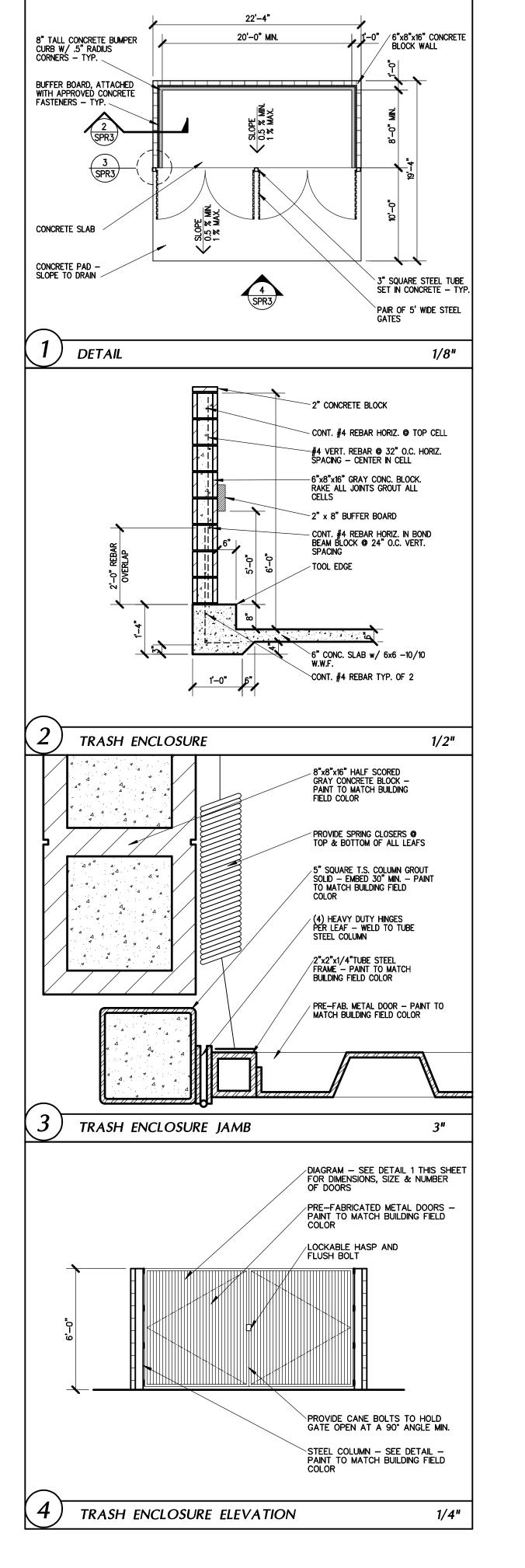


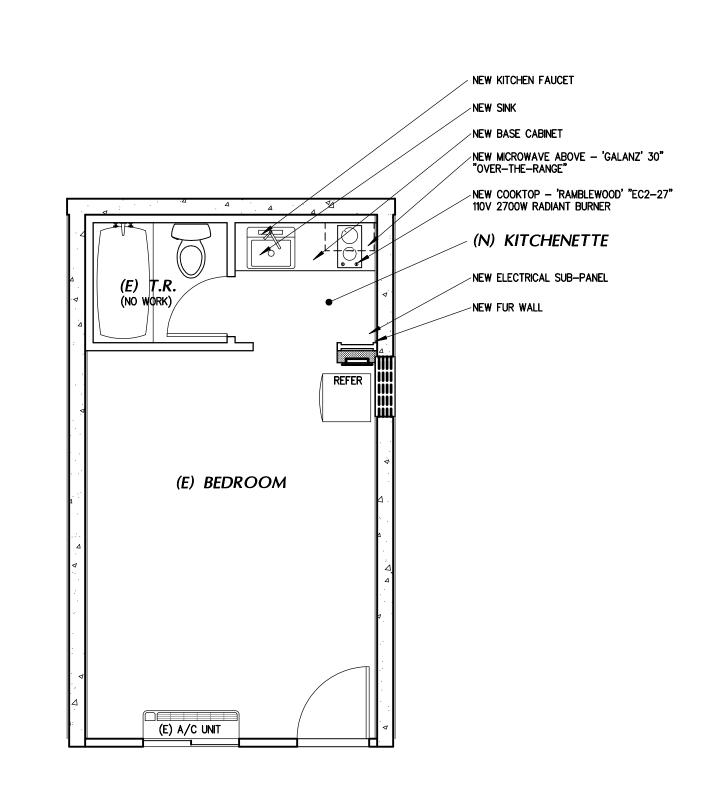


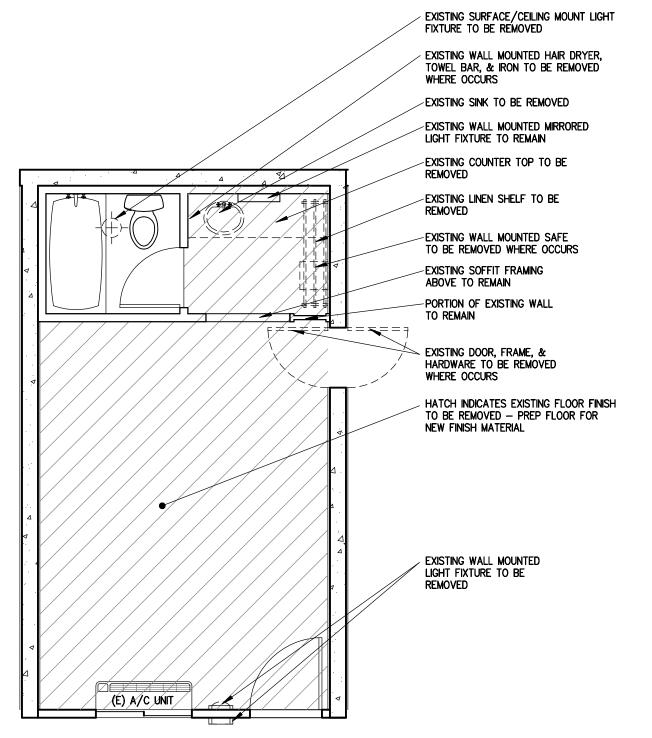


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DEMOLITION NOTES

REMOVE ALL WALLS, PARTITIONS, DOORS AND FRAMES AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS w/ FLOOR PLAN.
 ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR

AND REMAIN THE PROPERTY OF THE OWNER.

- 3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
- 4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
- CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW
- 6. CAP ALL WASTE AND WATER LINES FLUSH WITH ADJACENT WALL OR FLOOR TO PROVIDE A SMOOTH SURFACE.

WALL LEGEND

EXISTING CMU BLOCK WALL CONSTRUCTION

EXISTING PARTITION WALL CONSTRUCTION

NEW – INFILL TO MATCH EXISTING CONSTRUCTION

6" LIGHT GAUGE STUD (FUR WALL)

CONSTRUCTION

6" LIGHT GAUGE STUD (FUR WALL) w/ 5/8" GYPSUM
BOARD OUTSIDE FROM FLOOR TO STRUCTURE ABOVE



Skarphol/Frank Associates

ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301

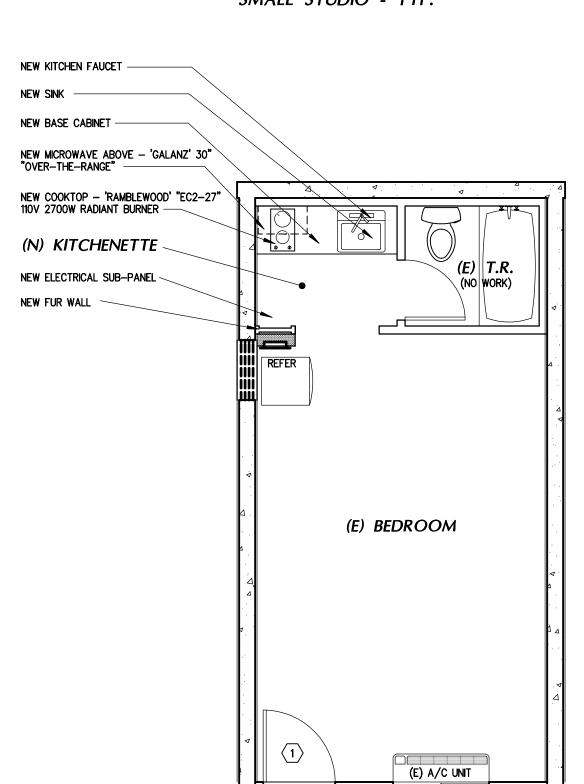
(661) 334-2741

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

skarpholfrank.com



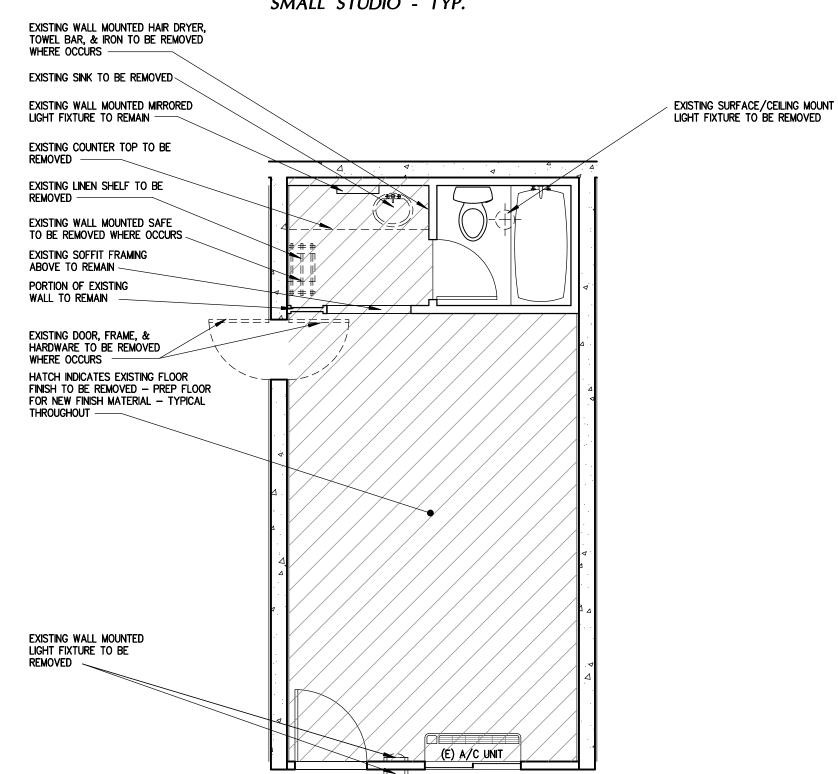
ENLARGED FLOOR PLAN 1/4 SMALL STUDIO - TYP.



ENLARGED FLOOR PLAN 1/4"
LARGE STUDIO - TYP.

G:\6754 Micro-Unit Conversion - White Lane\Drawings\Construction Document Archive\6754_SPR Submittal_v3.gxd -- 01/18/2024 -- 11:59 AM -- Scale 1 : 1

ENLARGED DEMOLITION PLAN 1/4" SMALL STUDIO - TYP.



ENLARGED DEMOLITION PLAN 1/4" LARGE STUDIO - TYP.

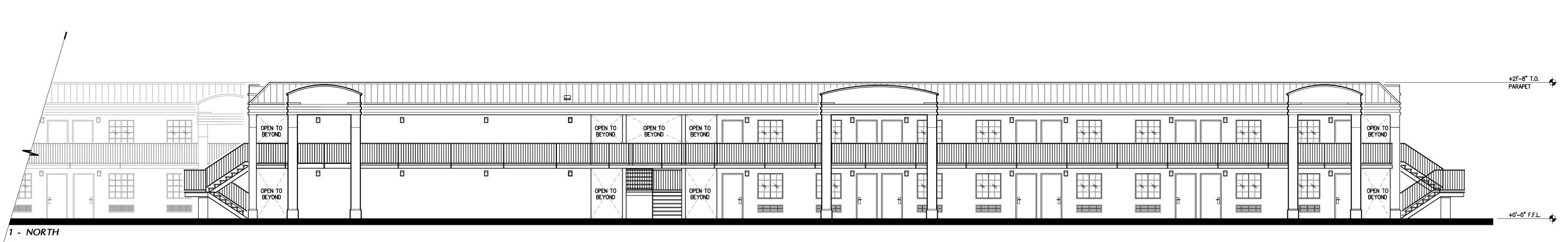
MICRO-UNIT APARTMENT CONVERSION

2700 WHITE LANE BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
2-8-2023	SITE PLAN REVIEW SUBMITTAL
3-9-2023	SPR PRE-REVIEW REVISION NO. 1
5-16-2023	SPR PRE-REVIEW REVISION NO. 2
6-14-2023	SPR PRE-REVIEW REVISION NO. 3
1-18-2024	SPR PRE-REVIEW REVISION NO. 4

REVISION	DESCRIPTION

JOB	6754	
DP	DS	CDD 2
РМ	GJF	3PK-3





Skarphol/Frank

Associates

ARCHITECTURE • PLANNING • INTERIORS

Paul Skarphol, Architect • Gregory Frank, Architect

d Skarphol, Architect • Gregory Frank, Arch 925 17th Street Bakersfield, CA 93301 (661) 334-2741 skarpholfrank.com

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.







MICRO-UNIT APARTMENT CONVERSION

2700 WHITE LANE BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
2-8-2023	SITE PLAN REVIEW SUBMITTAL
3-9-2023	SITE PLAN REVIEW BACKCHECK

REVISION	DESCRIPTION

JOB	6754	
DP	DS	CDD 1
РМ	GJF	SPR-4





Skarphol/Frank

Associates

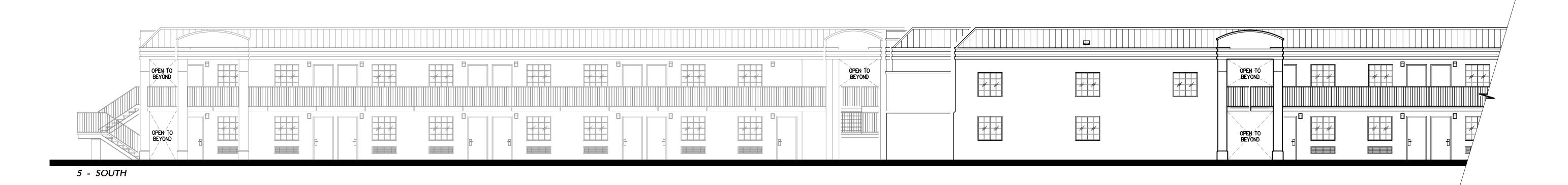
ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301

(661) 334-2741

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MICRO-UNIT APARTMENT CONVERSION

2700 WHITE LANE BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
2-8-2023	SITE PLAN REVIEW SUBMITTAL
3-8-2023	SITE PLAN REVIEW BACKCHECK

REVISION	DESCRIPTION

DP DS SPR-5



PLANT S	CHEDULE CONCEPT					
TREES	BOTANICAL / COMMON NAME	CONT	<u>TYPE</u>	WUCOLS	<u>FORM</u>	QTY
E E E E E E E E E E E E E E E E E E E	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	DECIDUOUS	MODERATE	STANDARD	9
Erwanner Car	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	EVERGREEN	MODERATE	STANDARD	2
E CONTRACTOR OF THE PROPERTY O	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	DECIDUOUS	LOW	STANDARD	8
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA LAUREL CHERRY	15 GAL	EVERGREEN	LOW	STANDARD	16
	SCHINUS MOLLE CALIFORNIA PEPPER	24" BOX	EVERGREEN	LOW	STANDARD	9
	SCHINUS MOLLE CALIFORNIA PEPPER	EXISTING	EVERGREEN	LOW	STANDARD	11
	SEQUOIA SEMPERVIRENS 'SOQUEL' COAST REDWOOD	24" BOX	EVERGREEN	HIGH	STANDARD	1
	SEQUOIA SEMPERVIRENS `SOQUEL` COAST REDWOOD	EXISTING	EVERGREEN	HIGH	STANDARD	4
	SYAGRUS ROMANZOFFIANA QUEEN PALM	EXISTING	EVERGREEN	MODERATE	STANDARD	9
	WASHINGTONIA ROBUSTA	EXISTING	EVERGREEN	MODERATE	STANDARD	3

PLANT SCHEDULE CONCEPT						
SHRUBS	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY		
23	ANIGOZANTHOS X 'BUSH BABY' BUSH BABY KANGAROO PAW	1 GAL	LOW	59		
WANTER STATE OF THE STATE OF TH	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	LOW	139		
	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	1 GAL	MODERATE	82		
**	DIETES BICOLOR FORTNIGHT LILY	1 GAL	LOW	192		
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	LOW	80		
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN	5 GAL	LOW	338		

<u>SYMBOL</u>	EXISTING CONDITIONS DESCRIPTION	QTY
E-01	ELECTRICAL AND TELEPHONE POWER POLE (EXISTING)	
E-02	GARBAGE DUMPSTER (EXISTING)	
SYMBOL	ROCK DESCRIPTION	QTY
	3" DEPTH LAYER BARK MULCH COLOR: PRODUCTION MULCH COMMENTS: OR APPROVED EQUAL	16,104 SF

Botanical/Common	Container Size	Туре	WUCOLS	Quantity	Diameter (feet)	Radius (feet)	Area SF per tree	Total SF area per species
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24" BOX	DECIDUOUS	MODERATE	12	28	14	616	7,389
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	EVERGREEN	MODERATE	2	11	5.5	95	190
PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	DECIDUOUS	LOW	8	42	21	1385	11,084
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	15 GAL	EVERGREEN	LOW	16	11	5.5	95	1,521
SCHINUS MOLLE / CALIFORNIA PEPPER	24" BOX	EVERGREEN	LOW	9	28	14	616	5,542
SCHINUS MOLLE / CALIFORNIA PEPPER	EXISTING	EVERGREEN	LOW	11	28	14	616	6,773
SEQUOIA SEMPERVIRENS `SOQUEL` / COAST REDWOOD	24" BOX	EVERGREEN	HIGH	1	21	10.5	346	346
SEQUOIA SEMPERVIRENS `SOQUEL` / COAST REDWOOD	EXISTING	EVERGREEN	HIGH	4	21	10.5	346	1,385
SYAGRUS ROMANZOFFIANA / QUEEN PALM	EXISTING	EVERGREEN	MODERATE	9	0	0	0	ı
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	EXISTING	EVERGREEN	MODERATE	3	0	0	0	-

Total Parking Lot Trees:	75	Total Tree Shade Square Footage:	34,230
Number of Evergreen Trees:	55	Parking Lot Square Footage:	82,54
Number of Deciduous Trees:	20		
Percentage Evergreen Trees:	73%	Tree SF / Parking Lot SF:	41
Percentage Deciduous Trees:	27%		
Minimum Evergreen Percentage Required:	30%	Minimum Tree Shade Required:	40

Provided Stree Frontage Tree Calculations					
Botanical/Common	Container Size	Туре	WUCOLS	Quantity	
SEQUOIA SEMPERVIRENS `SOQUEL` / COAST REDWOOD	EXISTING	EVERGREEN	HIGH	1	
SYAGRUS ROMANZOFFIANA / QUEEN PALM	EXISTING	EVERGREEN	MODERATE	2	
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	EXISTING	EVERGREEN	MODERATE	3	
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24" BOX	DECIDUOUS	MODERATE	9	
		Total Street Frontage Trees Provided: 15			
	Street Name Distance (minus the driveway width)		Required Trees (1 Tree per 20 LF)		
Street Name					
Mesa Grande Street Frontage:	363 LF - 70 LF = 293 LF		15 Trees		
Mesa Grande Street Frontage:	Required Evergreen %		30%		
	Total Required Evergreen Trees: 1		15 Trees x 30% =	5 Trees	
		Total Evergreen Trees Provided: 5 Trees (33		0/)	

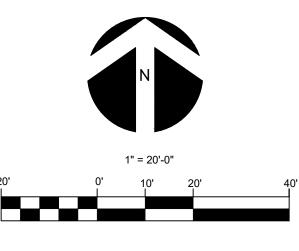
SKARPHOL/FRANK ASOCIATES 925 17TH STREET BAKERSFIELD, CA 93301

(661) 334-2741

Total Deciduous Trees Provided:

Total Trees Provided:

10 Trees (67%)





MICRO UNIT APARTMENT CONVERSION

MEXICAN FAN PALM

2700 White Lane LLC Operating Statement 2700 White Lane The Blanco

Operations: The Blanco is an apartment complex, a residence for previously homeless; from either shelters, missions, navigation centers, or private-pay tenants. The Blanco is a place for residents to experience or maintain a healthy environment to implement themselves back into society and gain a sense of neighborhood. The Blanco offers a daytime staff person for Programs and Support Services to be a liaison between case management and tenants to ensure the proper plan of care for those in need; resource fairs and outreach for those tenants that would like services:

- job opportunities,
- medical service assistance,
- pet-care, clothing,
- basic necessities for a clean home,
- family care, self-care, and referrals.

The Blanco is a privately funded housing facility. The Blanco is not temporary housing, a shelter, or a rehabilitation center.

Occupancy and Lease Agreement: The Blanco consists of 151 units. Each unit is a studio apartment. The square footage of each unit is between 262 and 292 square feet which includes a private bathroom, a refrigerator, and a microwave. There is a lease requirement of no less than 12 months; some will stay that duration, and all are welcome as permanent tenants following lease guidelines rules, and regulations.

Amenities: Pool, on-site laundry, common kitchen / dining room, food bank indoor recreation area and outdoor recreation area.

Daily Operations: The Blanco has a daytime staff consisting of a property manager at the front desk between 8:00 am-5:00 pm, Monday through Friday, aside from a lunch hour and all major holidays. The manager maintains all maintenance requests, property maintenance/vendors, and all daily operations including

accounts receivable, bank deposits, delinquencies, notices, property inspections, etc. The programs and support services on-site staff maintains the day-to-day services needed for tenants through their case workers; whether they be aging and adult services, domestic violence assistance, medical, Supplemental Security Income, outreach, food bank, and plans of care.

Our Mission: The goal of The Blanco owners and staff is to ensure that all tenants gain a sense of self-reliance while residing on the property. The day-to-day tools and skills provided and offered to the residents are a gateway to permanent housing, reintegrating into society, and being comfortable in their new environment out of homelessness or to just better their living situation.

Outside Services: The Blanco partners with outside organizations to provide tenants in need of services i.e. aging and adult, mental health, Department of Human Services, medical services, food bank, job fairs, voucher assistance programs, plus much more.

2700 White lane LLC

GOOD NEIGHBOR POLICY

Between The Blanco and the community of Bakersfield

The Blanco, located at 2700 White Lane is a for-profit organization providing transitional to permanent housing and programs and support services for previously homeless, near-homeless, or private pay residents in the City of Bakersfield. The Blanco is a place for residents to experience or maintain a healthy environment to implement themselves back into society and gain a sense of neighborhood we strive to continue to partner with outside organizations to provide residents in need of services; the goal of the property owners and staff is to ensure that all residents gain a sense of self while residing on the property. The day-to-day tools and skills provided and offered to the residents are a gateway to permanent housing, reintegrating into society, and being comfortable in their new environment out of homelessness or to just better their living situation.

1. Definitions

Community of Bakersfield - sometimes referred to herein as "community", consists of residents, businesses, and other community members who live, work, or visit the area.

Immediate neighborhood- residences and businesses roughly within a half-mile radius surrounding The Blanco.

Community Collaboration Partnership- the intentional, regular, and ongoing communication between the community, the City of Bakersfield, including, but not limited to, its Police, Code Enforcement, Development Services, and Fire Departments, the County of Kern and its Departments, other local Emergency Shelters and Homeless Non-Profits, Stakeholders, and The Blanco's staff. The interdependent dialogue between the listed agencies, departments, and community will significantly increase The Blanco's ability to appropriately respond to residents who breach The Blanco's Code of Conduct, set forth below, or are engaged in illegal activity within the immediate neighborhood and/or community.

2. Mutual Goals

All parties in this agreement share common goals, which include:

- a. Maintaining a peaceful, safe, and clean neighborhood and community.
- b. Sharing open and honest communication.
- c. Helping each other address concerns and solve problems.
- d. Offering public service for the benefit of the neighborhood and community. Respecting others and their properties.
- e. Being an active partner that works to help sustain the overall surroundings and economic environment of the immediate neighborhood. In order to accomplish these goals, all parties are united in support of the commitments described below.

Safety and security are essential for residents to live peacefully, free from harm, and for neighborhoods to remain desirable and attractive. In order to promote safety and security for all residents of the immediate neighborhood and community, The Blanco Staff will:

- a. Ensure The Blanco's contact is available even after hours to address community issues as they occur. This will provide connectivity between immediate neighborhood and community members and The Blanco's staff. All calls and resolutions will be documented. The hotline number will be publicized.
- b. Promptly investigate all concerns regarding client behavior expressed by neighbors or community members.
- c. Establish a block watch program in conjunction with the neighbors, the Bakersfield Police Department and other neighboring business and residents.
- d. Prohibit residents from engaging in loitering, alcohol or drug use and pan handling within the immediate neighborhood and community.
- e. Strictly enforce the Code of Conduct/Behavior with all residents.
- f. Contact the Bakersfield Police or Fire Department immediately for all pertinent emergencies.

4. Property

To respect the immediate neighborhood and maintain the property at the highest possible values The Blanco staff will:

- a. Maintain the building and grounds in good condition at all times.
- b. Keep the building, property, and landscaping, neat and free from trash and debris at all times.
- c. Maintain an unobtrusive, well-lit and secure facility and grounds.

5. Code of Conduct

Conduct that is respectful of others contributes to the peaceful enjoyment of life in the community. Individuals have the freedom to act as they please, so long as those actions are lawful, and do not harm others or infringe upon their rights. The Code of Conduct ("Code"), set forth below, will be displayed and provided to the immediate neighborhood.

It is understood that enforcement of the Code will be a collaborative effort between the Community Collaboration Partnership and The Blanco, especially when violations of the Code occur offsite, in the immediate neighborhood and/or community.

The Blanco staff are responsible for informing all of its residents of the Code. Violations of the Code will result in consequences ranging from written warnings to termination of lease agreement.

a. Residents shall enter into a agreement ("lease agreement") committing to adhere to this Code as

they transition into permanent housing.

- b. Residents will adhere to program rules that encourage respect for others and prescribe lawful behavior for program clients.
- c. Residents shall not engage in illegal behaviors in the immediate neighborhood or community. Engagement in illegal behaviors in the immediate neighborhood or community will result in consequences ranging from written warnings to termination of lease agreement.
- d. Residents shall not engage in loitering, aggressive panhandling or camping in the immediate neighborhood or community.
- e. Residents shall not illegally park vehicles of any type, including bicycles, in the immediate neighborhood or community.
- f. Residents shall not litter in and around The Blanco.
- g. Residents who violate the Code or lease agreement shall receive the appropriate consequences set forth in the lease agreement.

6. Communication

It is important to develop and maintain good communication and a positive relationship between The Blanco and the immediate neighborhood and community. To promote communication between The Blanco, the immediate neighborhood, and the community, The Blanco staff will:

- a. Meet with neighbors quarterly, on a regularly scheduled basis to review The Blanco resolution process set forth below, programs, outcomes, policies, procedures, progress reports, and written responses regarding the resolution of repeated issues, problems, or patterns of behavior that cause the immediate neighborhood or community. The regularly scheduled meeting time, day of the week, and week of the month will be posted on The Blanco's website and The Blanco will provide an email list service that will send out meeting reminders to all interested neighbors.
- b. Respond promptly to all concerns expressed by neighbors and community members in the following manner:
 - Provide neighbors with a contact person from The Blanco for communication.
 - Upon notification of a concern, The Blanco staff will first determine if the concern is an
 emergency (defined as a grave or imminent threat to the health or safety of any person), in
 which case, law enforcement or rescue services will be contacted as appropriate, as well
 as The Blanco manager on call;
 - Staff will then notify the concerned community member of the initial plan for response and a suggested time frame for follow-up;
 - If The Blanco staff determines the concern is not an emergency, the staff will contact The Blanco manager within twenty-four (24) hours to discuss the concern;
 - The Blanco manager will review the issue, interview all persons involved, and gather
 additional information as needed to develop a plan to resolve the concern within five business
 days;

- The Blanco manager will then follow-up with the concerned community member and involved parties as necessary within five business days (sooner if possible), and advise all parties of the resolution plan and/or status of the investigation to resolve the issue, within the boundaries of confidentiality.
- c. Meet regularly with Community Collaboration Partners to review reports, issues and policies.
- d. Document all complaints and concerns, including responses to problems and outcomes to responses, and provide a summary report to the neighbors, in aggregate data; and
- e. Notify the neighbors of major changes proposed to the program or facility, and seek advice with regard to implementation.



RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form RLMM, Revised 12/22)

Dat		,
and or A		Rental Property Owner, Authorized Broker t, or Property Manager ("Housing Provider"), agree as follows ("Agreement"):
1.		OPERTY:
		Housing Provider rents to Tenant and Tenant rents from Housing Provider, the real property and improvements described as: ("Premises").
	B.	The Premises are for the sole use as a personal residence by the following named person(s) only:
		Any person in the Premises, other than those listed in this paragraph are considered guests. Guests are not permitted to stay more than 14 (or) days without Landlord's written consent.
	C.	The following personal property, maintained pursuant to paragraph 11 , is included:
	D.	or [(if checked) the personal property on the attached addendum is included. The Premises may be subject to a local rent control ordinance
2.	TEF	RM: The term begins on (date) ("Commencement Date"). If Tenant has not paid all amounts then due; (i) and has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Housing Provider, 2
		endar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail
		enant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate
		n Housing Provider or it's agent. If Housing Provider elects to void the lease, Housing Provider shall refund to Tenant all rent and
		urity deposit paid.
	(Ch	eck A or B):
		A. Month-to-Month: This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Housing Provider may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
		B. Lease: This Agreement shall terminate on (date) at AM/ PM. Tenant shall vacate the
	_	Premises upon termination of the Agreement, unless: (i) Housing Provider and Tenant have extended this Agreement in
		writing or signed a new agreement; (ii) mandated by any rent increase cap or just cause eviction control under any state or
		local law; or (iii) Housing Provider accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to
		by Housing Provider and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full
		force and effect.
3.	REI	NT: "Rent" shall mean all monetary obligations of Tenant to Housing Provider under the terms of the Agreement, except security
		osit.
	A.	Tenant agrees to pay \$ per month for the term of the Agreement. Rent is payable in advance on the 1st (or) day of each calendar month, and is delinquent on the next day.
	C.	If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B , and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.
	D.	PAYMENT:
		(1) Rent shall be paid by personal check, money order, cashier's check, made payable to money order, sayment to
		or other
		(2) Rent shall be delivered to (name) (whose phone number is) at (address)
		(or at any other location subsequently specified by Housing Provider in writing to Tenant) (and if checked, rent may be paid
		personally, between the hours of and on the following days). (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing
		Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by \Box money order,
	F.	or
4.		CURITY DEPOSIT:
	A.	Tenant agrees to pay \$ as a security deposit. Security deposit will be transferred to and held by the Owner of the Premises, or held in Owner's Broker's trust account.
	В.	All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent
		(which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by
		Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF
		PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during the tenancy, Tenant agrees to
		reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 21 days after Tenant vacates
		the Premises, Housing Provider shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit
		received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.
	C.	Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security
		deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.
	,	alifornia Association of REALTORS®, Inc.
RLI	VIM F	REVISED 12/22 (PAGE 1 OF 9) Tenant's Initials/ Housing Providers Initials/
		RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 1 OF 9)

Prei	Premises: Date:						
	E. If the security of Owner's Broke released to so released. Once	deposit is held by Owner, Ter's trust account, and Browneone other than Tenant, e Tenant has been provide	osit unless required by loca Fenant agrees not to hold B oker's authority is terminate then Broker shall notify Te ed such notice, Tenant agre	roker responsible for d before expiration of nant, in writing, where es not to hold Broker i	this Agreemer and to whom responsible for	nt, and security deposit is security deposit has been the security deposit.	
5.	MOVE-IN COSTS RECEIVED/DUE: Move-in funds shall be paid by \square personal check, \square money order, \square cashier's check, or \square wire/electronic payment.						
	Category	Total Due	Payment Received	Balance Due	Due Date	Payable To	
	Rent from						
	to (data	ate)					
-	Other						
_ <u>_</u>	Other						
	Total						
•	or three months' limitation does no longer.	Rent for a furnished premote prohibit the payment of	, however designated, car nises, in addition to any rer "advance rent" of not less	nt for the first month	oaid on or befo	re initial occupancy. This	
7.	A. Tenant ackno and expenses are not limited installment of due, or if a cheach additiona B. Housing Provimay incur by rof Rent. Hous Housing Proviparagraph 3 provided by la PARKING: (Checked)	s, the exact amounts of wild to, processing, enforcen Rent due from Tenant is reck is returned, Tenant sithe Rent due as a Late Chal returned check, either oider and Tenant agree that reason of Tenant's late or ling Provider's acceptance ider's right to collect a Late nor prevent Housing Provider's.	ent of Rent or issuance of a hich are extremely difficult nent and accounting exper not received by Housing Provid hall pay to Housing Provid harge and \$25.00 as a NSI r both of which shall be de- t these charges represent NSF payment. Any Late Ch of any Late Charge or NSI charge or NSF fee shall re- posider from exercising any	and impractical to do nses, and late charge ovider within 5 (or er, respectively, an affee for the first retuined additional Renta fair and reasonable arge or NSF fee due fee shall not constitute ither be deemed an	etermine. These imposed on cale dditional sum caned check and the estimate of the shall be paid we a waiver as extension of the	e costs may include, but Housing Provider. If any andar days after the date of \$ or \$35.00 as a NSF fee for e costs Housing Provider ith the current installment to any default of Tenant. The date Rent is due under	
OR 8.	parking reproperly in trucks). To other mostorage of B. Parking is STORAGE: (Check A. Storage is The right	ental fee shall be an addi registered and operable n enant shall park in assigi tor vehicle fluids shall no if any kind is not permitted s not permitted on the real	notor vehicles, except for the ned space(s) only. Parking the parked on the Premishing parking space(s) or else property of which the Premishing space(s) or else property of which the Premishing space(s).	per month. Parking s crailers, boats, campe g space(s) are to be ses. Mechanical work ewhere on the Premis nises is a part.	pace(s) are to ers, buses or tr kept clean. Ve k, or storage of ses except as s oursuant to par	be used only for parking rucks (other than pick-up hicles leaking oil, gas or if inoperable vehicles, or	
OR 9.	property Tenant si waste or B. Except fo UTILITIES: Tenant except addendum. If any directed by Hous Commencement Description telephone line to the A. Water St. usage ba B. Gas Mete	Tenant owns, and shall not store any impropother inherently dangerous Tenant's personal propent agrees to pay for all utilities are not separately sing Provider. If utilities Date. Housing Provider is the Premises. Tenant shall ubmeters: Water use on the submeter. See the Premises does not the submeter of the premise of the premis	ot store property claimed berly packaged food or pers material, or illegal substarty, contained entirely with tilities and services, and to which shall be permetered, Tenant shall pay are separately metered, sonly responsible for instart pay any cost for conversion the Premises is measured attached Water Submeter thave a separate gas meters.	by another or in which ishable goods, flammonces. In the Premises, storate following charges aid for by Housing Parant's proportion. Tenant shall place alling and maintaining from existing utilities by a submeter and Taddendum (C.A.R. Fer.	n another has a mable materials age is not perms: rovider, or all share, as real utilities in Teng one usable as service provice and twill be s	any right, title or interest. s, explosives, hazardous itted on the Premises. as agreed on a separate asonably determined and enant's name as of the telephone jack and one der. eparately billed for water	
10.	CONDITION OF F fixtures, including (Check all that ap	PREMISES: Tenant has essented and carbo pply:)	s not have a separate elect examined Premises and, it on monoxide detector(s). ondition of these items is c	any, all furniture, fu			
RLI	B. (i) Housing this Agreed complete within that	ement; \square prior to the Corand return the MII to Hous	Tenant a statement of cormmencement Date; witl witlesing Provider within 3 (or [e deemed Tenant's Acknows Initials/	nin 3 days after the) days after D	Commenceme elivery. Tenant addition as state	nt Date. (ii) Tenant shall is failure to return the MII	

Prei	nises	: Date:
		C. Tenant will provide Housing Provider a list of items that are damaged or not in operable condition within 3 (or days after Commencement Date, not as a contingency of this Agreement but rather as an acknowledgment of the condition of the Premises.
		D. Other:
11.	MA	NTENANCE USE AND REPORTING:
		Tenant shall properly use, operate and safeguard Premises, including if applicable, any landscaping, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, carbon monoxide detector(s) and smoke alarms, and keep them and the Premises clean, sanitary and well ventilated. Tenant shall be responsible for any additional phone lines beyond the one line and jack that Housing Provider shall provide and maintain. Tenant shall replace any burned out or malfunctioning light bulbs. Tenant shall immediately notify Housing Provider, in writing, of any problem, malfunction or damage with any item including carbon monoxide detector(s) and smoke alarms on the property. Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines. Housing Provider Tenant shall water the garden, landscaping, trees and shrubs, except:
	C.	Housing Provider Tenant shall maintain the garden, landscaping, trees and shrubs, except:
	D.	Housing Provider Tenant shall maintain .
	E. F.	Housing Provider and Tenant agree that State or local water use restrictions shall supersede any obligation of Housing Provider or Tenant to water or maintain any garden, landscaping, trees or shrubs pursuant to paragraphs 11B, 11C , and 11D . Tenant's failure to maintain any item for which Tenant is responsible shall give Housing Provider the right to hire someone to perform such maintenance and charge Tenant to cover the cost of such maintenance. The following items of personal property are included in the Premises without warranty and Housing Provider will not maintain,
	H. I.	repair or replace them: Tenant understands that if Premises is located in a Common Interest Development, Housing Provider may not have authority or control over certain parts of the Premises such as roof, electrical, gas or plumbing features inside certain walls, and common areas such as landscaping, shared parking structure or garage. Tenant shall not use the premises to plant, grow, cultivate or sell marijuana.
12		GHBORHOOD CONDITIONS: Tenant is advised to satisfy himself or herself as to neighborhood or area conditions, including,
12.	but fire tele exis odo of c	not limited to, schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, protection, other governmental services, availability, adequacy and cost of any wired, wireless internet connections or other communications or other technology services and installations, proximity to commercial, industrial or agricultural activities, ting and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or r from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition ommon areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements
40		preferences of Tenant.
	with	'S: Unless otherwise provided in California Civil Code § 54.2, or other law, no animal or pet shall be kept on or about the Premises out Housing Provider's prior written consent, ☐ except as agreed to in the attached Pet Addendum (C.A.R. Form PET).
14.		OKING:
	В.	(i) Tenant is responsible for all damage caused by smoking including, but not limited to stains, burns, odors and removal of debris; (ii) Tenant acknowledges that in order to remove odor caused by smoking, Housing Provider may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced or repainted. Such actions and other necessary steps will impact the return of any security deposit. The Premises or common areas may be subject to a local non-smoking ordinance. NO SMOKING of any substance is allowed on the Premises or common areas. If smoking does occur on the Premises or common areas, (i) Tenant is in material breach of this Agreement; (ii) Tenant, guests, and all others may be required to leave
		the Premises. Smoking of the following substances only is allowed:
15.	A.	Tenant agrees to comply with all Housing Provider rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests, invitees and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, under federal, state or local law including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises. (If applicable, check one) (1) Housing Provider shall provide Tenant with a copy of the rules and regulations within days or
		(2) Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.
16.		f checked) CONDOMINIUM; PLANNED UNIT DEVELOPMENT: The Premises are a unit in a condominium, planned unit development, common interest subdivision or other development governed by a homeowners' association ("HOA"). The name of the HOA is Tenant agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations and decisions ("HOA Rules"). Tenant shall reimburse Housing Provider for any fines or charges imposed by HOA or other authorities, due to any violation by Tenant, or the guests or licensees of Tenant or Housing Provider shall have the right to deduct such amounts from
	В.	the security deposit. If applicable, Tenant is required to pay a fee to the HOA to gain access to certain areas within the development such as but not necessarily including or limited to the front gate, pool, and recreational facilities. If not specified in paragraph 5 , Tenant is
	C.	solely responsible for payment and satisfying any HOA requirements prior to or upon or after the Commencement Date. (Check one)
	OR	(1) Housing Provider shall provide Tenant with a copy of the HOA Rules within days or (2) Tenant has been provided with, and acknowledges receipt of, a copy of the HOA Rules.
RLI	им ғ	REVISED 12/22 (PAGE 3 OF 9) Tenant's Initials / Housing Providers Initials /

Prer	nises):		Date:
	(i) Tor conail Ten	Fenant shall not make any repairs, alterations or improchanging locks, installing antenna or satellite dish(es), sor adhesive materials; (ii) Housing Provider shall n	ove pla ot b	law or paragraph 25C , without Housing Provider's prior written consent, ments in or about the Premises including: painting, wallpapering, adding cing signs, displays or exhibits, or using screws, fastening devices, large e responsible for the costs of alterations or repairs made by Tenant; (iii), alterations or improvements; and (iv) any deduction made by Tenant
		Tenant acknowledges receipt of (or Tenant will rece	ive	prior to the Commencement Date, or):
		key(s) to Premises,		remote control device(s) for garage door/gate opener(s),
		key(s) to mailbox,		
		key(s) to common area(s),		
	B. C.	Tenant acknowledges that locks to the Premises If Tenant re-keys existing locks or opening devices Tenant shall pay all costs and charges related to loinstalled by Tenant.	3, T	v e, \square have not, been re-keyed. enant shall immediately deliver copies of all keys to Housing Provider. of any keys or opening devices. Tenant may not remove locks, even if
19.		TRY:		
	A. B.	make necessary or agreed repairs (including, but n and carbon monoxide devices, and bracing, anch presence of mold), decorations, alterations, or impreto prospective or actual purchasers, tenants, mortg Persons"). Tenant agrees that Housing Provider, Br Housing Provider and Tenant agree that 24-hour wr (1) 48-hour written notice is required to conduct a Tenant waives the right to such notice.	ot l ove age oke itte an	vider or Housing Provider's representative for the purpose of entering to imited to, installing, repairing, testing, and maintaining smoke detectors and or strapping water heaters, or repairing dilapidation relating to the ments; or supplying necessary or agreed services; or to show Premises ees, lenders, appraisers, contractors and others (collectively "Interested or and Interested Persons may take photos of the Premises. In notice shall be reasonable and sufficient notice, except as follows: inspection of the Premises prior to the Tenant moving out, unless the
		show the premises (C.A.R. Form NSE), then, for orally to show the Premises to actual or prospe	or tl ctiv	t that the Premises are for sale and that Tenant will be notified orally to ne next 120 days following the delivery of the NSE, notice may be given e purchasers. and Tenant orally agree to an entry for agreed services or repairs if the
		date and time of entry are within one week of the (4) No notice is required: (i) to enter in case of an (iii) if the Target has also also also also also also also al	eme	ergency; (ii) if the Tenant is present and consents at the time of entry; or
	C.	(iii) if the Tenant has abandoned or surrendere		le Premises. /lockbox to allow entry into the Premises and agrees to sign a keysafe/
		lockbox addendum (C.A.R. Form KLA).		
20.	A.	media to Interested Persons. Tenant agrees that exterior and interior of the Premises ("Images") for Broker's website, the MLS, and other marketing ma Internet neither Broker nor Housing Provider has of the Images, or how long such Images may remain from view, anything of a personal nature which Te family photos, documents, or other valuables.	Bro stat teri ontr av nar	ental it is often necessary to provide photographs, virtual tours and other ker may photograph or otherwise electronically capture images of the ic and/or virtual tours of the Premises by Interested Persons for use on als and sites. Tenant acknowledges that once Images are placed on the ol over who can view such Images and what use viewers may make of ailable on the Internet. Tenant is advised to store or otherwise remove it would not want to appear in any Images, including but not limited to,
21.		images of the Premises. Tenant understands that Images by any such persons. Once Images are ta	Bro ker view	sons coming onto the Premises may take photographs, videos or other older does not have the ability to control or block the taking and use of and/or put into electronic display on the Internet or otherwise, neither as such Images nor what use viewers may make of the Images. SALE/LEASE signs on the Premises.
	AS	SIGNMENT; SUBLETTING:		•
		interest in it, without Housing Provider's prior writ or subletting of Premises or this Agreement or ter the option of Housing Provider, terminate this Agr Housing Provider an application and credit inform written agreement with Housing Provider and Tenar shall not be construed as consent to any subsect Tenant's obligations under this Agreement.	ten nan eer natio nt. I	parking or storage spaces, or assign or transfer this Agreement or any consent. Unless such consent is obtained, any assignment, transfer cy, by voluntary act of Tenant, operation of law or otherwise, shall, at nent. Any proposed assignee, transferee or sublessee shall submit to on for Housing Provider's approval and, if approved, sign a separate Housing Provider's consent to any one assignment, transfer or sublease, nt assignment, transfer or sublease and does not release Tenant of
		arranged through AirBnB, VRBO, HomeAway or other	er sl	
23.	JOI resp	Any violation of this prohibition is a non-curable, mate NT AND INDIVIDUAL OBLIGATIONS: If there is consible for the performance of all obligations of Ter ether or not in possession.	m	ore than one Tenant, each one shall be individually and completely under this Agreement, jointly with every other Tenant, and individually,
	PO : A . OR B .	 (1) Tenant is not in possession of the Premise Commencement Date, such Date shall be ex Housing Provider is unable to deliver possessi Date, Tenant may terminate this Agreement by and security deposit paid. (2) Possession is deemed terminated when Tenan Tenant is already in possession of the Premise 	ten ion y gi t ha	f Housing Provider is unable to deliver possession of Premises on ded to the date on which possession is made available to Tenant. If within 5 (or) calendar days after agreed Commencement ving written notice to Housing Provider, and shall be refunded all Rent as returned all keys to the Premises to Housing Provider.
KLI	viivi t	REVISED 12/22 (PAGE 4 OF 9) Tenant's Initials		/Housing Providers Initials/

20.	A. Upon termination of this Agreement, Tenant shall: (i) give Housing Provider all copies of all keys and any opening devices to Premises, including any common areas; (ii) vacate and surrender Premises to Housing Provider, empty of all persons; and personal property belonging to Tenant (iii) vacate any/all parking and/or storage space; (iv) clean and deliver Premises, as specified in paragraph C below, to Housing Provider in the same condition as referenced in paragraph 10; (v) remove all debris; (vi) give written notice to Housing Provider of Tenant's forwarding address; and (vii)
	B. All alterations/improvements made by or caused to be made by Tenant, with or without Housing Provider's consent, become the property of Housing Provider upon termination. Housing Provider may charge Tenant for restoration of the Premises to the
26.	condition it was in prior to any alterations/improvements. C. Right to Pre-Move-Out Inspection and Repairs: (i) After giving or receiving notice of termination of a tenancy (C.A.R. Form NTT), or before the expiration of this Agreement, Tenant has the right to request that an inspection of the Premises take place prior to termination (C.A.R. Form NRI). If Tenant requests such an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. (ii) Any repairs or alterations made to the Premises as a result of this inspection (collectively, "Repairs") shall be made at Tenant's expense. Repairs may be performed by Tenant or through others, who have adequate insurance and licenses and are approved by Housing Provider. The work shall comply with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. (iii) Tenant shall: (a) obtain receipts for Repairs performed by others; (b) prepare a written statement indicating the Repairs performed by Tenant and the date of such Repairs; and (c) provide copies of receipts and statements to Housing Provider prior to termination. Paragraph 25C does not apply when the tenancy is terminated pursuant to California Code of Civil Procedure § 1161(2), (3), or (4). BREACH OF CONTRACT; EARLY TERMINATION: In addition to any obligations established by paragraph 25, in the event of
	termination by Tenant prior to completion of the original term of the Agreement or any extension, Tenant shall also be responsible for lost Rent, rental commissions, advertising expenses and painting costs necessary to ready Premises for re-rental. Housing Provider may withhold any such amounts from Tenant's security deposit.
27.	TEMPORARY RELOCATION: Subject to local law, Tenant agrees, upon demand of Housing Provider, to temporarily vacate Premises for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other repairs to Premises. Tenant agrees to comply with all instructions and requirements necessary to prepare Premises to accommodate pest control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables and valuables. Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises.
28.	DAMAGE TO PREMISES: If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty that render Premises totally or partially uninhabitable, either Housing Provider or Tenant may terminate this Agreement by giving the other written notice. Rent shall be abated as of the date Premises become totally or partially uninhabitable. The abated amount shall be the current monthly Rent prorated on a 30-day period. If the Agreement is not terminated, Housing Provider shall promptly repair the damage, and Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of Premises. If damage occurs as a result of an act of Tenant or Tenant's guests, only Housing Provider
29.	shall have the right of termination, and no reduction in Rent shall be made. INSURANCE: A. Tenant's, guest's, invitees or licensee's personal property and vehicles are not insured by Housing Provider, manager or, if
	applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is advised to carry Tenant's own insurance (renter's insurance) to protect Tenant from any such loss or damage.
	 B. Tenant shall comply with any requirement imposed on Tenant by Housing Provider's insurer to avoid: (i) an increase in Housing Provider's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance. C. Tenant shall obtain liability insurance, in an amount not less than \$, naming Housing Provider and, if applicable, Property Manager as additional insured for injury or damage to, or upon, the Premises during the term of this agreement or any extension. Tenant shall provide Housing Provider a copy of the insurance policy before commencement of this Agreement, and a rider prior to any renewal.
30.	WATERBEDS/PORTABLE WASHERS: Tenant shall not use or have waterbeds on the Premises unless: (i) Tenant obtains a valid waterbed insurance policy; (ii) Tenant increases the security deposit in an amount equal to one-half of one month's Rent; and (iii) the bed conforms to the floor load capacity of Premises. Tenant shall not use on the Premises Portable Dishwasher Portable Washing Machine.
31. 32	WAIVER: The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach. NOTICE: Notices may be served at the following address, or at any other location subsequently designated: Housing Provider: Tenant:
33.	TENANT ESTOPPEL CERTIFICATE : Tenant shall execute and return a tenant estoppel certificate delivered to Tenant by Housing Provider or Housing Provider's agent within 3 days after its receipt (C.A.R. Form TEC). Failure to comply with this requirement shall be deemed Tenant's acknowledgment that the tenant estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.
34.	REPRESENTATION A. TENANT REPRESENTATION; OBLIGATIONS REGARDING OCCUPANTS; CREDIT: Tenant warrants that all statements in Tenant's rental application are accurate. Housing Provider requires all occupants 18 years of age or older and all emancipated minors to complete a lease rental application. Tenant acknowledges this requirement and agrees to notify Housing Provider when any occupant of the Premises reaches the age of 18 or becomes an emancipated minor. Tenant authorizes Housing Provider and Broker(s) to obtain Tenant's credit during the tenancy in connection with a modification of this Agreement. Before occupancy begins, Housing Provider may cancel this Agreement upon disapproval of the credit report(s) or upon discovering that information in Tenant's application is false. During the tenancy, Housing Provider may reject any such modification upon disapproval of the credit report(s) obtained in connection with the modification. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of payment and other obligations under

Premises:

this Agreement.

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25. TENANT'S OBLIGATIONS UPON VACATING PREMISES:

Housing Providers Initials

Date:

Pren	nises	Date:
		HOUSING PROVIDER REPRESENTATIONS: Housing Provider warrants that, unless otherwise specified in writing, Housing Provider is unaware of (i) any recorded Notices of Default affecting the Premise; (ii) any delinquent amounts due under any loan secured by the Premises; and (iii) any bankruptcy proceeding affecting the Premises.
		DIATION:
	A.	Consistent with paragraphs B and C below, Housing Provider and Tenant agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action.
	B.	The following matters are excluded from mediation: (i) an unlawful detainer action; (ii) the filing or enforcement of a mechanic's lien; and (iii) any matter within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional
	C.	remedies, shall not constitute a waiver of the mediation provision. Housing Provider and Tenant agree to mediate disputes or claims involving Listing Agent, Leasing Agent or property manager ("Broker"), provided Broker shall have agreed to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to such Broker. Any election by Broker to participate in mediation shall not result in Broker being deemed a party to
20	A T.T	this Agreement.
ახ.		CORNEY FEES: In any action or proceeding arising out of this Agreement, the prevailing party between Housing Provider and ant shall be entitled to reasonable attorney fees and costs collectively not to exceed \$1,000 (or \$), except as
	prov	ided in paragraph 35A.
		R. FORM: C.A.R. Form means the specific form referenced or another comparable form agreed to by the parties. TUTORY DISCLOSURES:
.		MOLD AND DAMPNESS: Exposure to mold may have potential health risks. Tenant acknowledges receipt of the attached booklet titled, "Information on Dampness and Mold for Renters in California" before signing this Residential Lease or Month-to-
	В.	Month Rental Agreement. LEAD-BASED PAINT (If checked): Premises were constructed prior to 1978. In accordance with federal law, Housing
		Provider gives and Tenant acknowledges receipt of the disclosures on the attached form (C.A.R. Form LPD) and a federally
	C.	approved lead pamphlet. PERIODIC PEST CONTROL (CHECK IF EITHER APPLIES):
		(1) Housing Provider has entered into a contract for periodic pest control treatment of the Premises and shall give Tenant a copy of the notice originally given to Housing Provider by the pest control company.
		(2) Premises is a house. Tenant is responsible for periodic pest control treatment.
	D.	■ METHAMPHETAMINE CONTAMINATION: Prior to signing this Agreement, Housing Provider has given Tenant a notice that a health official has issued an order prohibiting occupancy of the property because of methamphetamine contamination. A copy of the notice and order are attached.
	E.	BED BUGS : Housing Provider has no knowledge of any infestation in the Premises by bed bugs. See attached Bed Bug Disclosure (C.A.R. Form BBD) for further information. Tenant shall report suspected bed bug infestation to Housing Provider
	_	or, if applicable, property manager and cooperate with any inspection for and treatment of bed bugs. Housing Provider will notify tenants of any units infested by bed bugs.
	F.	MEGAN'S LAW DATABASE DISCLOSURE: Notice: Pursuant to § 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov . Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Housing Provider nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information disagety from this website.)
	G.	directly from this website.) RESIDENTIAL ENVIRONMENTAL HAZARDS BOOKLET: Tenant acknowledges receipt of the residential environmental hazards booklet.
	H.	MILITARY ORDNANCE DISCLOSURE: (If applicable and known to Housing Provider) Premises are located within one mile of an area once used for military training, and may contain potentially explosive munitions.
	I.	FLOOD HAZARD DISCLOSURE: Flooding has the potential to cause significant damage to personal property owned by Tenant. See attached Tenant Flood Hazard Disclosure (C.A.R. Form TFHD) for additional information.
	J. K.	☐ DEATH ON THE PREMISES: An occupant of the Premises died on the Premises in the last three years. (Note to Housing Provider: the manner of death may be a material fact to the tenant, and should be disclosed in 38K , except for death by HIV/AIDS.) ☐ OTHER MATERIAL FACTS:
••		
		EVICEMEMBERS CIVIL RELIEF ACT: Notwithstanding anything to the contrary in paragraphs 2, 4, 26 or elsewhere in this element, the Servicemembers Civil Relief Act applies to this Agreement and any effort to terminate it, as specified in §§ 3951
	and	3955 of the Act. E OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are
	inco	rporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their
		ement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be
	give	n full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed
except in writing. This Agreement is subject to California Housing Provider-tenant law and shall incorpor		ept in writing. This Agreement is subject to California Housing Provider-tenant law and shall incorporate all changes required by

amendment or successors to such law. This Agreement and any supplement, addendum or modification, including any copy, may

___/ _____Housing Providers Initials _

be signed in two or more counterparts, all of which shall constitute one and the same writing.

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Pr	emise	es:Date:
41	I. A	GENCY:
		CONFIRMATION: The following agency relationship(s) are hereby confirmed for this transaction:
		Housing Provider's Brokerage Firm License Number
		Is the broker of (check one): the Housing Provider; or both the Tenant and Housing Provider (Dual Agent).
		Housing Provider's Agent License Number
		Is (check one): The Housing Provider's Agent. (salesperson or broker associate); or both the Tenant's and Housing
		Provider's Agent (Dual Agent).
		Tenant's Brokerage Firm License Number
		Is the broker of (check one): the Tenant; or both the Tenant and Housing Provider. (Dual Agent).
		Tenant's Agent License Number
		Is (check one): the Tenant's Agent. (salesperson or broker associate); or both the Tenant's and Housing Provider's Agent
		(Dual Agent).
	B	DISCLOSURE: (If checked): The term of this Agreement exceeds one year. A disclosure regarding real estate agency
	ъ.	relationships (C.A.R. Form AD) has been provided to Housing Provider and Tenant, who each acknowledge its receipt.
	C	TERMINATION OF AGENCY RELATIONSHIP:
	0.	(1) Housing Provider and Tenant acknowledges and agrees that unless Broker is the property manager, or as specified in (2)
		below, once Housing Provider and Tenant enter into this Agreement, (i) Broker will not represent Owner in any manner
		regarding the management of the Premises; and (ii) Any representation duties that Broker may owe to, and any agency
		relationship that Broker may have with, either Housing Provider or Tenant, is terminated.
		(2) Notwithstanding paragraph 41C(1) , Broker duties and responsibilities to either Housing Provider or Tenant will terminate
		upon the last to occur of the following (choose all that apply): Tenant occupancy, Delivering to Tenant keys or other
		means of entering the Premises, Tenant walkthrough, Completion of Move In Inspection (C.A.R. Form MII).
42	2. 🗆	TENANT COMPENSATION TO BROKER: Upon execution of this Agreement, Tenant agrees to pay compensation to Broker
	L	as specified in a separate written agreement between Tenant and Broker.
43	3. NO	OTICE OF RIGHT TO RECEIVE FOREIGN LANGUAGE TRANSLATION OF LEASE/RENTAL AGREEMENTS: California Civil
		ode requires a Housing Provider or property manager to provide a tenant with a foreign language translation copy of a lease or
		ntal agreement if the agreement was negotiated primarily in Spanish, Chinese, Korean, Tagalog or Vietnamese. If applicable,
		very term of the lease/rental needs to be translated except for, among others, names, dollar amounts and dates written as
		imerals, and words with no generally accepted non-English translation.
44		WNER COMPENSATION TO BROKER: Upon execution of this Agreement, Owner agrees to pay compensation to Broker as
		pecified in a separate written agreement between Owner and Broker (C.A.R. Form LL or LCA).
		ECEIPT: If specified in paragraph 5 , Housing Provider or Broker, acknowledges receipt of move-in funds.
46		THER TERMS AND CONDITIONS; If checked, the following ATTACHED documents are incorporated in this Agreement:
		Keysafe/Lockbox Addendum (C.A.R. Form KLA); Lead-Based Paint and Lead-Based Paint Hazards Disclosure (C.A.R. Form LPD);
		Lease/Rental Mold and Ventilation Addendum (C.A.R. Form LRM); Landlord in Default Addendum (C.A.R. Form LID);
		Parking and Storage Disclosure (C.A.R. Form PSD); X Bed Bug Disclosure (C.A.R. Form BBD); X Tenant Flood Hazard
	Di	sclosure (C.A.R. Form TFHD); X Rent Cap and Just Cause Addendum (C.A.R. Form RCJC)
	$\overline{\mathbf{X}}$	Other Documents/Addenda: Code of Conduct Policy
	4.2	
	\Box	Other Terms:
	Ш	Other remis.
47	7	EGALLY AUTHORIZED SIGNER: Wherever the signature or initials of the Legally Authorized Signer identified in paragraphs 50
71		51 appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity
	des	scribed and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer (i) represents that the entity
	for	which that person is acting already exists and is in good standing to do business in California, and (ii) shall Deliver to the other
	Pai	rty, upon request, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or
	Ce	rtification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or
		mation documents of the business entity).
48	3. 📋	INTERPRETER/TRANSLATOR: The terms of this Agreement have been interpreted for Tenant into the following language:
		. Housing Provider and Tenant acknowledge receipt of the attached interpreter/
		translator agreement (C.A.R. Form ITA).
49		ne Premises is being managed by Owner, (or, if checked):
		Housing Provider's Brokerage Firm in Real Estate Brokerage section \Box Tenant's Brokerage Firm in Real Estate Brokers section
		Property Management firm immediately below
	Re	eal Estate Broker (Property Manager) DRE Lic #
	Àc	gent) DRE Lic # Idress Telephone #
Г		Ising Provider and Tenant acknowledge and agree Brokers: (a) do not guarantee the condition of the Premises; (b)
		not verify representations made by others; (c) cannot provide legal or tax advice; (d) will not provide other advice or
		rmation that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore,
		rokers are not also acting as Housing Provider in this Agreement, Brokers: (e) do not decide what rental rate a
	II DI	ant should pay or Housing Provider should accept; and (f) do not decide upon the length or other terms of this
	Δ ar	eement. Housing Provider and Tenant agree that they will seek legal, tax, insurance and other desired assistance
	from	appropriate professionals.
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Housing Providers Initials

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	es:		Date:
	enant agrees to rent the Premises on the above ter ENTITY TENANT: (Note: If this paragraph is of RCSD) is not required for the Legally Authorized Signature (1) One or more Tenant is a trust, corporation, LLC (2) This Agreement is being Signed by a Legally Arindividual. See paragraph 47 for additional term (3) The name(s) of the Legally Authorized Signer(s) (4) If a trust, identify Tenant as trustee(s) of the trust or Doe Revocable Family Trust). (5) If the entity is a trust or under probate, the follow	completed, a Representative gners designated below.) C, probate estate, partnership, Authorized Signer in a represens. s) is: st or by simplified trust name (holding a power of attorney or other entity. entative capacity and not for him/herself as an
В	. TENANT SIGNATURE(S):		·
(8	Signature) By,		Date:
	Printed name of Tenant:		
	Printed Name of Legally Authorized Signer:		Title, if applicable,
	Printed Name of Legally Authorized Signer: Address Text	City	State _ CA _ Zip
	Telephone Text	E-mail	
(5	Signature) By,		Date:
	Printed Name of Legally Authorized Signer:		Title, if applicable,
	Address Telephone Text	City	State Zip
	☐ IF MORE THAN TWO SIGNERS, USE Addi	tional Signature Addendum (C	C.A.R. Form ASA).
	enforcing the Agreement; (ii) consent to any chang Housing Provider and Tenant; and (iii) waive an proceed against Tenant for any default occurring ur Guarantor (Print Name)	y right to require Housing P nder this Agreement before se	rovider and/or Housing Provider's agents to eking to enforce this Guarantee.
	Guarantor		Date
	GuarantorAddress	City	Date StateZip
-4 11	GuarantorAddress Text	City E-mail	DateZip
	Guarantor Address Telephone Text Ousing Provider (owner or agent for owner) agree (C.A.R. Form RCSD) is not required for the Legally (1) One or more Housing Provider is a trust, corpother entity. (2) This Agreement is being Signed by a Legally Aindividual capacity. See paragraph 47 for additional capacity capacity. See paragraph 47 for additional capacity capacity. See paragraph 47 for additional c	City E-mail res to rent the Premises on ragraph is completed, a Repressionation, LLC, probate estate Authorized Signer in a repressional terms. s) is: of the trust or by simplified trust	DateStateZip
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B	Guarantor Address Telephone Text ousing Provider (owner or agent for owner) agre ENTITY HOUSING PROVIDER: (Note: If this part (C.A.R. Form RCSD) is not required for the Legally (1) One or more Housing Provider is a trust, corporate entity. (2) This Agreement is being Signed by a Legally A individual capacity. See paragraph 47 for addir (3) The name(s) of the Legally Authorized Signer(s) (4) If a trust, identify Housing Provider as trustee(s) co-trustee or Doe Revocable Family Trust). (5) If the entity is a trust or under probate, the follow. HOUSING PROVIDER SIGNATURE(S):	City E-mail Res to rent the Premises on a ragraph is completed, a Repressionation, LLC, probate estate authorized Signer in a repressional terms. Si is: of the trust or by simplified trusting is the full name of the trust	Date State Zip the above terms and conditions. esentative Capacity Signature Disclosure formed below.) e, partnership, holding a power of attorney of entative capacity and not for him/herself as are ust name (ex. John Doe, co-trustee, Jane Doe tor probate case, including case #:
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Premises:				Date:			
REAL ESTA	ATE BROKERS:						
	tate brokers who are not also rand Tenant.	Housing Provider under	this Agreement a	are not parties to	the Agreen	nent between H	lousing
C. COOPI Broker Propert	relationships are confirmed in ERATING BROKER COMPEN agrees to accept: (i) the amour y is offered for sale or lease or n Listing Broker and Cooperation	provided Coopera	ting Broker is a Pa	articipant o	f the MLS in wh	ich the	
Tenant's Bro	kerage Firm				DRE Lic.	#	
By (Agent)				DRE Lic. # _		Date	
					_ State	Zip	
	Text _		E-mail				
Housing Pro	vider's Brokerage Firm			DR	E Lic. #		_
By (Agent)				DRE Lic. #		Date	
		City			_State	Zip	
	Text _		E-mail				

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525 South Virgil Avenue, Los Angeles, California 90020





BED BUG DISCLOSURE

(C.A.R. Form BBD, Revised 12/18) (California Civil Code §1954.603)

	·					
	The following terms and conditions are hereby incorporated in and made a part of the: Residential Lease or Month-to-Month Rental agreement, ("Agreement"), dated, on property known as					
in ۱	which is referred to as ("Tenant")					
an	d is referred to as ("Landlord").					
INF	FORMATION ABOUT BED BUGS:					
1.	Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.					
2.	Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.					
3.	Bed bugs can survive for months without feeding.					
4. -	Bed Bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.					
5.	 Common signs and symptoms of a possible bed bug infestation: Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls. Molted bed bug skins, white, sticky eggs, or empty eggshells. Very heavily infested areas may have a characteristically sweet odor. Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do 					
6.	not show bed bug lesions on their bodies even though bed bugs may have fed on them. For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.					
7. 8.	<u>. </u>					
ass gu	nant agrees to release, indemnify, hold harmless and forever discharge Landlord and Landlord's employees, agents, successors and signs from any and all claims, liabilities or causes of action of any kind that Tenant, members of Tenant's household or Tenant's ests or invitees may have at any time against Landlord or Landlord's agents resulting from the presence of bedbugs due to Tenant's ure to comply with this Bed Bug Disclosure.					
	e foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document. te Date					

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Landlord

Landlord

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Tenant

Tenant

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BBD REVISED 12/18 (PAGE 1 OF 1)

BED BUG DISCLOSURE (BBD PAGE 1 OF 1)



TENANT FLOOD HAZARD DISCLOSURE

(C.A.R. Form TFHD, Revised 12/18)

in w	on property known asin which	is referred to as ("Tenant")				
	and	• • • • • • • • • • • • • • • • • • • •				
INF	INFORMATION ABOUT FLOOD HAZARDS: Tenant is informed of the following:					
1.	1. The Property is not located in a special flood hazard area or an area of potential	flooding.				
OR	OR					
	The Property is located in a special flood hazard area or an area of potential flooding Property is deemed to be in a special flood hazard area or area of potentially flooding					
	 A. The owner has actual knowledge of that fact. B. The owner has received written notice from any public agency stating the hazard area or an area of potential flooding. C. The Property is located in an area in which the owner's mortgage holder requ D. The owner currently carries flood insurance. 					
2.						
3.		consider purchasing renter's insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other				
4.	4. The owner is not required to provide additional information concerning the flood haz provided pursuant to this section (California Government Code section 8589.45) is decented.					
The	The foregoing terms and conditions are hereby agreed to, and the undersigned acknowled	ge receipt of a copy of this document.				
Dat	Date Date					
Ter	Tenant Landlord					
	Tenant Landlord					

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525 South Virgil Avenue, Los Angeles, California 90020



TFHD REVISED 12/18 (PAGE 1 OF 1)

TENANT FLOOD HAZARD DISCLOSURE (TFHD PAGE 1 OF 1)



RENT CAP AND JUST CAUSE ADDENDUM

(NOTE: STATE OR LOCAL COVID-19 LAWS MAY LIMIT THE AVAILABILITY OF CERTAIN EXEMPTIONS. CHECK WITH LEGAL COUNSEL BEFORE PROCEEDING.) (C.A.R. Form RCJC, 12/20)

The following terms and	conditions are hereby incorporated	and made part of the	Residential Lease or N	√onth-to-Month
Rental Agreement dated	on property known as			
in which			is referred	to as "Tenant"
and			is referred to	as "Landlord".

I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

With certain exemptions, Landlord may be subject to the rent cap and just cause eviction provisions of the Civil Code. Landlord informs Tenant of the following:

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the Tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the Tenants has continuously occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

II. EXEMPTIONS TO BOTH RENT CAP REQUIREMENTS AND JUST CAUSE EVICTIONS*:

- 1. Housing that has been issued a certificate of occupancy within the previous 15 years.
- 2. A property containing two separate dwelling units (excluding ADUs and junior ADUs) within a single structure in which one of the units was Owner occupied at the commencement and throughout the tenancy.
- 3. <u>Single Family Residential</u> property (including a condominium and units in planned developments) that is alienable separate from the title to any other dwelling unit if the notice below is checked and delivered to the Tenant:

Notice of Exemption: This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code AND the Owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

III. ADDITIONAL EXEMPTIONS ONLY APPLICABLE TO JUST CAUSE EVICTIONS*:

- 1. Housing accommodations in which the Tenant shares bathroom or kitchen facilities with the Owner who maintains their principal residence at the residential real property.
- 2. Single-family Owner-occupied residences, including a residence in which the Owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit.

IV. RENT CAP REQUIREMENTS

- 1. Subject to certain provisions of Civil Code Section 1947.12 subdivision (b), an Owner of real property shall not increase the rental rate for that property more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest rental amount charged for that property at any time during the 12 months prior to the effective date of the increase.
- 2. If the same Tenant remains in occupancy over any 12-month period, the gross rental rate shall not be increased in more than two increments over that 12-month period.
- **3.** For a new tenancy in which no Tenant from the prior tenancy remains, the Owner may establish the initial rate not subject to paragraph 1 of this section. Paragraph 1 of this section is only applicable to subsequent increases after the initial rental rate has been established.

V. JUST CAUSE REASONS FOR TERMINATION OF TENANCY

1. "At-Fault" Reasons:

A. Default in payment of rent.

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RCJC 12/20 (PAGE 1 OF 2)

EQUAL HOUSING OPPORTUNITY

- **B.** Breach of a material term of the lease, as described in Code of Civil Procedure Section 1161, paragraph (3), including but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
- **C.** Maintaining, committing, or permitting the maintenance of a nuisance as described in Code of Civil Procedure Section 1161, paragraph (4).
- D. Committing waste as described in Code of Civil Procedure Section 1161, paragraph (4).
- **E.** The Tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the Owner, the Tenant refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate Section 1946.1 or any other provision of law.
- **F.** Criminal activity by the Tenant on the residential real property, including any common areas, or any criminal threat, as defined in Penal Code Section 422, subdivision (a), directed to any Owner or agent of the Owner of the premises.
- **G.** Assigning or subletting the premises in violation of the Tenant's lease.
- H. The Tenant's refusal to allow the Owner to enter the residential real property pursuant to a request consistent with Civil Code Sections 1101.5 and 1954, and Health and Safety Code Sections 13113.7 and 17926.1.
- I. Using the premises for an unlawful purpose as described in Code of Civil Procedure Section 1161, paragraph (4).
- **J.** When the Tenant fails to deliver possession of the residential real property after providing the Owner written notice of Tenant's intention to terminate the hiring of real property or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice.

2. "No-fault" Reasons:

- **A.** Intent to occupy the residential real property by the Owner or their spouse, domestic partner, children, grandchildren, parents or grandparents (Owner/family move-in). Tenant and Owner hereby agree that the Owner shall have the right to terminate the lease if the Owner, or their spouse, domestic partner, children, grandchildren, parents or grandparents, unilaterally decide to occupy the residential property. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.
- **B.** Withdrawal of the Premises from the rental market. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.
- **C.** Unsafe habitation, as determined by a government agency that has issued an order to vacate, or to comply, or other order that necessitates vacating the residential property.
- **D.** Intent to demolish or substantially remodel the residential real property. "Substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit that cannot be accomplished in a safe manner with the Tenant in place, and that requires Tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone do not qualify.

3. Just Cause Notices:

- A. Curable "At-Fault" Reasons: Before the Owner can terminate the tenancy for an At-Fault Just Cause violation that is curable, the Owner must first provide notice to cure giving the Tenant an opportunity to cure the violation pursuant to Code of Civil Procedure Section 1161, paragraph (3).
- **B.** Tenant Payments Pursuant to "No-Fault" Eviction: (1) If Owner issues a termination of tenancy under a No-Fault Just Cause, Owner notifies Tenant of the right to direct payment relocation assistance equal to one month of the Tenant's rent in effect at the time of the termination and shall be provided within 15 calendar days of service of the notice. (2) In lieu of direct payment, Owner may waive the payment of rent for the final month of tenancy prior to the rent becoming due. The notice shall state the amount of rent waived and that no rent is due for the final month of tenancy.

*NOTE: Other exemptions under the Civil Code may apply. Additionally, this property may be subject to local rent cap and just cause eviction controls, which may impose additional restrictions. Landlord is strongly advised to seek counsel from a qualified real estate lawyer, who is familiar with the law where the property is located, prior to serving any notice.

The undersigned acknowledge a copy of this document and agree that the terms specified in Sections I, II(3), if checked, and V(3) are made a part of the lease or rental agreement specified above.

Tenant	 Date
Tenant	Date
Landlord	Date
Landlord	Date

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RCJC 12/20 (PAGE 2 OF 2)



FAIR HOUSING & DISCRIMINATION ADVISORY

(C.A.R. Form FHDA, 6/22)

1. EQUAL ACCESS TO HOUSING FOR ALL: All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.

2. FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:

- A. FEDERAL FAIR HOUSING ACT ("FHA") Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in sales, rental or financing of residential housing against persons in protected classes;
- **B.** CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA") California Government Code ("GC") §§ 12900-12996,12955; 2 California Code of Regulations ("CCR") §§ 12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing;
- **C.** CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh") California Civil Code ("CC") § 51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in protected classes;
- D. AMERICANS WITH DISABILITIES ACT ("ADA") 42 U.S.C. §§ 12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
- **E.** OTHER FAIR HOUSING LAWS: § 504 of Rehabilitation Act of 1973 29 U.S.C. § 794; Ralph Civil Rights Act CC § 51.7.; California Disabled Persons Act; CC §§ 54-55.32; any local city or county fair housing ordinances, as applicable.
- 3. POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION: Violations of fair housing laws may result in monetary civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.
- 4. PROTECTED CLASSES/CHARACTERISTICS: Whether specified in Federal or State law or both, discrimination against persons if based on that person's belonging to, association with, or perceived membership in, certain classes or categories, such as the following, is prohibited. Other classes, categories or restrictions may also apply.

Race	Color	Ancestry	National Origin	Religion
Age	Sex, Sexual Orientation	Gender, Gender Identity, Gender expression	Marital Status	Familial Status (family with a child or children under 18)
Citizenship	Immigration Status	Primary Language	Military/Veteran Status	Source of Income (e.g., Section 8 Voucher)
Medical Condition	Disability (Mental & Physical)	Genetic Information	Criminal History (non- relevant convictions)	Any arbitrary characteristic

5. THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING DISCRIMINATION BY REAL ESTATE LICENSEES:

- **A.** California Business & Professions Code ("B&PC") § 10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation § 2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
- **B.** Violation of DRE regulations or real estate laws against housing discrimination by a real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC § 10177(I)(1); 10 CCR § 2780
- 6. REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION: NAR Code of Ethics Article 10 prohibits discrimination in employment practices or in rendering real estate license services against any person because of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity by REALTORS®.
- 7. WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?

Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.

Sellers

CALIFORNIA ASSOCIATION

OF REALTORS®

- Real estate licensees
- Mobilehome parks
- Insurance companies
- Landlords
- Real estate brokerage firms
- Homeowners Associations ("HOAs");
- Government housing services
- Sublessors
- Property managers
- Banks and Mortgage lenders
- Appraisers

EXAMPLES OF CONDUCT THAT MAY NOT BE MOTIVATED BY DISCRIMINATORY INTENT BUT COULD HAVE A DISCRIMINATORY EFFECT:

- A. Prior to acceptance of an offer, asking for or offering buyer personal information or letters from the buyer, especially with photos. Those types of documents may inadvertently reveal, or be perceived as revealing, protected status information thereby increasing the risk of (i) actual or unconscious bias, and (ii) potential legal claims against sellers and others by prospective buyers whose offers were rejected.
- **B.** Refusing to rent (i) an upper-level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs or (ii) a house with a pool to a person with young children out of concern for the children's safety.
- 9. EXAMPLES OF UNLAWFUL OR IMPROPER CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:
 - A. Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers
 due to a person's protected status;
 - **B.** Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
 - C. "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the neighborhood;
 - D. Making any statement or advertisement that indicates any preference, limitation, or discrimination;

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FHDA REVISED 6/22 (PAGE 1 OF 2)



FAIR HOUSING AND DISCRIMINATION ADVISORY (FHDA PAGE 1 OF 2)

- E. Inquiring about protected characteristics (such as asking tenant applicants if they are married, or prospective purchasers if they have children or are planning to start a family);
- F. Using criminal history information before otherwise affirming eligibility, and without a legally sufficient justification;
- **G.** Failing to assess financial standards based on the portion of the income responsible by a tenant who receives government subsidies (such as basing an otherwise neutral rent to income ratio on the whole rent rather than just the part of rent that is the tenant's responsibility):
- **H.** Denying a home loan or homeowner's insurance;
- I. Offering inferior terms, conditions, privileges, facilities or services;
- J. Using different qualification criteria or procedures for sale or rental of housing such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
- K. Harassing a person;
- L. Taking an adverse action based on protected characteristics;
- **M.** Refusing to permit a reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a wheelchair bound tenant to install, at their expense, a ramp over front or rear steps, or refusing to allow a physically disabled tenant from installing, at their own expense, grab bars in a shower or bathtub):
- **N.** Refusing to make reasonable accommodation in policies, rules, practices, or services for a person with a disability (such as the following, if an actual or prospective tenant with a disability has a service animal or support animal):
 - (i) Failing to allow that person to keep the service animal or emotional support animal in rental property,
 - (ii) Charging that person higher rent or increased security deposit, or
 - (iii) Failing to show rental or sale property to that person who is accompanied by the service animal or support animal, and;
- Retaliating for asserting rights under fair housing laws.

10. EXAMPLES OF POSITIVE PRACTICES:

- **A.** Real estate licensees working with buyers or tenants should apply the same objective property selection criteria, such as location/neighborhood, property features, and price range and other considerations, to all prospects.
- B. Real estate licensees should provide complete and objective information to all clients based on the client's selection criteria.
- **C.** Real estate licensees should provide the same professional courtesy in responding to inquiries, sharing of information and offers of assistance to all clients and prospects.
- **D.** Housing providers should not make any statement or advertisement that directly or indirectly implies preference, limitation, or discrimination regarding any protected characteristic (such as "no children" or "English-speakers only").
- E. Housing providers should use a selection process relying on objective information about a prospective buyer's offer or tenant's application and not seek any information that may disclose any protected characteristics (such as using a summary document, e.g. C.A.R. Form SUM-MO, to compare multiple offers on objective terms).
- 11. FAIR HOUSING RESOURCES: If you have questions about your obligations or rights under the Fair Housing laws, or you think you have been discriminated against, you may want to contact one or more of the sources listed below to discuss what you can do about it, and whether the resource is able to assist you.
 - A. Federal: https://www.hud.gov/program_offices/fair_housing_equal_opp
 - B. State: https://www.dfeh.ca.gov/housing/
 - C. Local: local Fair Housing Council office (non-profit, free service)
 - D. DRE: https://www.dre.ca.gov/Consumers/FileComplaint.html
 - E. Local Association of REALTORS®. List available at: https://www.car.org/en/contactus/rosters/localassociationroster.
 - F. Any qualified California fair housing attorney, or if applicable, landlord-tenant attorney.
- 12. LIMITED EXCEPTIONS TO FAIR HOUSING REQUIREMENTS: No person should rely on any exception below without first seeking legal advice about whether the exception applies to their situation. Real estate licensees are not qualified to provide advice on the application of these exceptions.
 - A. Legally compliant senior housing is exempt from FHA, FEHA and Unruh as related to age or familial status only;
 - **B.** An owner of a single-family residence who resides at the property with one lodger may be exempt from FEHA for rental purposes, PROVIDED **no real estate licensee is involved** in the rental;
 - C. An owner of a single-family residence may be exempt from FHA for sale or rental purposes, PROVIDED (i) no real estate licensee is involved in the sale or rental and (ii) no discriminatory advertising is used, and (iii) the owner owns no more than three single-family residences. Other restrictions apply;
 - **D.** An owner of residential property with one to four units who resides at the property, may be exempt from FHA for rental purposes, PROVIDED **no real estate licensee is involved** in the rental; and
 - E. Both FHA and FEHA do not apply to roommate situations. See, Fair Housing Council v Roommate.com LLC, 666 F.3d 1216 (2019).
 - F. Since both the 14th Amendment of the U.S. Constitution and the Civil Rights Act of 1866 prohibit discrimination based on race; the FHA and FEHA exemptions do not extend to discrimination based on race.

Buyer/Tenant and Seller/Landlord have read, understand and acknowledge receipt of a copy of this Fair Housing & Discrimination Advisory.

Buyer/Tenant

Date

 Buyer/Tenant
 Date

 Buyer/Tenant
 Date

 Seller/Landlord
 Date

 Seller/Landlord
 Date

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Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148).

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- visible mold (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- mold odor, noticed as an earthy, musty, or moldy smell
- visible water damage, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- damp or moist materials, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is why CDPH does not recommend testing for mold, such as measuring mold spores in the air.



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout





Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is substandard and the property owner must fix the conditions. The Code excludes mold that is "minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use."

CDPH recommends fixing dampness and mold problems as follows:

- · identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- · cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

- 1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
- 2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions for instance, not using available bathroom ventilation during showers.
- 3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.



2700 White lane LLC

CODE OF CONDUCT POLICY

Conduct that is respectful of others contributes to the peaceful enjoyment of life in the community. Individuals have the freedom to act as they please, so long as those actions are lawful, and do not harm others or infringe upon their rights. The Code of Conduct ("Code"), set forth below, will be displayed and provided to the immediate neighborhood.

It is understood that enforcement of the Code will be a collaborative effort between the Community Collaboration Partnership and The Blanco, especially when violations of the Code occur offsite, in the immediate neighborhood and/or community.

The Blanco staff are responsible for informing all of its residents of the Code. Violations of the Code will result in consequences ranging from written warnings to termination of lease agreement.

- a. Residents shall enter into a agreement ("lease agreement") committing to adhere to this Code as they transition into permanent housing.
- b. Residents will adhere to program rules that encourage respect for others and prescribe lawful behavior for program clients.
- c. Residents shall not engage in illegal behaviors in the immediate neighborhood or community. Engagement in illegal behaviors in the immediate neighborhood or community will result in consequences ranging from written warnings to termination of lease agreement.
- d. Residents shall not engage in loitering, aggressive panhandling or camping in the immediate neighborhood or community.
- e. Residents shall not illegally park vehicles of any type, including bicycles, in the immediate neighborhood or community.
- f. Residents shall not litter in and around The Blanco.
- g. Residents who violate the Code or lease agreement shall receive the appropriate consequences set forth in the lease agreement.

RESO	LUTIO	N NO.	
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RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW CONVERSION OF AN EXISTING 151-ROOM HOTEL INTO A MULTI-FAMILY DWELLING COMPLEX IN A C-2 (REGIONAL COMMERCIAL) ZONE DISTRICT, LOCATED AT 2700 WHITE LANE. (CUP 23-0642)

WHEREAS, Skarpol/Frank Associates filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow the conversion of an existing 151-room hotel into a multi-family dwelling complex (B.M.C. 17.24.040.A.3.) in a C-2 (Regional Commercial) zone district, located at 2700 White Lane (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, February 29, 2024, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, at the public hearing (no testimony was received either in support or opposition of the Project) (testimony was received only in support/opposition/both in support and opposition of the Project); and

WHEREAS, the laws and regulations relating to the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 15332; and

WHEREAS, the City of Bakersfield Development Services Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

- 1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
- 2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15332 because the project infill development project and 15301 because the project is an existing facility.

- 3. The proposed use is essential and desirable to the public convenience and welfare.
- 4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.
- 5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

- 1. The above recitals, incorporated herein, are true and correct.
- 2. This project is exempt from the requirements of CEQA.
- 3. Conditional Use Permit No. 23-0642 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

Planning Cor	mmissic 4, on a	on of the City of Bakers	oing Resolution was passed and adopted by the sfield at a (special meeting held on the 29th day of ner, seconded by Commissioner the
AYES:			
NOES:			
RECUSE:			
ABSTAIN:			
ABSENT:			
		Α	APPROVED
			ACHARY BASHIRTASH, CHAIR City of Bakersfield Planning Commission
Exhibits:	A.	Conditions of Approv	al

Location Map

Good Neighbor Policy

Lease Agreement

Site Plan

В. С.

D.

E.

EXHIBIT A

CONDITIONS OF APPROVAL Conditional Use Permit No. 23-0642

I. The applicant's rights granted by this approval are subject to the following provisions:

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.
- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.
- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.
- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.
- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.
- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

II. The following conditions shall be satisfied as part of the approval of this project:

1. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

CUP 23-0642 Page | 2 of 5

2. This conditional use permit allows for the conversion of an existing hotel into multi-family housing in the C-2 (Regional Commercial Zone) district located at 2700 White Lane depicted on Resolution Exhibits B and C.

- 3. Prior to commencement of operations as allowed by this conditional use permit, the project proponent shall:
 - a. Contact the City of Bakersfield Development Services Department/Building Division for any necessary inspections and /or permits.
 - b. Contact the City of Bakersfield Fire Department/Prevention Services for any necessary inspections and/or permits.
- 4. The project proponent shall continuously comply with the Good Neighbor Policy (Resolution Exhibit D) which includes but not limited to the following:
 - a. Contact information for onsite management shall be visibly posted at each vehicle entry point (reference Policy 3.a and 6.b).
 - b. All concerns regarding client behavior expressed by neighbors and community members shall be investigated and onsite management shall respond to the reporting parting within five business days of notification. All concerns shall be documented, retained for a period of one-year, and provided to City staff upon request (reference Policy 3.a, 3.b, and 6.b).
 - c. Within 90-days of this approval, the project proponent shall establish and maintain a block watch program in conjunction with the Bakersfield Police Department, the residential neighbors, and surrounding businesses. Meetings shall occur quarterly, and sufficient notification of meeting date, time, and location shall be provided (reference Policy 3.c and 6.a).
 - d. Residents and guests shall be prohibited from engaging in alcohol, drug use, loitering, and panhandling within the surrounding area (reference Policy 3.d).
 - e. Any graffiti painted or marked upon the premises shall be removed or painted over within 72 hours after discovery (reference Policy 4.a).
 - f. The premises and its structures shall be maintained free of junk, trash, and debris (reference Policy 4.b).
 - g. The premises shall be maintained in an unobtrusive, well-lit, and secure manner. Any damage that results in the opposite shall be replaced or repaired with seven business days consistent with the standards of the premises (reference Policy 4.c).
 - h. Residents shall enter into a lease agreement (Resolution Exhibit E) committing to adhere to the Code of Conduct as listed in the Good Neighbor Policy. Failure to comply will result in escalating consequences from written warnings to termination of lease agreement (reference Policy 3.e and 5).
- 5. A property manager shall be onsite between the hours of 8:00 am-5:00 pm, Monday through Friday.

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III. The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued.

A. <u>DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)</u>

(661-326-3607 or DEVBId@bakersfieldcity.us)

- 1. **Prior to the issuance of building permits**, impact fees shall be paid.
- 2. **Prior to the issuance of building permits**, submit plans for review and approval prior to obtaining all required permits for construction of the project; building permits are required for all construction on site
- 3. **Prior to Certificate of Occupancy**, all active code violation cases shall be closed.
- 4. **Prior to the issuance of building permits**, the project proponent shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 "M" Street, Bakersfield, CA., 93301; PH 661-862-8700) for any food handling services (i.e. food bank).

B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)

(Staff contact – Louis Ramirez; 661-326-3023 or LRamirez@bakersfieldcity.us)

- 1. **Prior to the issuance of building permits**, a lot line adjustment (LLA) application relocating property lines shall be submitted to the Planning Division. Recordation of the LLA shall occur before final occupancy can be granted.
- 2. Prior to receiving final building or site occupancy, contact Development Services/Planning Division at 661-326-3023 for final inspection and approval of the landscaping, parking lot, lighting and other related site improvements. Inspections will not be conducted until all required items have been installed. Any deviations from the approved plans without prior approval from the Planning Division may result in reconstruction and delays in obtaining a building or site occupancy.

C. FIRE DEPARTMENT (2101 H Street)

(Staff contact – Ernie Medina; 661-326-3682 or EMedina@bakersfieldcity.us)

- 1. **Prior to the issuance of building permits**, the project must comply with the current California Fire Code and current City of Bakersfield Municipal Code.
- 2. **Prior to the issuance of building permits,** fire apparatus access roads or a water supply for the fire protection are required to be installed; such protection shall be installed and made serviceable prior to and during the time of construction.
- 3. **Prior to submitting for the first building permit**, fire sprinkler and fire alarm modifications shall be noted on the final plan. Applicable codes shall be noted on the plan cover sheet.

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D. WATER RESOURCES (1000 Buena Vista Road)

(Staff contact – Tylor Hester; 661-326-3715 or THester@bakersfieldcity.us)

1. Prior to the issuance of building permits, the developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications and the current Fee Schedule are available for download from the City's website at www.bakersfieldcity.us/379/water_resources.

E. PUBLIC WORKS - ENGINEERING AND TRAFFIC (1501 Truxtun Avenue)

(Staff contact – Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

- 1. **Prior to the issuance of building permits,** the developer shall form a new Maintenance District. If already within a maintenance district, may need to update the maintenance district form. Undeveloped parcels within an existing Maintenance District are required to update Maintenance District documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. If there are questions, contact Public Works at 661-326-3571.
- 2. **Prior to the issuance of building permits,** a grading plan must be approved by **both** the Public Works Department and the Building Division.
- 3. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.
- 4. **Prior to issuance of a building permit,** the developer shall show existing/new connection(s) to the public sewer system.
- 5. **At the time of building permit issuance,** the developer shall pay a sewer connection fee. The fee will be based on the rate that is in effect at the time a building permit is issued.
- 6. **Prior to issuance of building permits**, the driveway to White Lane shall be removed and replaced with a sidewalk. An encroachment permit must be obtained from Caltrans for the demolition and sidewalk replacement work within Caltrans right-of-way.
- 7. **Prior to submitting for the first building permit**, contact the Parks Department at (661) 326-3268 to find out what improvements may be required in the median island on White Lane along the frontage of the development. Any Improvements or repairs required shall be shown on the grading plan.
- 8. **Prior to submitting for the first building permit**, contact the Public Works Department at (661) 326-3584 regarding the installation of one (1) streetlight along Los Carneros Place. The developer shall be responsible for providing the labor and materials necessary to energize all newly installed streetlights before occupancy of the building or site.

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9. **Prior to submitting for the first building permit**, contact the Public Works Department/Subdivisions at 661-326-3576 regarding the requirement for onsite retention of all storm water generated on the project site, including the street frontage.

- 10. **Prior to issuance of building permits**, the developer shall show any proposed perimeter fence or wall being placed outside of existing public road right of way or future ultimate public right of way.
- 11. Prior to any work done within the public right-of-way (streets, alleys, easements), a street permit from the Public Works Department shall be obtained. Please include a copy of this site plan review decision to the department at the time you apply for this permit.

F. PUBLIC WORKS – ENGINEERING (1501 Truxtun Avenue)

(Staff Contact – Adrian Castro; 661-326-3579 or ACastro@bakersfieldcity.us)

1. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the site plan review area, the developer must submit a sewer study for review and approval by the City Engineer. The sewer study shall demonstrate that appropriate sewer service will be provided to the entirety of the site plan review area. The developer will be responsible for the initial extension of the sewer line to serve the site plan review area. This sewer line may be sized to serve a much larger area than the project area as directed by the City Engineer. The developer may also form a planned sewer area to provide a mechanism for the reimbursement of oversizing costs to the developer.

G. PUBLIC WORKS - SOLID WASTE (4101 Truxtun Avenue)

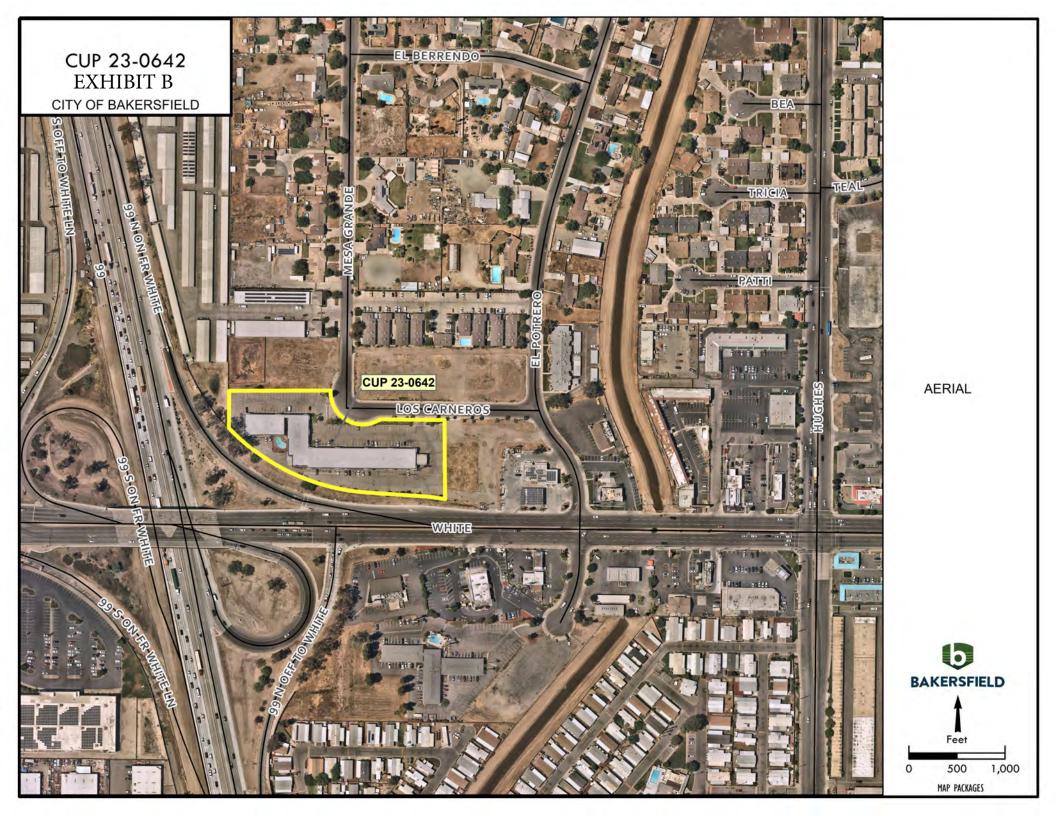
(Staff Contact – Niarobi Fletcher; 661-326-3134 or NFletcher@bakersfieldcity.us)

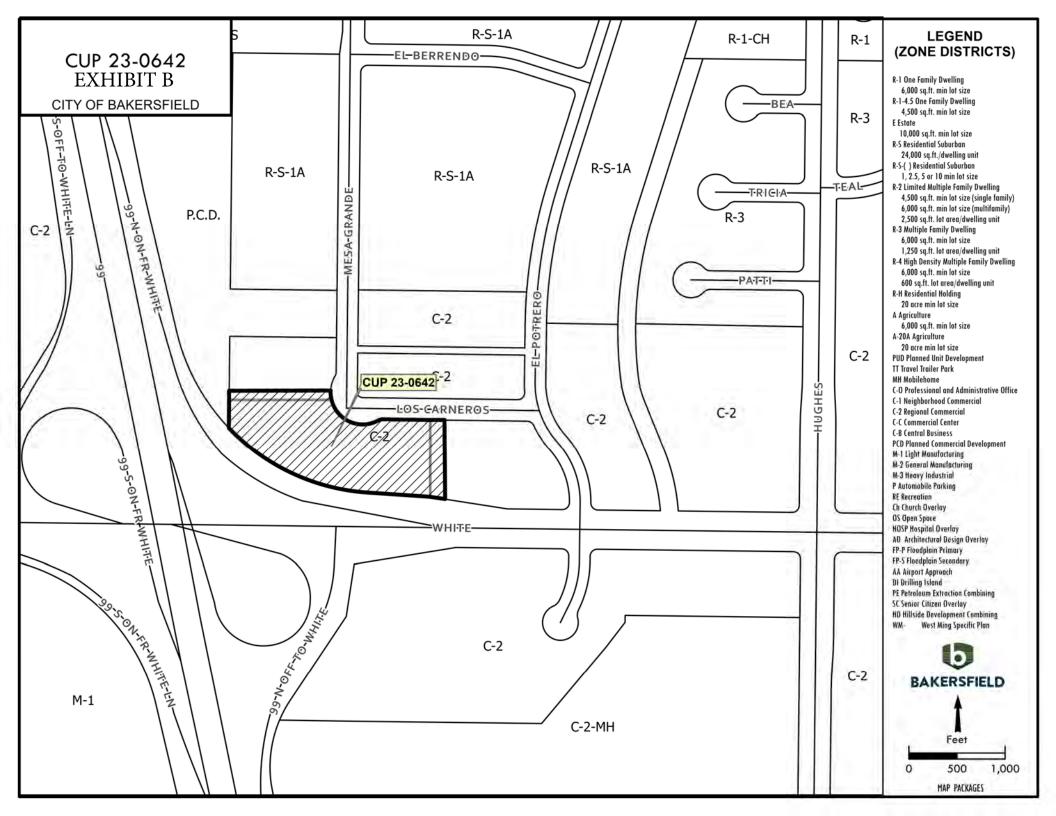
1. **Prior to issuance of a building permit**, contact the Public Works Department/Solid Waste at (661) 326-3114 regarding the requirement to provide five (5) 8'x20" enclosure details and specifications on the final plans. Each enclosure must be individually numbered for service identification purposes.

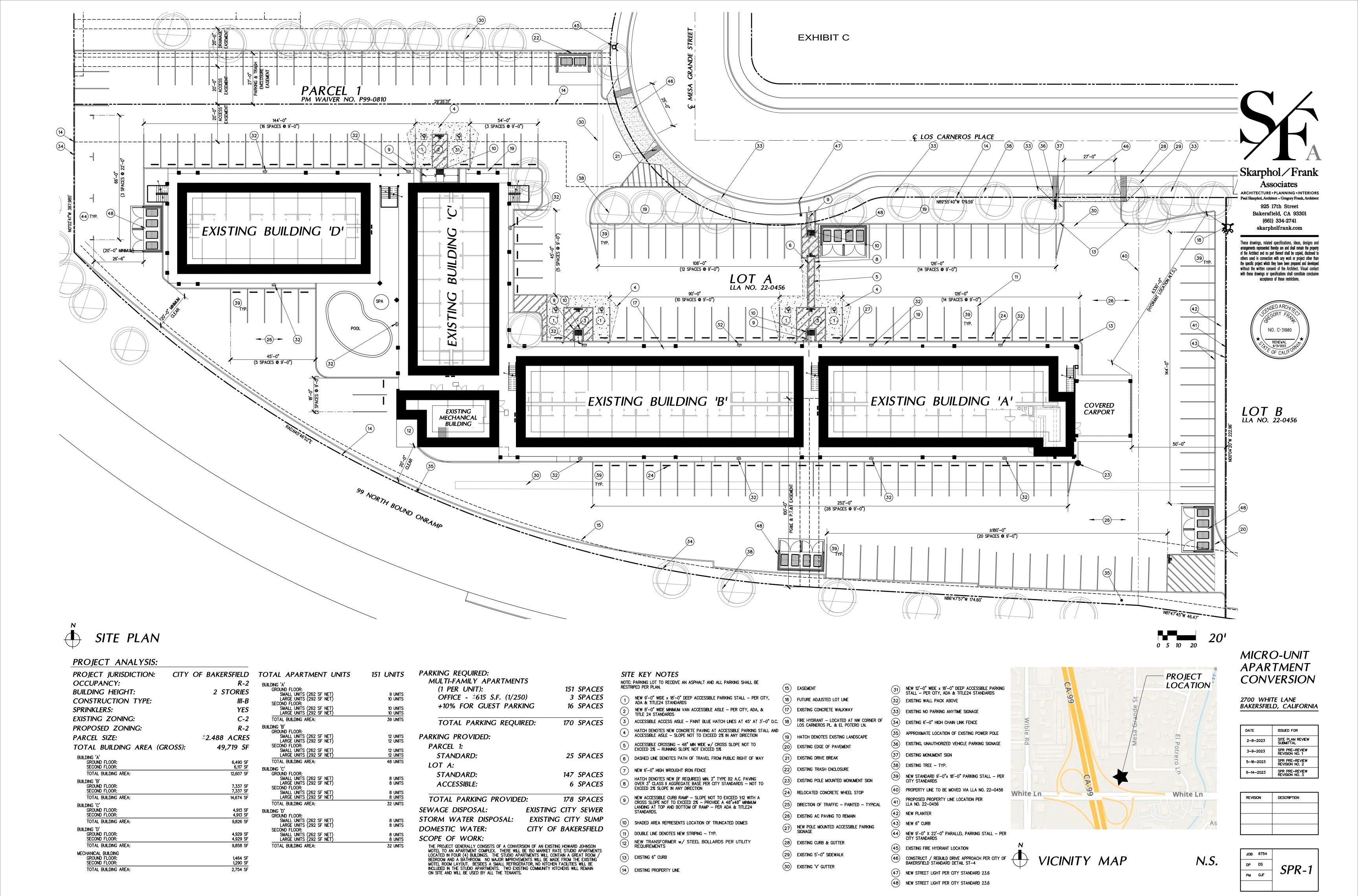
ACKNOWLEDGEMENT BY PROJECT APPLICANT:

Print Name

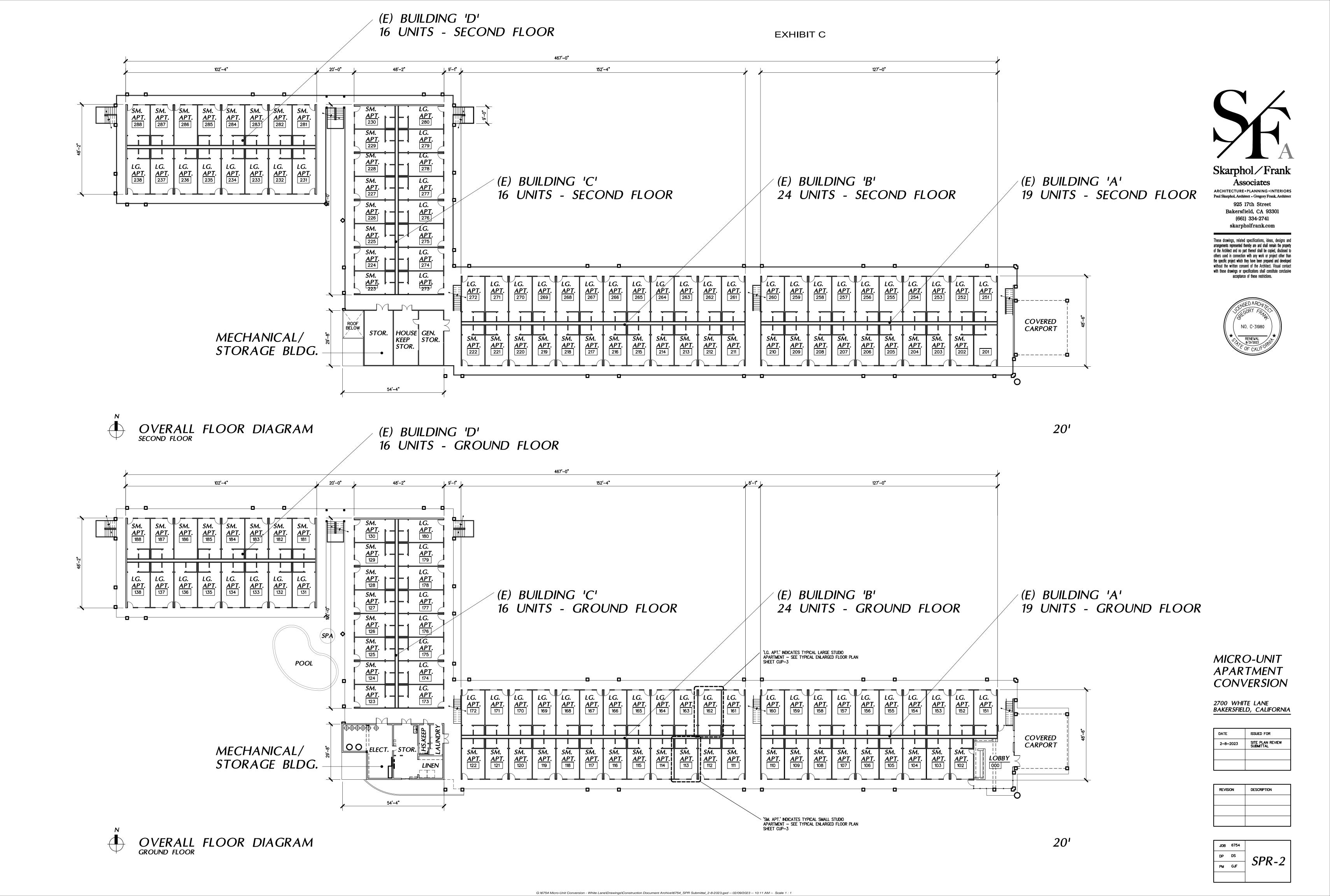
I agree to the project's conditions of approval au conditions shall constitute grounds for potential re	d acknowledge that failure to comply with any and a vocation of the permit approval.	all
Signature	Date	

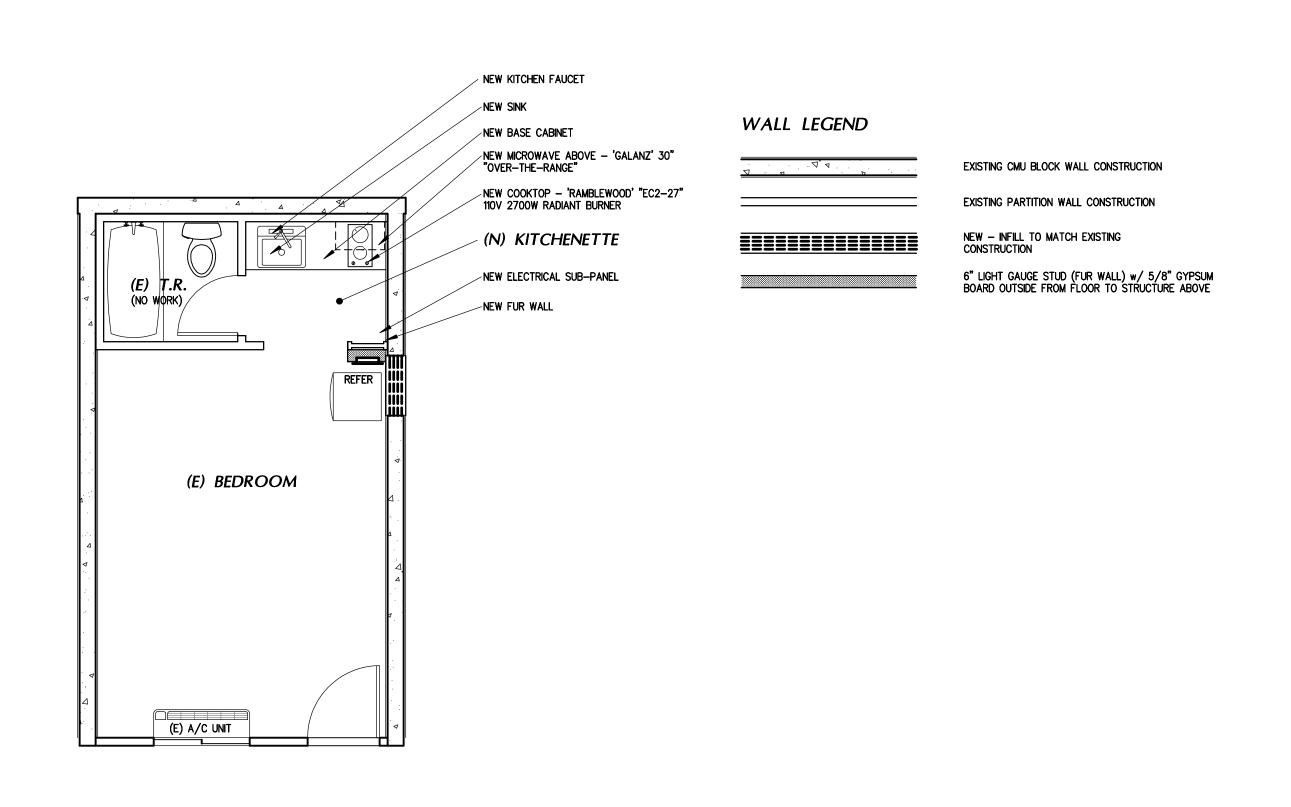


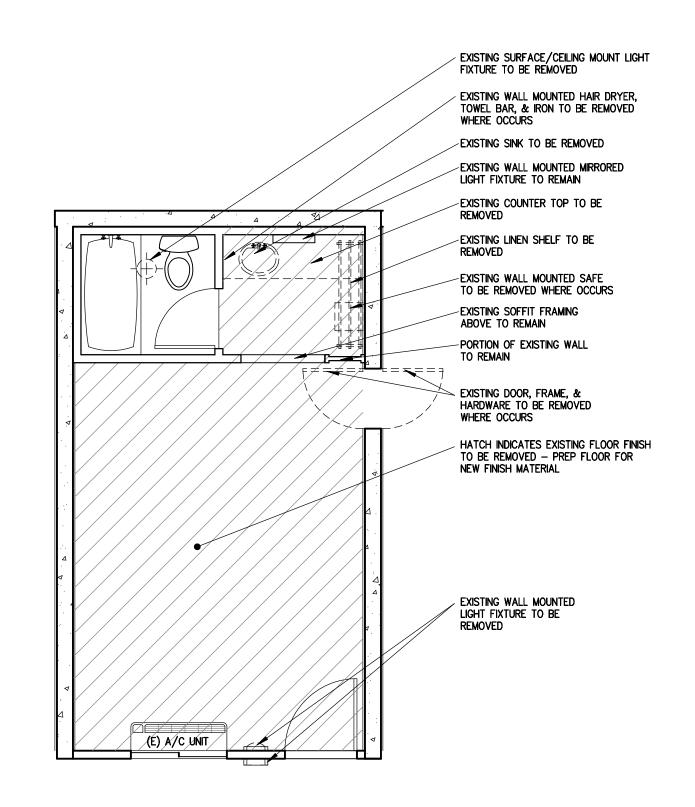




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DEMOLITION NOTES

- REMOVE ALL WALLS, PARTITIONS, DOORS AND FRAMES AS SHOWN ON DRAWINGS. VERIFY EXACT DIMENSIONS W/FLOOR PLAN.
- 2. ALL ITEMS DEEMED SALVAGEABLE BY OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO START OF ALTERATION WORK, OR WILL BE DIRECTED BY OWNER TO BE STORED BY CONTRACTOR AND REMAIN THE PROPERTY OF THE OWNER.
- 3. ALL REMOVED ITEMS OR PORTIONS THEREOF AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE THEM FROM THE PREMISES. DO NOT STORE ON PREMISES.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES ASSOCIATED WITH DEMOLITION WORK.
- 5. CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO MAINTAIN REMAINING UTILITIES IN A SAFE MANNER READY FOR INTEGRATION IN NEW
- 6. CAP ALL WASTE AND WATER LINES FLUSH WITH ADJACENT WALL OR FLOOR TO PROVIDE A SMOOTH SURFACE.



Skarphol/Frank **Associates**

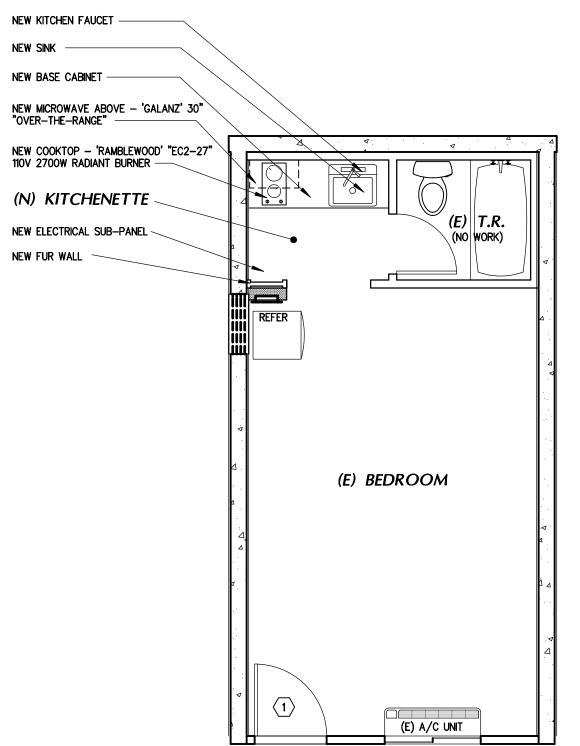
ARCHITECTURE • PLANNING • INTERIORS Paul Skarphol, Architect • Gregory Frank, Architect 925 17th Street Bakersfield, CA 93301 (661) 334-2741

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the Architect and no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

skarpholfrank.com

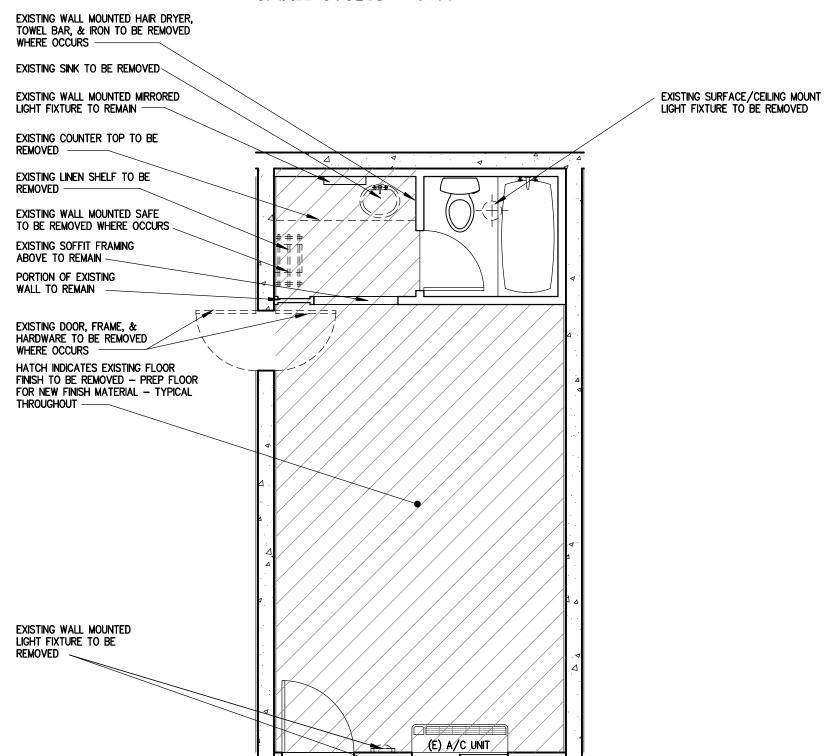


ENLARGED FLOOR PLAN SMALL STUDIO - TYP.



ENLARGED FLOOR PLAN LARGE STUDIO - TYP.

ENLARGED DEMOLITION PLAN 1/4" SMALL STUDIO - TYP.



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ENLARGED DEMOLITION PLAN 1/4" LARGE STUDIO - TYP.

MICRO-UNIT APARTMENT CONVERSION

2700 WHITE LANE BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
2-8-2023	SITE PLAN REVIEW SUBMITTAL

REVISION	DESCRIPTION

JOB	6754	
DP	DS	SPR-3
РМ	GJF	3FK-3





Skarphol/Frank Associates

ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street

ul Skarphol, Architect • Gregory Frank, Arch 925 17th Street Bakersfield, CA 93301 (661) 334-2741 skarpholfrank.com

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MICRO-UNIT APARTMENT CONVERSION

2700 WHITE LANE BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
2-8-2023	SITE PLAN REVIEW SUBMITTAL
3-9-2023	SITE PLAN REVIEW BACKCHECK

REVISION	DESCRIPTION

JOB 6754

DP DS

PM GJF

SPR-4





Skarphol/Frank Associates

ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect

925 17th Street
Bakersfield, CA 93301

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(661) 334-2741





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MICRO-UNIT APARTMENT CONVERSION

2700 WHITE LANE BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
2-8-2023	SITE PLAN REVIEW SUBMITTAL
3-8-2023	SITE PLAN REVIEW BACKCHECK

DESCRIPTION



PLANT SO	CHEDULE CONCEPT					
TREES	BOTANICAL / COMMON NAME	CONT	<u>TYPE</u>	WUCOLS	<u>FORM</u>	<u>QTY</u>
E CONTRACTOR OF THE PARTY OF TH	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	DECIDUOUS	MODERATE	STANDARD	9
E Common of the	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	EVERGREEN	MODERATE	STANDARD	2
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	DECIDUOUS	LOW	STANDARD	8
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA LAUREL CHERRY	15 GAL	EVERGREEN	LOW	STANDARD	16
	SCHINUS MOLLE CALIFORNIA PEPPER	24" BOX	EVERGREEN	LOW	STANDARD	9
	SCHINUS MOLLE CALIFORNIA PEPPER	EXISTING	EVERGREEN	LOW	STANDARD	11
	SEQUOIA SEMPERVIRENS `SOQUEL` COAST REDWOOD	24" BOX	EVERGREEN	HIGH	STANDARD	1
	SEQUOIA SEMPERVIRENS `SOQUEL` COAST REDWOOD	EXISTING	EVERGREEN	HIGH	STANDARD	4
	SYAGRUS ROMANZOFFIANA QUEEN PALM	EXISTING	EVERGREEN	MODERATE	STANDARD	9
	WASHINGTONIA ROBUSTA	EXISTING	EVERGREEN	MODERATE	STANDARD	3

SHRUBS	BOTANICAL / COMMON NAME	CONT	WUCOLS	<u>QTY</u>
	ANIGOZANTHOS X 'BUSH BABY' BUSH BABY KANGAROO PAW	1 GAL	LOW	59
A STATE OF THE STA	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	LOW	139
	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	1 GAL	MODERATE	82
	DIETES BICOLOR FORTNIGHT LILY	1 GAL	LOW	192
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	LOW	80
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN	5 GAL	LOW	338

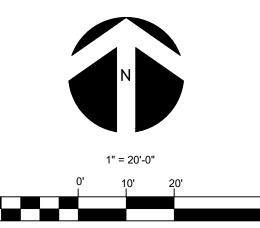
ISTING CONDITIONS SCRIPTION ECTRICAL AND TELEPHONE POWER POLE (ISTING)	<u>QTY</u>
RBAGE DUMPSTER (ISTING)	
<u>CK</u> SCRIPTION	<u>QTY</u>
DEPTH LAYER BARK MULCH LOR: PRODUCTION MULCH MMENTS: OR APPROVED EQUAL	16,104 SF
	CK SCRIPTION DEPTH LAYER BARK MULCH LOR: PRODUCTION MULCH

Botanical/Common	Container Size	Туре	WUCOLS	Quantity	Diameter (feet)	Radius (feet)	Area SF per tree	Total SF area pe species
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24" BOX	DECIDUOUS	MODERATE	12	28	14	616	7,38
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL	EVERGREEN	MODERATE	2	11	5.5	95	19
PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	DECIDUOUS	LOW	8	42	21	1385	11,08
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	15 GAL	EVERGREEN	LOW	16	11	5.5	95	1,52
SCHINUS MOLLE / CALIFORNIA PEPPER	24" BOX	EVERGREEN	LOW	9	28	14	616	5,54
SCHINUS MOLLE / CALIFORNIA PEPPER	EXISTING	EVERGREEN	LOW	11	28	14	616	6,77
SEQUOIA SEMPERVIRENS `SOQUEL` / COAST REDWOOD	24" BOX	EVERGREEN	HIGH	1	21	10.5	346	34
SEQUOIA SEMPERVIRENS `SOQUEL` / COAST REDWOOD	EXISTING	EVERGREEN	HIGH	4	21	10.5	346	1,3
SYAGRUS ROMANZOFFIANA / QUEEN PALM	EXISTING	EVERGREEN	MODERATE	9	0	0	0	-
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	EXISTING	EVERGREEN	MODERATE	3	0	0	0	-

Total Parking Lot Trees:	7 5	Total Tree Shade Square Footage:	34,23
Number of Evergreen Trees:	55	Parking Lot Square Footage:	82,54
Number of Deciduous Trees:	20		
Percentage Evergreen Trees:	73%	Tree SF / Parking Lot SF:	41
Percentage Deciduous Trees:	27%		
Minimum Evergreen Percentage Required:	30%	Minimum Tree Shade Required:	40

Provided Stree Frontage Tree Calculations						
	Container Size	Туре	WUCOLS	Quantity		
	EXISTING	EVERGREEN	HIGH	1		
	EXISTING	EVERGREEN	MODERATE	2		
	EXISTING	EVERGREEN	MODERATE	3		
	24" BOX	DECIDUOUS	MODERATE	9		
			Total Street Frontage Trees Provided: 15			
C	Distance (minus the driveway width)		Required Trees (1 Tree per 20 LF)			
Street Name						
Mesa Grande Street Frontage:	e: 363 LF - 70 LF = 293 LF		15 Trees			
Mesa Grande Street Frontage:	ge: Required Evergreen % 30%					
	Street Name Mesa Grande Street Frontage:	Container Size EXISTING EXISTING EXISTING 24" BOX To Street Name Dista (minus the dri Mesa Grande Street Frontage: 363 LF - 70	Container Size Type EXISTING EVERGREEN EXISTING EVERGREEN EXISTING EVERGREEN 24" BOX DECIDUOUS Total Street Fronta Distance (minus the driveway width) Mesa Grande Street Frontage: 363 LF - 70 LF = 293 LF	Container Size Type WUCOLS EXISTING EVERGREEN HIGH EXISTING EVERGREEN MODERATE EXISTING EVERGREEN MODERATE 24" BOX DECIDUOUS MODERATE Total Street Frontage Trees Provided: Street Name Distance Required Tr (minus the driveway width) Mesa Grande Street Frontage: 363 LF - 70 LF = 293 LF 15 Trees		

	Total Street Frontage Trees Provided: 15				
	Distance	Required Trees			
Street Name	(minus the driveway width)	(1 Tree per 20 LF)			
Mesa Grande Street Frontage:	363 LF - 70 LF = 293 LF	15 Trees			
Mesa Grande Street Frontage:	Required Evergreen %	30%			
	Total Required Evergreen Trees:	15 Trees x 30% = 5 Trees			
	Total Evergreen Trees Provided:	5 Trees (33%)			
	Total Deciduous Trees Provided: 10 Trees (67%)				
	Total Trees Provided: 15 Trees				





MICRO UNIT APARTMENT CONVERSION

EXHIBIT D

2700 White lane LLC

GOOD NEIGHBOR POLICY

Between The Blanco and the community of Bakersfield

The Blanco, located at 2700 White Lane is a for-profit organization providing transitional to permanent housing and programs and support services for previously homeless, near-homeless, or private pay residents in the City of Bakersfield. The Blanco is a place for residents to experience or maintain a healthy environment to implement themselves back into society and gain a sense of neighborhood we strive to continue to partner with outside organizations to provide residents in need of services; the goal of the property owners and staff is to ensure that all residents gain a sense of self while residing on the property. The day-to-day tools and skills provided and offered to the residents are a gateway to permanent housing, reintegrating into society, and being comfortable in their new environment out of homelessness or to just better their living situation.

1. Definitions

Community of Bakersfield - sometimes referred to herein as "community", consists of residents, businesses, and other community members who live, work, or visit the area.

Immediate neighborhood- residences and businesses roughly within a half-mile radius surrounding The Blanco.

Community Collaboration Partnership- the intentional, regular, and ongoing communication between the community, the City of Bakersfield, including, but not limited to, its Police, Code Enforcement, Development Services, and Fire Departments, the County of Kern and its Departments, other local Emergency Shelters and Homeless Non-Profits, Stakeholders, and The Blanco's staff. The interdependent dialogue between the listed agencies, departments, and community will significantly increase The Blanco's ability to appropriately respond to residents who breach The Blanco's Code of Conduct, set forth below, or are engaged in illegal activity within the immediate neighborhood and/or community.

2. Mutual Goals

All parties in this agreement share common goals, which include:

- a. Maintaining a peaceful, safe, and clean neighborhood and community.
- b. Sharing open and honest communication.
- c. Helping each other address concerns and solve problems.
- d. Offering public service for the benefit of the neighborhood and community. Respecting others and their properties.
- e. Being an active partner that works to help sustain the overall surroundings and economic environment of the immediate neighborhood. In order to accomplish these goals, all parties are united in support of the commitments described below.

Safety and security are essential for residents to live peacefully, free from harm, and for neighborhoods to remain desirable and attractive. In order to promote safety and security for all residents of the immediate neighborhood and community, The Blanco Staff will:

- a. Ensure The Blanco's contact is available even after hours to address community issues as they occur. This will provide connectivity between immediate neighborhood and community members and The Blanco's staff. All calls and resolutions will be documented. The hotline number will be publicized.
- b. Promptly investigate all concerns regarding client behavior expressed by neighbors or community members.
- c. Establish a block watch program in conjunction with the neighbors, the Bakersfield Police Department and other neighboring business and residents.
- d. Prohibit residents from engaging in loitering, alcohol or drug use and pan handling within the immediate neighborhood and community.
- e. Strictly enforce the Code of Conduct/Behavior with all residents.
- f. Contact the Bakersfield Police or Fire Department immediately for all pertinent emergencies.

4. Property

To respect the immediate neighborhood and maintain the property at the highest possible values The Blanco staff will:

- a. Maintain the building and grounds in good condition at all times.
- b. Keep the building, property, and landscaping, neat and free from trash and debris at all times.
- c. Maintain an unobtrusive, well-lit and secure facility and grounds.

5. Code of Conduct

Conduct that is respectful of others contributes to the peaceful enjoyment of life in the community. Individuals have the freedom to act as they please, so long as those actions are lawful, and do not harm others or infringe upon their rights. The Code of Conduct ("Code"), set forth below, will be displayed and provided to the immediate neighborhood.

It is understood that enforcement of the Code will be a collaborative effort between the Community Collaboration Partnership and The Blanco, especially when violations of the Code occur offsite, in the immediate neighborhood and/or community.

The Blanco staff are responsible for informing all of its residents of the Code. Violations of the Code will result in consequences ranging from written warnings to termination of lease agreement.

a. Residents shall enter into a agreement ("lease agreement") committing to adhere to this Code as

they transition into permanent housing.

- b. Residents will adhere to program rules that encourage respect for others and prescribe lawful behavior for program clients.
- c. Residents shall not engage in illegal behaviors in the immediate neighborhood or community. Engagement in illegal behaviors in the immediate neighborhood or community will result in consequences ranging from written warnings to termination of lease agreement.
- d. Residents shall not engage in loitering, aggressive panhandling or camping in the immediate neighborhood or community.
- e. Residents shall not illegally park vehicles of any type, including bicycles, in the immediate neighborhood or community.
- f. Residents shall not litter in and around The Blanco.
- g. Residents who violate the Code or lease agreement shall receive the appropriate consequences set forth in the lease agreement.

6. Communication

It is important to develop and maintain good communication and a positive relationship between The Blanco and the immediate neighborhood and community. To promote communication between The Blanco, the immediate neighborhood, and the community, The Blanco staff will:

- a. Meet with neighbors quarterly, on a regularly scheduled basis to review The Blanco resolution process set forth below, programs, outcomes, policies, procedures, progress reports, and written responses regarding the resolution of repeated issues, problems, or patterns of behavior that cause the immediate neighborhood or community. The regularly scheduled meeting time, day of the week, and week of the month will be posted on The Blanco's website and The Blanco will provide an email list service that will send out meeting reminders to all interested neighbors.
- b. Respond promptly to all concerns expressed by neighbors and community members in the following manner:
 - Provide neighbors with a contact person from The Blanco for communication.
 - Upon notification of a concern, The Blanco staff will first determine if the concern is an
 emergency (defined as a grave or imminent threat to the health or safety of any person), in
 which case, law enforcement or rescue services will be contacted as appropriate, as well
 as The Blanco manager oncall;
 - Staff will then notify the concerned community member of the initial plan for response and a suggested time frame for follow-up;
 - If The Blanco staff determines the concern is not an emergency, the staff will contact The Blanco manager within twenty-four (24) hours to discuss the concern;
 - The Blanco manager will review the issue, interview all persons involved, and gather additional information as needed to develop a plan to resolve the concern within five business days;

- The Blanco manager will then follow-up with the concerned community member and involved parties as necessary within five business days (sooner if possible), and advise all parties of the resolution plan and/or status of the investigation to resolve the issue, within the boundaries of confidentiality.
- c. Meet regularly with Community Collaboration Partners to review reports, issues and policies.
- d. Document all complaints and concerns, including responses to problems and outcomes to responses, and provide a summary report to the neighbors, in aggregate data; and
- e. Notify the neighbors of major changes proposed to the program or facility, and seek advice with regard to implementation.



ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form RLMM, Revised 12/22)

Dat	• • • e	, ("Tenant")							
and		Rental Property Owner, Authorized Broker							
or A 1.		t, or Property Manager ("Housing Provider"), agree as follows ("Agreement"): OPERTY:							
	A.	A. Housing Provider rents to Tenant and Tenant rents from Housing Provider, the real property and improvements described ("Premises")							
	B.	The Premises are for the sole use as a personal residence by the following named person(s) only:							
Any person in the Premises, other than those listed in this paragraph are considered guests. Guests are not perm more than 14 (or) days without Landlord's written consent. C. The following personal property, maintained pursuant to paragraph 11, is included:									
	D	or [(if checked) the personal property on the attached addendum is included. The Premises may be subject to a local rent control ordinance.							
2.	TER Ten cale to T with sec	("Commencement Date"). If Tenant has not paid all amounts then due; (i) ant has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Housing Provider, 2 endar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail renant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate a Housing Provider or it's agent. If Housing Provider elects to void the lease, Housing Provider shall refund to Tenant all rent and urity deposit paid.							
		 a. Month-to-Month: This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Housing Provider may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date. b. Lease: This Agreement shall terminate on (date)							
3.	RFI	force and effect. NT: "Rent" shall mean all monetary obligations of Tenant to Housing Provider under the terms of the Agreement, except security							
•		osit.							
	B. C.	Tenant agrees to pay \$ per month for the term of the Agreement. Rent is payable in advance on the 1st (or) day of each calendar month, and is delinquent on the next day. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month. PAYMENT:							
		(1) Rent shall be paid by personal check, money order, cashier's check, made payable to wire/electronic payment to							
		or other Payment via electronic apps such as PayPal or Venmo will not (will) be accepted. (2) Rent shall be delivered to (name) (whose phone number is) at (address) (or at any other location subsequently specified by Housing Provider in writing to Tenant) (and if checked, rent may be paid personally, between the hours of and on the following days). (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by money order, or cashier's check.							
4.		Rent payments received by Housing Provider shall be applied to the earliest amount(s) due or past due. CURITY DEPOSIT:							
٠.		Tenant agrees to pay \$ as a security deposit. Security deposit will be transferred to and held by the							
		Owner of the Premises, or held in Owner's Broker's trust account. B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Re (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (i replace or return personal property or appurtenances. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU C PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during the tenancy, Tenant agrees reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 21 days after Tenant vacat the Premises, Housing Provider shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposed and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and return any remaining portion of the security deposit to Tenant.							
		Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.							
		alifornia Association of REALTORS®, Inc.							
KLİ	/IIVI F	REVISED 12/22 (PAGE 1 OF 9) Tenant's Initials / Housing Providers Initials / Upus Housing Providers Initials / PESIDENTIAL LEASE OR MONTH TO MONTH DENTAL ACREEMENT (PL MM PAGE 1 OF 9)							

Premises: Date:								
	 D. No interest will be paid on security deposit unless required by local law. E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit. 							
5.	electronic	payment.		. ,				
L		itegory	Total Due	Payment Received	Balance Due	Due Date	Payable To	
	Rent from _							
	to	(date)						
	*Security D	eposit						
_ <u> </u>	Other							
-	Other							
6 .	or three limitation longer.	e months' Rent f on does not prof	for a furnished premi nibit the payment of "	however designated, car ises, in addition to any rer advance rent" of not less	nt for the first month	paid on or before	e initial occupancy. This	
	 LATE CHARGE; RETURNED CHECKS: A. Tenant acknowledges either late payment of Rent or issuance of a returned check may cause Housing Provider to incur costs and expenses, the exact amounts of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Housing Provider. If any installment of Rent due from Tenant is not received by Housing Provider within 5 (or) calendar days after the date due, or if a check is returned, Tenant shall pay to Housing Provider, respectively, an additional sum of \$ or% of the Rent due as a Late Charge and \$25.00 as a NSF fee for the first returned check and \$35.00 as a NSF fee for each additional returned check, either or both of which shall be deemed additional Rent. B. Housing Provider and Tenant agree that these charges represent a fair and reasonable estimate of the costs Housing Provider may incur by reason of Tenant's late or NSF payment. Any Late Charge or NSF fee due shall be paid with the current installment of Rent. Housing Provider's acceptance of any Late Charge or NSF fee shall not constitute a waiver as to any default of Tenant. Housing Provider's right to collect a Late Charge or NSF fee shall neither be deemed an extension of the date Rent is due under paragraph 3 nor prevent Housing Provider from exercising any other rights and remedies under this Agreement and as provided by law. PARKING: (Check A or B) 							
			itted as follows:					
OR 8.	A. Storage is permitted as follows: The right to separate storage space is, is not, included in the Rent charged pursuant to paragraph 3 . If not included in the Rent, storage space fee shall be an additional per month. Tenant shall store only personal							
OR 9.	. 🗌 В.	Tenant shall no waste or other in Except for Tena	ot store any imprope nherently dangerous int's personal proper	t store property claimed b rly packaged food or per material, or illegal substa ty, contained entirely withi lities and services, and t	ishable goods, flamr nces. n the Premises, stora he following charges	nable materials age is not permit s:	, explosives, hazardous tted on the Premises.	
10.	except							
	□ B.	this Agreement; complete and re within that time	prior to the Cometurn the MII to House shall conclusively be	Fenant a statement of con imencement Date; with ing Provider within 3 (or deemed Tenant's Acknow	nin 3 days after the) days after D	Commencemen elivery. Tenant's	t Date. (ii) Tenant shall failure to return the MII	
RLI	MM REVIS	ED 12/22 (PAG	GE 2 OF 9) Tenant's	Initials/	Housing Providers	Initials	_/ (=)	

Prei	nises	: Date:
		C. Tenant will provide Housing Provider a list of items that are damaged or not in operable condition within 3 (or days after Commencement Date, not as a contingency of this Agreement but rather as an acknowledgment of the condition of the Premises.
		D. Other:
11.	MA	NTENANCE USE AND REPORTING:
		Tenant shall properly use, operate and safeguard Premises, including if applicable, any landscaping, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, carbon monoxide detector(s) and smoke alarms, and keep them and the Premises clean, sanitary and well ventilated. Tenant shall be responsible for any additional phone lines beyond the one line and jack that Housing Provider shall provide and maintain. Tenant shall replace any burned out or malfunctioning light bulbs. Tenant shall immediately notify Housing Provider, in writing, of any problem, malfunction or damage with any item including carbon monoxide detector(s) and smoke alarms on the property. Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines. Housing Provider Tenant shall water the garden, landscaping, trees and shrubs, except:
	C.	Housing Provider Tenant shall maintain the garden, landscaping, trees and shrubs, except:
	D.	Housing Provider Tenant shall maintain
	E. F.	Housing Provider and Tenant agree that State or local water use restrictions shall supersede any obligation of Housing Provider or Tenant to water or maintain any garden, landscaping, trees or shrubs pursuant to paragraphs 11B, 11C , and 11D . Tenant's failure to maintain any item for which Tenant is responsible shall give Housing Provider the right to hire someone to perform such maintenance and charge Tenant to cover the cost of such maintenance. The following items of personal property are included in the Premises without warranty and Housing Provider will not maintain,
	H. I.	repair or replace them: Tenant understands that if Premises is located in a Common Interest Development, Housing Provider may not have authority or control over certain parts of the Premises such as roof, electrical, gas or plumbing features inside certain walls, and common areas such as landscaping, shared parking structure or garage. Tenant shall not use the premises to plant, grow, cultivate or sell marijuana.
12		GHBORHOOD CONDITIONS: Tenant is advised to satisfy himself or herself as to neighborhood or area conditions, including,
12.	but fire tele exis odo of c	not limited to, schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, protection, other governmental services, availability, adequacy and cost of any wired, wireless internet connections or other communications or other technology services and installations, proximity to commercial, industrial or agricultural activities, ting and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise or from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition ommon areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements preferences of Tenant.
40		
	with	'S: Unless otherwise provided in California Civil Code § 54.2, or other law, no animal or pet shall be kept on or about the Premises out Housing Provider's prior written consent, ☐ except as agreed to in the attached Pet Addendum (C.A.R. Form PET).
14.		DKING:
	В.	(i) Tenant is responsible for all damage caused by smoking including, but not limited to stains, burns, odors and removal of debris; (ii) Tenant acknowledges that in order to remove odor caused by smoking, Housing Provider may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced or repainted. Such actions and other necessary steps will impact the return of any security deposit. The Premises or common areas may be subject to a local non-smoking ordinance. NO SMOKING of any substance is allowed on the Premises or common areas. If smoking does occur on the Premises or common areas, (i) Tenant is in material breach of this Agreement; (ii) Tenant, guests, and all others may be required to leave
4.5	DIII	the Premises. Smoking of the following substances only is allowed:
15.	A.	LES/REGULATIONS: Tenant agrees to comply with all Housing Provider rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests, invitees and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, under federal, state or local law including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises. (If applicable, check one) (1) Housing Provider shall provide Tenant with a copy of the rules and regulations within days or
		(2) Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.
16.		f checked) CONDOMINIUM; PLANNED UNIT DEVELOPMENT: The Premises are a unit in a condominium, planned unit development, common interest subdivision or other development governed by a homeowners' association ("HOA"). The name of the HOA is Tenant agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations and decisions ("HOA").
		Rules"). Tenant shall reimburse Housing Provider for any fines or charges imposed by HOA or other authorities, due to any violation by Tenant, or the guests or licensees of Tenant or Housing Provider shall have the right to deduct such amounts from the security deposit.
		If applicable, Tenant is required to pay a fee to the HOA to gain access to certain areas within the development such as but not necessarily including or limited to the front gate, pool, and recreational facilities. If not specified in paragraph 5 , Tenant is solely responsible for payment and satisfying any HOA requirements prior to or upon or after the Commencement Date.
		(Check one) (1) Housing Provider shall provide Tenant with a copy of the HOA Rules within days or
Б	OR	(2) Tenant has been provided with, and acknowledges receipt of, a copy of the HOA Rules.
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Prer	nises):		Date:
	(i) Tor conail Ten	Fenant shall not make any repairs, alterations or improchanging locks, installing antenna or satellite dish(es), sor adhesive materials; (ii) Housing Provider shall n	ove pla ot b	law or paragraph 25C , without Housing Provider's prior written consent, ments in or about the Premises including: painting, wallpapering, adding acing signs, displays or exhibits, or using screws, fastening devices, large be responsible for the costs of alterations or repairs made by Tenant; (iii) and the costs of alterations or improvements; and (iv) any deduction made by Tenant
		Tenant acknowledges receipt of (or Tenant will rece	ive	prior to the Commencement Date, or):
		key(s) to Premises,		remote control device(s) for garage door/gate opener(s),
		key(s) to mailbox,]
		key(s) to common area(s),		
	B. C.	Tenant acknowledges that locks to the Premises If Tenant re-keys existing locks or opening devices Tenant shall pay all costs and charges related to loinstalled by Tenant.	3, T	v e, \square have not, been re-keyed. enant shall immediately deliver copies of all keys to Housing Provider. of any keys or opening devices. Tenant may not remove locks, even if
19.		TRY:		
	A. B.	make necessary or agreed repairs (including, but n and carbon monoxide devices, and bracing, anch presence of mold), decorations, alterations, or impreto prospective or actual purchasers, tenants, mortg Persons"). Tenant agrees that Housing Provider, Br Housing Provider and Tenant agree that 24-hour wr	ot I ove age oke itte	vider or Housing Provider's representative for the purpose of entering to imited to, installing, repairing, testing, and maintaining smoke detectors no or strapping water heaters, or repairing dilapidation relating to the ments; or supplying necessary or agreed services; or to show Premises ees, lenders, appraisers, contractors and others (collectively "Interested er and Interested Persons may take photos of the Premises. In notice shall be reasonable and sufficient notice, except as follows: inspection of the Premises prior to the Tenant moving out, unless the
		 (2) If Housing Provider has in writing informed Tershow the premises (C.A.R. Form NSE), then, for orally to show the Premises to actual or prospe (3) No written notice is required if Housing Provided 	or tl ctiv er a	and Tenant orally agree to an entry for agreed services or repairs if the
		date and time of entry are within one week of the No notice is required: (i) to enter in case of an (iii) if the Tenant has abandoned or surrendere	eme	ergency; (ii) if the Tenant is present and consents at the time of entry; or
	C.	(If checked) Tenant authorizes the use of a keys		/lockbox to allow entry into the Premises and agrees to sign a keysafe/
20	РΗ	lockbox addendum (C.A.R. Form KLA). OTOGRAPHS AND INTERNET ADVERTISING:		
20.	A.	In order to effectively market the Premises for sale of media to Interested Persons. Tenant agrees that exterior and interior of the Premises ("Images") for Broker's website, the MLS, and other marketing ma Internet neither Broker nor Housing Provider has contained the Images, or how long such Images may remain from view, anything of a personal nature which Tefamily photos, documents, or other valuables.	Bro stat teri ontr av nar	ental it is often necessary to provide photographs, virtual tours and other ker may photograph or otherwise electronically capture images of the tic and/or virtual tours of the Premises by Interested Persons for use on als and sites. Tenant acknowledges that once Images are placed on the ol over who can view such Images and what use viewers may make of ailable on the Internet. Tenant is advised to store or otherwise remove it would not want to appear in any Images, including but not limited to,
21.		images of the Premises. Tenant understands that Images by any such persons. Once Images are ta	Bro ker view	sons coming onto the Premises may take photographs, videos or other oker does not have the ability to control or block the taking and use of and/or put into electronic display on the Internet or otherwise, neither as such Images nor what use viewers may make of the Images. SALE/LEASE signs on the Premises.
	AS	SIGNMENT; SUBLETTING:		•
		interest in it, without Housing Provider's prior writ or subletting of Premises or this Agreement or ter the option of Housing Provider, terminate this Agr Housing Provider an application and credit inform written agreement with Housing Provider and Tenar shall not be construed as consent to any subsect Tenant's obligations under this Agreement.	ten nan eer natio nt. I	parking or storage spaces, or assign or transfer this Agreement or any consent. Unless such consent is obtained, any assignment, transfer cy, by voluntary act of Tenant, operation of law or otherwise, shall, at nent. Any proposed assignee, transferee or sublessee shall submit to on for Housing Provider's approval and, if approved, sign a separate Housing Provider's consent to any one assignment, transfer or sublease, nt assignment, transfer or sublease and does not release Tenant of
		arranged through AirBnB, VRBO, HomeAway or other	er sl	
23.	JOI res	Any violation of this prohibition is a non-curable, mate NT AND INDIVIDUAL OBLIGATIONS: If there is consible for the performance of all obligations of Ter ether or not in possession.	m	breach of this Agreement. ore than one Tenant, each one shall be individually and completely and under this Agreement, jointly with every other Tenant, and individually,
24.		SSESSION:		
	A . OR B .	(1) Tenant is not in possession of the Premise Commencement Date, such Date shall be ex Housing Provider is unable to deliver possessi Date, Tenant may terminate this Agreement by and security deposit paid.	ten ion y gi t ha	f Housing Provider is unable to deliver possession of Premises on ded to the date on which possession is made available to Tenant. If within 5 (or) calendar days after agreed Commencement ving written notice to Housing Provider, and shall be refunded all Rent as returned all keys to the Premises to Housing Provider.
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		personal property belonging to Tenant (iii) vacate any/all parking and/or storage space; (iv) clean and deliver Premises, as specified in paragraph C below, to Housing Provider in the same condition as referenced in paragraph 10 ; (v) remove all debris; (vi) give written notice to Housing Provider of Tenant's forwarding address; and (vii)
	В.	All alterations/improvements made by or caused to be made by Tenant, with or without Housing Provider's consent, become the property of Housing Provider upon termination. Housing Provider may charge Tenant for restoration of the Premises to the condition it was in prior to any alterations/improvements.
	C.	Right to Pre-Move-Out Inspection and Repairs: (i) After giving or receiving notice of termination of a tenancy (C.A.R. Form NTT), or before the expiration of this Agreement, Tenant has the right to request that an inspection of the Premises take place prior to termination (C.A.R. Form NRI). If Tenant requests such an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. (ii) Any repairs or alterations made to the Premises as a result of this inspection (collectively, "Repairs") shall be made at Tenant's expense. Repairs may be performed by Tenant or through others, who have adequate insurance and licenses and are approved by Housing Provider. The work shall
		comply with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. (iii) Tenant shall: (a) obtain receipts for Repairs performed by others; (b) prepare a written statement indicating the Repairs performed by Tenant and the date of such Repairs; and (c) provide copies of receipts and statements to Housing Provider prior to termination. Paragraph 25C does not apply when the tenancy is terminated pursuant to California Code of Civil Procedure § 1161(2), (3), or (4).
26.	tern for	EACH OF CONTRACT; EARLY TERMINATION: In addition to any obligations established by paragraph 25, in the event of ination by Tenant prior to completion of the original term of the Agreement or any extension, Tenant shall also be responsible ost Rent, rental commissions, advertising expenses and painting costs necessary to ready Premises for re-rental. Housing vider may withhold any such amounts from Tenant's security deposit.
	Prei repa pesi Ten	MPORARY RELOCATION: Subject to local law, Tenant agrees, upon demand of Housing Provider, to temporarily vacate mises for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other its to Premises. Tenant agrees to comply with all instructions and requirements necessary to prepare Premises to accommodate control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables and valuables ant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises.
	Agre The Prov Ten sha	MAGE TO PREMISES: If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, dent or other casualty that render Premises totally or partially uninhabitable, either Housing Provider or Tenant may terminate this eement by giving the other written notice. Rent shall be abated as of the date Premises become totally or partially uninhabitable, abated amount shall be the current monthly Rent prorated on a 30-day period. If the Agreement is not terminated, Housing vider shall promptly repair the damage, and Rent shall be reduced based on the extent to which the damage interferes with ant's reasonable use of Premises. If damage occurs as a result of an act of Tenant or Tenant's guests, only Housing Provider I have the right of termination, and no reduction in Rent shall be made.
29.		URANCE: Tenant's, guest's, invitees or licensee's personal property and vehicles are not insured by Housing Provider, manager or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is advised to carry Tenant's own insurance (renter's insurance) to protect Tenant from any such loss or damage.
		Tenant shall comply with any requirement imposed on Tenant by Housing Provider's insurer to avoid: (i) an increase in Housing Provider's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance. Tenant shall obtain liability insurance, in an amount not less than \$, naming Housing Provider and, if applicable, Property Manager as additional insured for injury or damage to, or upon, the Premises during the term of this agreement or any extension. Tenant shall provide Housing Provider a copy of the insurance policy before commencement of this Agreement, and a rider prior to any renewal.
30.	wate the	TERBEDS/PORTABLE WASHERS: Tenant shall not use or have waterbeds on the Premises unless: (i) Tenant obtains a valid erbed insurance policy; (ii) Tenant increases the security deposit in an amount equal to one-half of one month's Rent; and (iii) bed conforms to the floor load capacity of Premises. Tenant shall not use on the Premises Portable Dishwasher Portable shing Machine.
31. 32	WA NO	IVER: The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach. FICE: Notices may be served at the following address, or at any other location subsequently designated: Tenant:
33.	Provide of	IANT ESTOPPEL CERTIFICATE: Tenant shall execute and return a tenant estoppel certificate delivered to Tenant by Housing vider or Housing Provider's agent within 3 days after its receipt (C.A.R. Form TEC). Failure to comply with this requirement shall leemed Tenant's acknowledgment that the tenant estoppel certificate is true and correct, and may be relied upon by a lender or chaser.
34.	REF	PRESENTATION TENANT REPRESENTATION; OBLIGATIONS REGARDING OCCUPANTS; CREDIT: Tenant warrants that all statements in Tenant's rental application are accurate. Housing Provider requires all occupants 18 years of age or older and all emancipated minors to complete a lease rental application. Tenant acknowledges this requirement and agrees to notify Housing Provider when any occupant of the Premises reaches the age of 18 or becomes an emancipated minor. Tenant authorizes Housing Provider and Broker(s) to obtain Tenant's credit during the tenancy in connection with a modification of this Agreement upon disapproval of the credit report(s) or upon discovering

Upon termination of this Agreement, Tenant shall: (i) give Housing Provider all copies of all keys and any opening devices to Premises, including any common areas; (ii) vacate and surrender Premises to Housing Provider, empty of all persons; and

Premises:

this Agreement.

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25. TENANT'S OBLIGATIONS UPON VACATING PREMISES:

that information in Tenant's application is false. During the tenancy, Housing Provider may reject any such modification upon disapproval of the credit report(s) obtained in connection with the modification. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of payment and other obligations under

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Date:

Pren	nises	Date:		
		HOUSING PROVIDER REPRESENTATIONS: Housing Provider warrants that, unless otherwise specified in writing, Housing Provider is unaware of (i) any recorded Notices of Default affecting the Premise; (ii) any delinquent amounts due under any loan secured by the Premises; and (iii) any bankruptcy proceeding affecting the Premises.		
35. MEDIATION:				
		Consistent with paragraphs B and C below, Housing Provider and Tenant agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that		
	В.	party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. The following matters are excluded from mediation: (i) an unlawful detainer action; (ii) the filing or enforcement of a mechanic's lien; and (iii) any matter within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional		
	C.	remedies, shall not constitute a waiver of the mediation provision. Housing Provider and Tenant agree to mediate disputes or claims involving Listing Agent, Leasing Agent or property manager ("Broker"), provided Broker shall have agreed to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to such Broker. Any election by Broker to participate in mediation shall not result in Broker being deemed a party to		
36.		this Agreement. 'ORNEY FEES: In any action or proceeding arising out of this Agreement, the prevailing party between Housing Provider and ant shall be entitled to reasonable attorney fees and costs collectively not to exceed \$1,000 (or \$), except as		
27	prov	rided in paragraph 35A. R. FORM: C.A.R. Form means the specific form referenced or another comparable form agreed to by the parties.		
		TUTORY DISCLOSURES:		
		MOLD AND DAMPNESS: Exposure to mold may have potential health risks. Tenant acknowledges receipt of the attached booklet titled, "Information on Dampness and Mold for Renters in California" before signing this Residential Lease or Month-to-		
	В.	Month Rental Agreement. LEAD-BASED PAINT (If checked): Premises were constructed prior to 1978. In accordance with federal law, Housing Provider gives and Tenant acknowledges receipt of the disclosures on the attached form (C.A.R. Form LPD) and a federally		
	C.	approved lead pamphlet. PERIODIC PEST CONTROL (CHECK IF EITHER APPLIES): (1) Housing Provider has entered into a contract for periodic pest control treatment of the Premises and shall give Tenant		
		a copy of the notice originally given to Housing Provider by the pest control company. (2) Premises is a house. Tenant is responsible for periodic pest control treatment.		
	D.	■ METHAMPHETAMINE CONTAMINATION: Prior to signing this Agreement, Housing Provider has given Tenant a notice that a health official has issued an order prohibiting occupancy of the property because of methamphetamine contamination. A copy of the notice and order are attached.		
	E.	BED BUGS: Housing Provider has no knowledge of any infestation in the Premises by bed bugs. See attached Bed Bug Disclosure (C.A.R. Form BBD) for further information. Tenant shall report suspected bed bug infestation to Housing Provider or, if applicable, property manager and cooperate with any inspection for and treatment of bed bugs. Housing Provider will		
	F.	notify tenants of any units infested by bed bugs. MEGAN'S LAW DATABASE DISCLOSURE: Notice: Pursuant to § 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at		
		www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Housing Provider nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)		
	G.	RESIDENTIAL ENVIRONMENTAL HAZARDS BOOKLET: Tenant acknowledges receipt of the residential environmental hazards booklet.		
	Н.	MILITARY ORDNANCE DISCLOSURE: (If applicable and known to Housing Provider) Premises are located within one mile of an area once used for military training, and may contain potentially explosive munitions.		
	I.	FLOOD HAZARD DISCLOSURE: Flooding has the potential to cause significant damage to personal property owned by Tenant. See attached Tenant Flood Hazard Disclosure (C.A.R. Form TFHD) for additional information.		
	J. K.	DEATH ON THE PREMISES: An occupant of the Premises died on the Premises in the last three years. (Note to Housing Provider: the manner of death may be a material fact to the tenant, and should be disclosed in 38K, except for death by HIV/AIDS.) OTHER MATERIAL FACTS:		
	Agre	EVICEMEMBERS CIVIL RELIEF ACT: Notwithstanding anything to the contrary in paragraphs 2, 4, 26 or elsewhere in this element, the Servicemembers Civil Relief Act applies to this Agreement and any effort to terminate it, as specified in §§ 3951 3955 of the Act.		
	TIM	E OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are		
	Agre oral give	rporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their element with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be in full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed ept in writing. This Agreement is subject to California Housing Provider-tenant law and shall incorporate all changes required by		

amendment or successors to such law. This Agreement and any supplement, addendum or modification, including any copy, may

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be signed in two or more counterparts, all of which shall constitute one and the same writing.

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Ρ	rem	nises: Date:
		AGENCY:
		A. CONFIRMATION: The following agency relationship(s) are hereby confirmed for this transaction:
		Housing Provider's Brokerage Firm
		Is the broker of (check one): the Housing Provider; or both the Tenant and Housing Provider (Dual Agent).
		Housing Provider's Agent License Number
		Provider's Agent (Dual Agent).
		Tenant's Brokerage Firm License Number
		Is the broker of (check one): the Tenant; or both the Tenant and Housing Provider. (Dual Agent).
		Tenant's Agent License Number Licens
		Is (check one): the Tenant's Agent. (salesperson or broker associate); or both the Tenant's and Housing Provider's Agent (Dual Agent).
		B. DISCLOSURE: (If checked): The term of this Agreement exceeds one year. A disclosure regarding real estate agency relationships (C.A.R. Form AD) has been provided to Housing Provider and Tenant, who each acknowledge its receipt.
		C. TERMINATION OF AGENCY RELATIONSHIP:
		(1) Housing Provider and Tenant acknowledges and agrees that unless Broker is the property manager, or as specified in (2)
		below, once Housing Provider and Tenant enter into this Agreement, (i) Broker will not represent Owner in any manner
		regarding the management of the Premises; and (ii) Any representation duties that Broker may owe to, and any agency
		relationship that Broker may have with, either Housing Provider or Tenant, is terminated.
		(2) Notwithstanding paragraph 41C(1), Broker duties and responsibilities to either Housing Provider or Tenant will terminate
		upon the last to occur of the following (choose all that apply): Tenant occupancy, Delivering to Tenant keys or other
4	o [means of entering the Premises, Tenant walkthrough, Completion of Move In Inspection (C.A.R. Form MII). TENANT COMPENSATION TO BROKER: Upon execution of this Agreement, Tenant agrees to pay compensation to Broker
4	2.	as specified in a separate written agreement between Tenant and Broker.
4	3	NOTICE OF RIGHT TO RECEIVE FOREIGN LANGUAGE TRANSLATION OF LEASE/RENTAL AGREEMENTS: California Civil
7		Code requires a Housing Provider or property manager to provide a tenant with a foreign language translation copy of a lease or
		rental agreement if the agreement was negotiated primarily in Spanish, Chinese, Korean, Tagalog or Vietnamese. If applicable,
		every term of the lease/rental needs to be translated except for, among others, names, dollar amounts and dates written as
		numerals, and words with no generally accepted non-English translation.
4		OWNER COMPENSATION TO BROKER: Upon execution of this Agreement, Owner agrees to pay compensation to Broker as
_		specified in a separate written agreement between Owner and Broker (C.A.R. Form LL or LCA).
		RECEIPT: If specified in paragraph 5, Housing Provider or Broker, acknowledges receipt of move-in funds.
4	6.	OTHER TERMS AND CONDITIONS; If checked, the following ATTACHED documents are incorporated in this Agreement:
	ļ	Keysafe/Lockbox Addendum (C.A.R. Form KLA); Lead-Based Paint and Lead-Based Paint Hazards Disclosure (C.A.R. Form LPD);
	ļ	Lease/Rental Mold and Ventilation Addendum (C.A.R. Form LRM); Landlord in Default Addendum (C.A.R. Form LID);
]	Parking and Storage Disclosure (C.A.R. Form PSD); 🛽 Bed Bug Disclosure (C.A.R. Form BBD); 🛣 Tenant Flood Hazard
		Disclosure (C.A.R. Form TFHD); ▼ Rent Cap and Just Cause Addendum (C.A.R. Form RCJC)
	1	▼ Other Documents/Addenda: Code of Conduct Policy
	:	
		Other Terms:
4	7.	LEGALLY AUTHORIZED SIGNER: Wherever the signature or initials of the Legally Authorized Signer identified in paragraphs 50
	0	or 51 appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity
	d	described and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer (i) represents that the entity
		or which that person is acting already exists and is in good standing to do business in California, and (ii) shall Deliver to the other
	-	Party, upon request, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or
		ormation documents of the business entity).
4		
•	[. Housing Provider and Tenant acknowledge receipt of the attached interpreter/
		INTERPRETER/TRANSLATOR: The terms of this Agreement have been interpreted for Tenant into the following language: Housing Provider and Tenant acknowledge receipt of the attached interpreter/translator agreement (C.A.R. Form ITA).
4	9.	The Premises is being managed by Owner, (or, if checked):
	[Housing Provider's Brokerage Firm in Real Estate Brokerage section Tenant's Brokerage Firm in Real Estate Brokers section
	Ì	Property Management firm immediately below
		Real Estate Broker (Property Manager) DRE Lic #
		(Agent) DRE Lic#
		Address Telephone #
Γ		ousing Provider and Tenant acknowledge and agree Brokers: (a) do not guarantee the condition of the Premises; (b)
	C.0	ousing Provider and Tenant acknowledge and agree Brokers: (a) do not guarantee the condition of the Premises; (b) annot verify representations made by others; (c) cannot provide legal or tax advice; (d) will not provide other advice or
		formation that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore,
		Brokers are not also acting as Housing Provider in this Agreement, Brokers: (e) do not decide what rental rate a
	Τe	enant should pay or Housing Provider should accept; and (f) do not decide upon the length or other terms of this
	Ar	greement. Housing Provider and Tenant agree that they will seek legal, tax, insurance and other desired assistance
		om appropriate professionals.
L		appropriate professionale.

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RLMM REVISED 12/22 (PAGE 7 OF 9) Tenant's Initials

	es:		Date:
	enant agrees to rent the Premises on the above term. ENTITY TENANT: (Note: If this paragraph is considered for the Legally Authorized Signature (1) One or more Tenant is a trust, corporation, LLC (2) This Agreement is being Signed by a Legally Arindividual. See paragraph 47 for additional term (3) The name(s) of the Legally Authorized Signer(s) (4) If a trust, identify Tenant as trustee(s) of the trust or Doe Revocable Family Trust). (5) If the entity is a trust or under probate, the follow	completed, a Representative gners designated below.) c, probate estate, partnership authorized Signer in a representations. s) is: t or by simplified trust name (, holding a power of attorney or other entity. entative capacity and not for him/herself as an (ex. John Doe, co-trustee, Jane Doe, co-trustee)
В.	TENANT SIGNATURE(S):		
(S	ignature) By,		Date:
	Printed name of Tenant:		
	Printed Name of Legally Authorized Signer:		Title, if applicable,
	Printed Name of Legally Authorized Signer: Address Telephone Text	City	State <u>CA</u> Zip
	Telephone Text	E-mail	
(S	ignature) By,		Date:
	Printed Name of Legally Authorized Signer:		Title, if applicable,
	Address Text	City	State Zip
	☐ IF MORE THAN TWO SIGNERS, USE Addit	tional Signature Addendum (C.A.R. Form ASA).
	other sums that become due pursuant to this Agrenforcing the Agreement; (ii) consent to any chang Housing Provider and Tenant; and (iii) waive any proceed against Tenant for any default occurring un Guarantor (Print Name)	es, modifications or alteration y right to require Housing Finder this Agreement before se	ns of any term in this Agreement agreed to by Provider and/or Housing Provider's agents to eeking to enforce this Guarantee.
	Guarantor		Date
			01:1: 7::
	Address	City	State ZIP
	GuarantorAddress Text		
	Address Telephone Text ousing Provider (owner or agent for owner) agre	res to rent the Premises on ragraph is completed, a Reproduction Authorized Signers designate coration, LLC, probate estate authorized Signer in a representational terms. Signature is a signature of the trust or by simplified trust or by simplified trust.	the above terms and conditions. esentative Capacity Signature Disclosure formed below.) e, partnership, holding a power of attorney or entative capacity and not for him/herself as an ust name (ex. John Doe, co-trustee, Jane Doe,
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RE.	AL ESTATE BROKERS:					
	Real estate brokers who are Provider and Tenant.	not also Housing P	Provider under this Agreem	ent are not parties to	the Agree	ment between Housing
	Agency relationships are confi	irmed in paragraph	ı 41.			
	COOPERATING BROKER C					
	Broker agrees to accept: (i) the Property is offered for sale or I					
	between Listing Broker and Co	·	in MEO, Or (II) [III] (II CHECKE)	a) the amount specified	ин а зера	arate writterr agreemer
	· ·					
T	Tenant's Brokerage Firm DRE Lic. #					
					_ DRE Lic	.#
	ant's Brokerage Firm (Agent)			DRE Lic. # _	_ DRE Lic	. # Date
Ву (City	DRE Lic. # _	_ DRE Lic _ State	
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By (Add Tele Hou By ((Agent) Iress ephone using Provider's Brokerage Firm	<u> </u>		DR	_State	DateZip

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R L E L B C

Premises: _

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525 South Virgil Avenue, Los Angeles, California 90020



Date: _



BED BUG DISCLOSURE

(C.A.R. Form BBD, Revised 12/18) (California Civil Code §1954.603)

in v	vhich is referred to as ("Tenant")
and	d is referred to as ("Landlord").
INF	FORMATION ABOUT BED BUGS:
1.	Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
2. 3.	Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.
5. 4. 5.	Bed Bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all. Common signs and symptoms of a possible bed bug infestation:
0.	 Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls. Molted bed bug skins, white, sticky eggs, or empty eggshells. Very heavily infested areas may have a characteristically sweet odor. Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
6.	For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.
7.	Tenant shall report suspected infestations by bed bugs to the Landlord or Property Manager at the mailing, or email address or phone number provided in the Agreement and cooperate with any inspection for and treatment of bed bugs.
8.	Landlord will notify tenants of any units inspected by a pest control operator of the findings by such an operator within 2 business days of the receipt of the findings. All Tenants will be notified of confirmed infestations within common areas.
ass gue	nant agrees to release, indemnify, hold harmless and forever discharge Landlord and Landlord's employees, agents, successors and signs from any and all claims, liabilities or causes of action of any kind that Tenant, members of Tenant's household or Tenant's ests or invitees may have at any time against Landlord or Landlord's agents resulting from the presence of bedbugs due to Tenant's ure to comply with this Bed Bug Disclosure.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.			
Date	Date		
Tenant	Landlord		
Tenant	Landlord		

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BBD REVISED 12/18 (PAGE 1 OF 1)

BED BUG DISCLOSURE (BBD PAGE 1 OF 1)



TENANT FLOOD HAZARD DISCLOSURE

(C.A.R. Form TFHD, Revised 12/18)

in w	on property known asin which	is referred to as ("Tenant")
	and	• • • • • • • • • • • • • • • • • • • •
INF	INFORMATION ABOUT FLOOD HAZARDS: Tenant is informed of the following:	
1.	1. The Property is not located in a special flood hazard area or an area of potential	flooding.
OR	OR	
	The Property is located in a special flood hazard area or an area of potential flooding Property is deemed to be in a special flood hazard area or area of potentially flooding	
	 A. The owner has actual knowledge of that fact. B. The owner has received written notice from any public agency stating the hazard area or an area of potential flooding. C. The Property is located in an area in which the owner's mortgage holder requ D. The owner currently carries flood insurance. 	
2.		
3.	The owner's insurance does not cover the loss of the tenant's personal possessiconsider purchasing renter's insurance and flood insurance to insure his or her possisk of loss.	
4.	4. The owner is not required to provide additional information concerning the flood haz provided pursuant to this section (California Government Code section 8589.45) is decented.	
The	The foregoing terms and conditions are hereby agreed to, and the undersigned acknowled	ge receipt of a copy of this document.
Dat	Date Date	
Ter	Tenant Landlord	
	Tenant Landlord	

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TFHD REVISED 12/18 (PAGE 1 OF 1)

TENANT FLOOD HAZARD DISCLOSURE (TFHD PAGE 1 OF 1)



RENT CAP AND JUST CAUSE ADDENDUM

(NOTE: STATE OR LOCAL COVID-19 LAWS MAY LIMIT THE AVAILABILITY OF CERTAIN EXEMPTIONS. CHECK WITH LEGAL COUNSEL BEFORE PROCEEDING.) (C.A.R. Form RCJC, 12/20)

The following terms and	conditions are hereby incorporated	and made part of the	e Residential Lease or Month-to-Month
Rental Agreement dated	on property known as		
in which			is referred to as "Tenant"
and			is referred to as "Landlord"

I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

With certain exemptions, Landlord may be subject to the rent cap and just cause eviction provisions of the Civil Code. Landlord informs Tenant of the following:

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the Tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the Tenants has continuously occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

II. EXEMPTIONS TO BOTH RENT CAP REQUIREMENTS AND JUST CAUSE EVICTIONS*:

- 1. Housing that has been issued a certificate of occupancy within the previous 15 years.
- 2. A property containing two separate dwelling units (excluding ADUs and junior ADUs) within a single structure in which one of the units was Owner occupied at the commencement and throughout the tenancy.
- 3. <u>Single Family Residential</u> property (including a condominium and units in planned developments) that is alienable separate from the title to any other dwelling unit if the notice below is checked and delivered to the Tenant:

Notice of Exemption: This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code AND the Owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

III. ADDITIONAL EXEMPTIONS ONLY APPLICABLE TO JUST CAUSE EVICTIONS*:

- 1. Housing accommodations in which the Tenant shares bathroom or kitchen facilities with the Owner who maintains their principal residence at the residential real property.
- 2. Single-family Owner-occupied residences, including a residence in which the Owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit.

IV. RENT CAP REQUIREMENTS

- 1. Subject to certain provisions of Civil Code Section 1947.12 subdivision (b), an Owner of real property shall not increase the rental rate for that property more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest rental amount charged for that property at any time during the 12 months prior to the effective date of the increase.
- 2. If the same Tenant remains in occupancy over any 12-month period, the gross rental rate shall not be increased in more than two increments over that 12-month period.
- **3.** For a new tenancy in which no Tenant from the prior tenancy remains, the Owner may establish the initial rate not subject to paragraph 1 of this section. Paragraph 1 of this section is only applicable to subsequent increases after the initial rental rate has been established.

V. JUST CAUSE REASONS FOR TERMINATION OF TENANCY

1. "At-Fault" Reasons:

A. Default in payment of rent.

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RCJC 12/20 (PAGE 1 OF 2)



RENT CAP AND JUST CAUSE ADDENDUM (RCJC PAGE 1 OF 2)

- B. Breach of a material term of the lease, as described in Code of Civil Procedure Section 1161, paragraph (3), including but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
- C. Maintaining, committing, or permitting the maintenance of a nuisance as described in Code of Civil Procedure Section 1161, paragraph (4).
- D. Committing waste as described in Code of Civil Procedure Section 1161, paragraph (4).
- E. The Tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the Owner, the Tenant refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate Section 1946.1 or any other provision of law.
- Criminal activity by the Tenant on the residential real property, including any common areas, or any criminal threat, as defined in Penal Code Section 422, subdivision (a), directed to any Owner or agent of the Owner of the premises.
- **G.** Assigning or subletting the premises in violation of the Tenant's lease.
- H. The Tenant's refusal to allow the Owner to enter the residential real property pursuant to a request consistent with Civil Code Sections 1101.5 and 1954, and Health and Safety Code Sections 13113.7 and 17926.1.
- Using the premises for an unlawful purpose as described in Code of Civil Procedure Section 1161, paragraph (4).
- J. When the Tenant fails to deliver possession of the residential real property after providing the Owner written notice of Tenant's intention to terminate the hiring of real property or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice.

"No-fault" Reasons:

- A. Intent to occupy the residential real property by the Owner or their spouse, domestic partner, children, grandchildren, parents or grandparents (Owner/family move-in). Tenant and Owner hereby agree that the Owner shall have the right to terminate the lease if the Owner, or their spouse, domestic partner, children, grandchildren, parents or grandparents, unilaterally decide to occupy the residential property. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.
- B. Withdrawal of the Premises from the rental market. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.
- C. Unsafe habitation, as determined by a government agency that has issued an order to vacate, or to comply, or other order that necessitates vacating the residential property.
- D. Intent to demolish or substantially remodel the residential real property. "Substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit that cannot be accomplished in a safe manner with the Tenant in place, and that requires Tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone do not qualify.

Just Cause Notices:

- A. Curable "At-Fault" Reasons: Before the Owner can terminate the tenancy for an At-Fault Just Cause violation that is curable, the Owner must first provide notice to cure giving the Tenant an opportunity to cure the violation pursuant to Code of Civil Procedure Section 1161, paragraph (3).
- B. Tenant Payments Pursuant to "No-Fault" Eviction: (1) If Owner issues a termination of tenancy under a No-Fault Just Cause, Owner notifies Tenant of the right to direct payment relocation assistance equal to one month of the Tenant's rent in effect at the time of the termination and shall be provided within 15 calendar days of service of the notice. (2) In lieu of direct payment, Owner may waive the payment of rent for the final month of tenancy prior to the rent becoming due. The notice shall state the amount of rent waived and that no rent is due for the final month of tenancy.

*NOTE: Other exemptions under the Civil Code may apply. Additionally, this property may be subject to local rent cap and just cause eviction controls, which may impose additional restrictions. Landlord is strongly advised to seek counsel from a qualified real estate lawyer, who is familiar with the law where the property is located, prior to serving any notice.

The undersigned acknowledge a copy of this document and agree that the terms specified in Sections I, II(3), if checked, and V(3) are made a part of the lease or rental agreement specified above.

Tenant _	_ Date
Tenant _	_ Date
Landlord	Date
Landlord	 Date

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RCJC 12/20 (PAGE 2 OF 2)

FAIR HOUSING & DISCRIMINATION ADVISORY

(C.A.R. Form FHDA, 6/22)

1. EQUAL ACCESS TO HOUSING FOR ALL: All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.

FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:

- A. FEDERAL FAIR HOUSING ACT ("FHA") Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in sales, rental or financing of residential housing against persons in protected classes;
- **B.** CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA") California Government Code ("GC") §§ 12900-12996,12955; 2 California Code of Regulations ("CCR") §§ 12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing;
- **C.** CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh") California Civil Code ("CC") § 51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in protected classes;
- D. AMERICANS WITH DISABILITIES ACT ("ADA") 42 U.S.C. §§ 12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
- **E.** OTHER FAIR HOUSING LAWS: § 504 of Rehabilitation Act of 1973 29 U.S.C. § 794; Ralph Civil Rights Act CC § 51.7.; California Disabled Persons Act; CC §§ 54-55.32; any local city or county fair housing ordinances, as applicable.
- 3. POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION: Violations of fair housing laws may result in monetary civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.
- 4. PROTECTED CLASSES/CHARACTERISTICS: Whether specified in Federal or State law or both, discrimination against persons if based on that person's belonging to, association with, or perceived membership in, certain classes or categories, such as the following, is prohibited. Other classes, categories or restrictions may also apply.

Race	Color	Ancestry	National Origin	Religion
Age	Sex, Sexual Orientation	Gender, Gender Identity, Gender expression	Marital Status	Familial Status (family with a child or children under 18)
Citizenship	Immigration Status	Primary Language	Military/Veteran Status	Source of Income (e.g., Section 8 Voucher)
Medical Condition	Disability (Mental & Physical)	Genetic Information	Criminal History (non- relevant convictions)	Any arbitrary characteristic

5. THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING DISCRIMINATION BY REAL ESTATE LICENSEES:

- **A.** California Business & Professions Code ("B&PC") § 10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation § 2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
- **B.** Violation of DRE regulations or real estate laws against housing discrimination by a real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC § 10177(I)(1); 10 CCR § 2780
- 6. REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION: NAR Code of Ethics Article 10 prohibits discrimination in employment practices or in rendering real estate license services against any person because of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity by REALTORS®.
- 7. WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?

Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.

Sellers

CALIFORNIA ASSOCIATION

OF REALTORS®

- Real estate licensees
- Mobilehome parks
- Insurance companies
- Landlords
- Real estate brokerage firms
- Homeowners Associations ("HOAs");
- Government housing services
- Sublessors
- Property managers
- Banks and Mortgage lenders
- Appraisers

EXAMPLES OF CONDUCT THAT MAY NOT BE MOTIVATED BY DISCRIMINATORY INTENT BUT COULD HAVE A DISCRIMINATORY EFFECT:

- A. Prior to acceptance of an offer, asking for or offering buyer personal information or letters from the buyer, especially with photos. Those types of documents may inadvertently reveal, or be perceived as revealing, protected status information thereby increasing the risk of (i) actual or unconscious bias, and (ii) potential legal claims against sellers and others by prospective buyers whose offers were rejected.
- **B.** Refusing to rent (i) an upper-level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs or (ii) a house with a pool to a person with young children out of concern for the children's safety.
- 9. EXAMPLES OF UNLAWFUL OR IMPROPER CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:
 - A. Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers
 due to a person's protected status;
 - **B.** Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
 - **C.** "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the neighborhood;
 - **D.** Making any statement or advertisement that indicates any preference, limitation, or discrimination;

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FHDA REVISED 6/22 (PAGE 1 OF 2)



FAIR HOUSING AND DISCRIMINATION ADVISORY (FHDA PAGE 1 OF 2)

- E. Inquiring about protected characteristics (such as asking tenant applicants if they are married, or prospective purchasers if they have children or are planning to start a family);
- F. Using criminal history information before otherwise affirming eligibility, and without a legally sufficient justification;
- **G.** Failing to assess financial standards based on the portion of the income responsible by a tenant who receives government subsidies (such as basing an otherwise neutral rent to income ratio on the whole rent rather than just the part of rent that is the tenant's responsibility):
- **H.** Denying a home loan or homeowner's insurance;
- I. Offering inferior terms, conditions, privileges, facilities or services;
- **J.** Using different qualification criteria or procedures for sale or rental of housing such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
- K. Harassing a person;
- L. Taking an adverse action based on protected characteristics;
- **M.** Refusing to permit a reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a wheelchair bound tenant to install, at their expense, a ramp over front or rear steps, or refusing to allow a physically disabled tenant from installing, at their own expense, grab bars in a shower or bathtub):
- **N.** Refusing to make reasonable accommodation in policies, rules, practices, or services for a person with a disability (such as the following, if an actual or prospective tenant with a disability has a service animal or support animal):
 - (i) Failing to allow that person to keep the service animal or emotional support animal in rental property,
 - (ii) Charging that person higher rent or increased security deposit, or
 - (iii) Failing to show rental or sale property to that person who is accompanied by the service animal or support animal, and;
- Retaliating for asserting rights under fair housing laws.

10. EXAMPLES OF POSITIVE PRACTICES:

- **A.** Real estate licensees working with buyers or tenants should apply the same objective property selection criteria, such as location/neighborhood, property features, and price range and other considerations, to all prospects.
- **B.** Real estate licensees should provide complete and objective information to all clients based on the client's selection criteria.
- **C.** Real estate licensees should provide the same professional courtesy in responding to inquiries, sharing of information and offers of assistance to all clients and prospects.
- **D.** Housing providers should not make any statement or advertisement that directly or indirectly implies preference, limitation, or discrimination regarding any protected characteristic (such as "no children" or "English-speakers only").
- E. Housing providers should use a selection process relying on objective information about a prospective buyer's offer or tenant's application and not seek any information that may disclose any protected characteristics (such as using a summary document, e.g. C.A.R. Form SUM-MO, to compare multiple offers on objective terms).
- 11. FAIR HOUSING RESOURCES: If you have questions about your obligations or rights under the Fair Housing laws, or you think you have been discriminated against, you may want to contact one or more of the sources listed below to discuss what you can do about it, and whether the resource is able to assist you.
 - A. Federal: https://www.hud.gov/program_offices/fair_housing_equal_opp
 - B. State: https://www.dfeh.ca.gov/housing/
 - C. Local: local Fair Housing Council office (non-profit, free service)
 - D. DRE: https://www.dre.ca.gov/Consumers/FileComplaint.html
 - E. Local Association of REALTORS®. List available at: https://www.car.org/en/contactus/rosters/localassociationroster.
 - F. Any qualified California fair housing attorney, or if applicable, landlord-tenant attorney.
- 12. LIMITED EXCEPTIONS TO FAIR HOUSING REQUIREMENTS: No person should rely on any exception below without first seeking legal advice about whether the exception applies to their situation. Real estate licensees are not qualified to provide advice on the application of these exceptions.
 - Legally compliant senior housing is exempt from FHA, FEHA and Unruh as related to age or familial status only;
 - **B.** An owner of a single-family residence who resides at the property with one lodger may be exempt from FEHA for rental purposes, PROVIDED **no real estate licensee is involved** in the rental;
 - C. An owner of a single-family residence may be exempt from FHA for sale or rental purposes, PROVIDED (i) no real estate licensee is involved in the sale or rental and (ii) no discriminatory advertising is used, and (iii) the owner owns no more than three single-family residences. Other restrictions apply;
 - **D.** An owner of residential property with one to four units who resides at the property, may be exempt from FHA for rental purposes, PROVIDED **no real estate licensee is involved** in the rental; and
 - E. Both FHA and FEHA do not apply to roommate situations. See, Fair Housing Council v Roommate.com LLC, 666 F.3d 1216 (2019).
 - F. Since both the 14th Amendment of the U.S. Constitution and the Civil Rights Act of 1866 prohibit discrimination based on race; the FHA and FEHA exemptions do not extend to discrimination based on race.

Buyer/Tenant and Seller/Landlord have read, understand and acknowledge receipt of a copy of this Fair Housing & Discrimination Advisory.

Buyer/Tenant	Date
Buyer/Tenant	Date
Seller/Landlord	Date
Seller/Landlord	Date

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Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148).

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- visible mold (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- mold odor, noticed as an earthy, musty, or moldy smell
- visible water damage, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- damp or moist materials, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is why CDPH does not recommend testing for mold, such as measuring mold spores in the air.



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout





Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is substandard and the property owner must fix the conditions. The Code excludes mold that is "minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use."

CDPH recommends fixing dampness and mold problems as follows:

- · identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- · cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

- 1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
- 2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions for instance, not using available bathroom ventilation during showers.
- 3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.



2700 White lane LLC

CODE OF CONDUCT POLICY

Conduct that is respectful of others contributes to the peaceful enjoyment of life in the community. Individuals have the freedom to act as they please, so long as those actions are lawful, and do not harm others or infringe upon their rights. The Code of Conduct ("Code"), set forth below, will be displayed and provided to the immediate neighborhood.

It is understood that enforcement of the Code will be a collaborative effort between the Community Collaboration Partnership and The Blanco, especially when violations of the Code occur offsite, in the immediate neighborhood and/or community.

The Blanco staff are responsible for informing all of its residents of the Code. Violations of the Code will result in consequences ranging from written warnings to termination of lease agreement.

- a. Residents shall enter into a agreement ("lease agreement") committing to adhere to this Code as they transition into permanent housing.
- b. Residents will adhere to program rules that encourage respect for others and prescribe lawful behavior for program clients.
- c. Residents shall not engage in illegal behaviors in the immediate neighborhood or community. Engagement in illegal behaviors in the immediate neighborhood or community will result in consequences ranging from written warnings to termination of lease agreement.
- d. Residents shall not engage in loitering, aggressive panhandling or camping in the immediate neighborhood or community.
- e. Residents shall not illegally park vehicles of any type, including bicycles, in the immediate neighborhood or community.
- f. Residents shall not litter in and around The Blanco.
- g. Residents who violate the Code or lease agreement shall receive the appropriate consequences set forth in the lease agreement.



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024 **ITEM NUMBER**: Non-Consent Public

Hearings6.(b.)

TO: Chair Bashirtash and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jose Fernandez, Associate Planner

DATE:

WARD: Ward(s) 1, 2, 3, 4, 5, 6, 7

SUBJECT:

Zone Change No. 24-0055: The City of Bakersfield is requesting a change in zone classification from A (Agriculture), E (Estate), E-1A (Estate One Family Dwelling – 1 acre minimum), R-S (Residential Suburban), R-S-10A (Residential Suburban – 10 acre minimum), R-S-5A (Residential Suburban – 5 acre minimum), R-1 (One Family Dwelling), R-1-4.5(One Family Dwelling 4,500 sf minimum lot size), R-1-CH (One Family Dwelling-Church Overlay), R-1-CH-HD (One Family Dwelling-Church and Hillside Development Overlay), R-1-HD (One Family Dwelling - Hillside Development Overlay), R-2 (Limited Multiple Family Dwelling), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3 (Multiple Family Dwelling), PCD (Planned Commercial Development), C-O (Professional and Administrative Office), C-O/PCD (Professional and Administrative Office/Planned Commercial Development), (Neighborhood Commercial), C-2 (Regional Commercial), C-2/PCD (Regional Commercial/Planned Commercial Development), M-1 (Light Manufacturing), M-2 (General Manufacturing), and P (Automobile Parking) to MX-1 (Mixed-Use Neighborhood), MX-2 (Mixed-Use Transit), R-2 (Small Lot Single-Unit Dwelling), R-3 (Medium Density Multi-unit Dwelling), R-4 (High-Density Multi-Unit Dwelling), R-4-HD (High-Density Multi-Unit Dwelling – Hillside Development Overlay), and R-5 (Very-High Density Multi-Unit Dwelling) on approximately 790 acres in various properties throughout the City to facilitate compliance with California's Housing Element Law. Notice of Exemption on file.

APPLICANT: City of Bakersfield

OWNER: Various

LOCATION: See attached Map Set

STAFF RECOMMENDATION:

Staff recommendation: Approve.

ATTACHMENTS:

Description Type

□ Staff Report Staff Report

■ Map Set

□ CEQA Exemption Memorandum

□ Planning Commission Draft ZC Resolution

Backup Material Backup Material

Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: February 29, 2024 AGENDA: 6.b

TO: Chair Bashirtash and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

DATE: February 23, 2024

FILE: Zone Change 24-0055

WARD: 1, 2, 3, 4, 5, 6, and 7

STAFF PLANNER: Jose Fernandez, Associate Planner II

REQUEST: Change classification from A (Agriculture), E (Estate), E-1A (Estate One Family Dwelling – 1 acre minimum), R-S (Residential Suburban), R-S-10A (Residential Suburban – 10 acre minimum), R-S-5A (Residential Suburban – 5 acre minimum), R-1 (One Family Dwelling), R-1-4.5(One Family Dwelling 4,500 sf minimum lot size), R-1-CH (One Family Dwelling-Church Overlay), R-1-CH-HD (One Family Dwelling-Church and Hillside Development Overlay), R-1-HD (One Family Dwelling - Hillside Development Overlay), R-2 (Limited Multiple Family Dwelling), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3 (Multiple Family Dwelling), PCD (Planned Commercial Development), C-0 (Professional and Administrative Office), C-0/PCD (Professional and Administrative Office/Planned Commercial Development), C-1 (Neighborhood Commercial), C-2 (Regional Commercial), C-2/PCD (Regional Commercial/Planned Commercial Development), M-1 (Light Manufacturing), M-2 (General Manufacturing), and P (Automobile Parking) to MX-1 (Mixed-Use Neighborhood), MX-2 (Mixed-Use Transit), R-2 (Small Lot Single-Unit Dwelling), R-3 (Medium Density Multi-unit Dwelling), R-4 (High-Density Multi-Unit Dwelling), R-4-HD (High-Density Multi-Unit Dwelling) – Hillside Development Overlay), and R-5 (Very-High Density Multi-Unit Dwelling) on approximately 790 acres throughout the City of Bakersfield to facilitate compliance with California's Housing Element Law.

APPLICANT: City of Bakersfield **OWNER:** Various

1715 Chester Avenue Bakersfield, CA 93301

LOCATION: See attached Map Set – also see https://shorturl.at/wK236

PROJECT SIZE: Approximately 790 acres

STAFF RECOMMENDATION: adopt Resolution **APPROVING** the change in zone classification **from** A, E, E-1A, R-S, R-S-10A, R-S-5A, R-1, R-1-4.5, R-1-CH, R-1-CH-HD, R-1-HD, R-2, R-2/PUD, R-3, PCD, C-0, C-0/PCD, C-1, C-2, C-2/PCD, and M-1 **to** MX-1, MX-2, R-2, R-3, R-4, R-4-HD, and R-5 or a more restrictive classification, and recommend same to City Council.

PROJECT BACKGROUND:

Housing Element Law. Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. Cities and Counties meet this requirement by adopting Housing Elements as part of their "General Plan", also required by the state.

California's Housing Element Law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, Cities and Counties must adopt plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely on the effective implementation of local General Plans and, in particular, local Housing Elements.

General Plan Housing Element. Updating a Housing Element, while important to meeting one of the most basic needs of Californians, can be a daunting task. Individuals and families are directly affected by each jurisdiction's ability to plan for the housing needs of those who will live, work, and play in every community. Additionally, State funding programs for transportation, infrastructure, and housing often require or consider a local jurisdiction's compliance with Housing Element Law. In some cases, funding from state/federal housing programs can only be accessed if the jurisdiction has a compliant Housing Element. In other cases, a compliant Housing Element is not a requirement to apply for funding; however, those applying for funding will receive extra points on their application if they do have a compliant Housing Element; thereby, increasing their chances in the competitive application process.

Bakersfield's 5th Cycle Housing Element. Housing cycles operate within eight-year intervals. Bakersfield's Housing Element for the period spanning 2015 to 2023 was formulated in strict accordance with the provisions outlined in the State's General Plan law pertaining to Housing Elements. This comprehensive document underwent a thorough review process and was officially adopted by the City Council on January 20, 2016. Subsequently, it received formal certification from the California Department of Housing and Community Development (HCD) on February 16, 2016.

Bakersfield's 6th Cycle Housing Element. The Housing Element for the 6th Cycle necessitates formal certification by HCD no later than December 31, 2023. A draft Housing Element was submitted to HCD in June 2023. The City received interim comments from HCD during the 90-day initial review period, which provided an opportunity for the City to revise the draft Housing Element before the issuance of HCD's official comment letter. Following the mandatory 7-day public review period, the City submitted a revised initial draft to HCD in mid-September 2023. HCD provided its official comment letter on September 20, 2023. The City is currently revising the Housing Element per HCD comments with an anticipated resubmittal to HCD in April 2024. HCD's second review is anticipated to take 60 days.

The formulation of the 2023-2031 Housing Element continues to be a process characterized by robust public engagement. This approach ensures that the document accurately reflects the insights and perspectives of the community. Moreover, the Housing Element is being meticulously designed to encompass the City's allocation of dwelling units determined by the Kern Council of Governments (KernCOG), the entity responsible for designating the number of residential units to be constructed in the region within the ensuing eight-year period.

Regional Housing Needs Allocation. State law requires that every Housing Element include an inventory of land suitable and available for residential development, based on land use designations, zoning, and other factors. This inventory of land must meet the jurisdiction's share of the regional housing mandate called the Regional Housing Needs Allocation (RHNA). The RHNA is based on population projections, income distribution, and access to jobs, developed through a methodology by KernCOG. For the 6th Cycle Housing Element (2023-2031), the City of Bakersfield is tasked with creating a land inventory that can accommodate 37,461 housing units in the next eight years. Table 1 compares the 5th Cycle and 6th Cycle RHNA allocations for each jurisdiction in the region.

Table 1 – KernCOG RHNA Allocations							
Jurisdiction	5 th Cycle Allocation (2015-2023)	6 th Cycle Allocation (2023-2031)	# Increase # Decrease	% Increase % Decrease	Overall % of 6 th Cycle Allocation		
Unincorporated County Areas	21,583	9,243	-12,340	-57.2%	16.0%		
Arvin	1,168	1,174	6	0.5%	2.0%		
Bakersfield	36,290	37,461	1,171	3.2%	65.0%		
California City	1,268	427	-841	-66.3%	0.7%		
Delano	1,462	1,866	404	27.6%	3.2%		
Maricopa	35	13	-22	-62.9%	0.0%		
McFarland	311	244	-67	-21.5%	0.4%		
Ridgecrest	1,346	1,436	90	6.7%	2.5%		
Shafter	2,036	3,294	1,258	61.8%	5.7%		
Taft	254	504	250	98.4%	0.9%		
Tehachapi	496	902	406	81.9%	1.6%		
Wasco	1,426	1,086	-340	-23.8%	1.9%		
Total Kern County	67,675	57,650	-10,025	-14.8%			

Source: KernCOG 5th Cycle Regional Housing Needs Allocation Plan June 2015-December 2023 KernCOG 6th Cycle Regional Housing Needs Allocation Plan June 2023-December 2031

Area Median Income. The RHNA is further delineated into distinct affordability categories, contingent upon the local Area Median Income (AMI). As of June 6, 2023, the AMI designated for Kern County stands at \$83,800. This computation employs a household composition of four individuals as the basis. For contextualization, it's worth noting that the median income for a single-person household is \$58,650, while an eight-person household reflects a median income of \$110,600 within Kern County. With an emphasis on strategic planning and funding considerations, the California Department of Housing and Community Development (HCD) has devised a set of commonly recognized income categories rooted in the AMI.

Acutely Low income: 0-15% of AMI
Extremely Low income: 15-30% of AMI
Very Low income: 30-50% of AMI

• Low income: 50-80% of AMI (alternatively denoted as 0-80% of AMI)

• Moderate income: 80-120% of AMI

• Above Moderate income: exceeding 120% of AMI

Table 2 provides a comparative analysis of the 6th Cycle RHNA allocations for each jurisdiction in the region, classified by their respective income categories. Notably, the Acutely Low and Extremely Lowincome levels are included under the Very Low income category.

Table 2 – 6th Cycle KernCOG RHNA Allocations by Income Category							
Jurisdiction	Very- Low Income Units	Low Income Units	TOTAL Lower Income (Very Low & Low)	Moderate Income Units	Above- Moderate Income Units	TOTAL Higher Income (Mod & Above Mod)	TOTAL RHNA Allocation
Unincorporated County Areas *	1,551	987	2,539	1,852	4,852	6,704	9243
Arvin	124	79	203	268	703	971	1,174
Bakersfield	11,129	7,082	18,211	5,317	13,933	19,250	37,461
California City	39	25	64	101	263	364	428
Delano	324	206	530	369	967	1,336	1,866
Maricopa	1	1	2	3	8	11	13
McFarland*	50	32	81	45	117	162	244
Ridgecrest	379	241	620	225	591	816	1,436
Shafter*	678	431	1,110	603	1,581	2,185	3,294
Taft*	68	43	112	108	284	393	504
Tehachapi	188	119	307	164	431	595	902
Wasco*	127	81	208	242	635	877	1,086
Total Kern County*	14,658	9,328	23,986	9,299	24,365	33,664	57,650

Source: KernCOG 6th Cycle Regional Housing Needs Allocation Plan June 2023-December 2031

Title 17 Amendments. In alignment with State regulations and as per the directives of the City Council, a comprehensive amendment to Bakersfield Municipal Code, Title 17 (Zoning), is also being processed separately to support the 6th Cycle Housing Element. These amendments encompass various changes including the introduction of new/modified residential zones described below. This undertaking is significantly motivated by the City of Bakersfield's obligation to facilitate the creation of 18,211 units designated for low and very low income households. Remarkably, this constitutes 76% of the entire inventory of lower income units across the County, as detailed in Table 2. In essence, this signifies the City's responsibility to facilitate the development of more than 3 out of every 4 lower income units required Countywide within the next eight years.

- *R-4* (*High-Density Multi-Unit Dwelling*) *Zone*. The purpose of the R-4 Zone is to provide land areas for the use and occupancy of multi-story, multi-unit dwellings (e.g., rowhouses, flats, condominiums, townhouses and apartments) at higher densities that include on-site recreational amenities. It is the intent of this zone to provide a livable, walkable, and sustainable residential environment that ensures compatibility with surrounding lower-density single-unit and multi-unit dwellings and neighborhood commerce. The residential density range for this zone is 20.1 to 30 dwelling units per net acre.
- *R-5 (Very-High Density Multi-Unit Dwelling) Zone.* The purpose of the R5 Zone is to provide land areas for the use and occupancy of multi-unit dwellings (e.g., condominiums, townhouses, and apartments) at very-high densities in proximity to neighborhood commercial centers. It is the intent of this zone to provide a livable, walkable, and sustainable residential environment that encourages development types that use innovative site planning. The residential density range for this zone is 30.1 to 50 dwelling units per net acre.

^{*}Note: mathematical errors in some cells; unclear if incorrect allocation number, or decimal rounding, or...

- MX-1 (Mixed-Use Neighborhood Zone). The purpose of the MU-1 zone is to provide areas within the city for pedestrian oriented developments that focus on neighborhood-serving commercial uses (e.g., coffee shops, grocery stores, retail establishments). This zone also allows mixed-use development comprised of medium-density multi-unit developments (i.e., cottage court apartments, low-rise apartments, and condominiums), It is the intent of the MU-1 Zone to encourage a mix of residential and commercial uses, with residential on the upper floors and commercial on the lower floors (vertical mixed-use format), as well as, stand-alone uses in certain circumstances (horizontal mixed-use format). The residential density range for this zone is 20-30 dwelling units per acre.
- MX-2 (Mixed-Use Transit Zone). The purpose of the MU-2 zone is to provide for transit- and pedestrian-oriented mixed-use development comprised of high-density multi-unit developments (i.e., low-rise, mid-rise apartments, and condominiums). The focus of such development will be on centralized urban development along major corridors, interchanges, transit hubs, and throughout downtown Bakersfield, in conjunction with existing and planned transit facilities to support and maximize transit use. This zone is intended to encourage high quality integrated development consisting of residential and commercial uses in a horizontal and or vertical arrangement to maximize open space of active and passive use and provide opportunities for place making. The residential density range for this zone is 30.1 to 100 dwelling units per acre.

PROJECT PROPOSAL:

Project. As previously indicated, KernCOG has assigned the City of Bakersfield with the responsibility of formulating a comprehensive land inventory that can feasibly accommodate 37,461 housing units. This allocation corresponds to approximately 65% of the total housing demand projected for the region over the upcoming eight years. Recognizing the disparity between the City's existing housing inventory and the outlined requirements, it becomes imperative to undertake measures aimed at strategically addressing this housing deficit. In this regard, it is essential to appropriately pre-zone identified lands and deliberate their potential annexation into the City's jurisdiction, thereby aligning with KernCOG's stipulated RHNA allocations.

With the objective of realizing this strategic vision, the City of Bakersfield is proposing a change in zone classification on approximately 200 parcels on 790 acres throughout the City of Bakersfield. These select parcels shown on the attached map set and available in more detail at: https://shorturl.at/wK236.

Site Development. No physical development is contemplated within the scope of this application, as the project solely involves a zone change for the property. It is noteworthy that any potential future development on these sites will be subject to the City's established development standards. These include but are not limited to street enhancements, the implementation of safe access design principles, compliance with green building codes, incorporation of air district prerequisites pertaining to both construction and operation, establishment of connections to public water and sewer infrastructure, provision of adequate fire protection measures, accommodations for density bonuses as dictated by State Law, and other pertinent stipulations.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The Project has been found to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) ("general rule" or "common sense"), and of Title 14, Article 18, 15620 of the California Code of Regulations (statutory). A Notice of Exemption has been prepared. Attached to this staff report is a CEQA Exemption Memorandum providing further justification.

NOTIFICATION:

Tribal Consultation. In adherence to the provisions outlined in Senate Bill 18 (SB 18), formal correspondence was mailed on June 22, 2023 notifying the American Indian Tribes of the details pertaining to the Housing Element Update project. The issuance of this notice signifies the initiation of the 90-day consultation period mandated by SB 18. As of this writing, no formal request for tribal consultation has been received.

Public Notice. Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* on February 19, 2024. All property owners within a 300-foot radius of the project site typically receive mailing notices of the public hearing. However, if the number of owners exceeds one thousand, as is the case with this proposal, in lieu of mailed notice, notice may be provided by placing a display advertisement of at least one-eighth page in the newspaper ten days prior to the hearing. This notification process adheres to both city ordinance and state law. As of this writing, no written comments have been received.

Property Owner and Lessee/Renter Notification. The selection of parcels identified for the zone change were carefully analyzed by both the City and its consulting experts. This assessment was conducted to align parcels with a predetermined set of criteria mandated by State legislation. In maintaining transparency and adequately informing property owners and lessee/renters of the parcels under consideration, three separate letters were mailed dated January 16, 2024, January 26, 2024, and February 13 2024 apprising of the proposed change in zone classification. These letters, seeking a response, aimed to ensure everyone was well-informed in the decision-making process. While many of the letters were returned indicating concurrence with the proposed changes, other letters communicated a desire to be excluded from the scope of consideration. The latter properties have since been removed from the zone change consideration. Although the mailing initiative was designed to disseminate information to affected properties about the status of their properties, City staff continues to engage with owners and others to review the list in relation to the outlined project.

CONCLUSION:

Summary. While the proposed project entails changes to the zone classifications over a span of approximately 790 acres, the stipulations of State law impose constraints on the acreage of individual parcels that contribute toward the City's RHNA. In accordance with these regulations, the maximum acreage accounted for in higher density RHNA, is limited to 10 acres. This signifies that if a parcel's dimensions exceed 10 acres, only a portion of it—specifically 10 acres—would be factored into the compliance calculation.

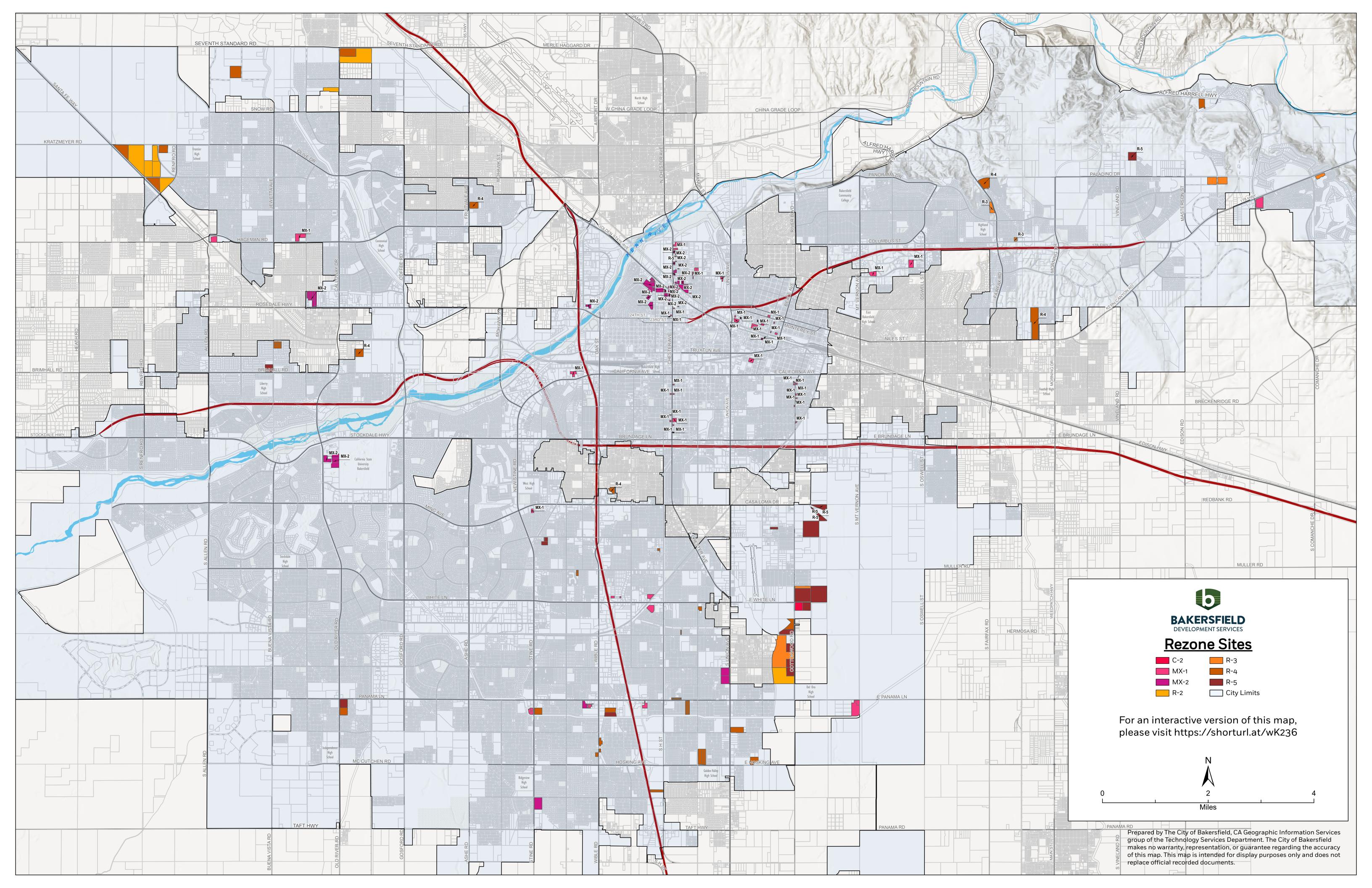
Consequently, a viable solution necessitates the undertaking of a rezone initiative. These measures collectively offer a strategic avenue to generate a quantifiable inventory of housing units that align with the RHNA requirements. The successful realization of this solution not only fulfills the RHNA mandate but also contributes to the attainment of adoption and certification for the 6th Cycle Housing Element.

Recommendation. Staff recommends your Commission adopt Resolution **approving** the change in zone classification from A, E, E-1A, R-S, R-S-10A, R-S-5A, R-1, R-1-4.5, R-1-CH, R-1-CH-HD, R-1-HD, R-2, R-2/PUD, R-3, PCD, C-O, C-O/PCD, C-1, C-2, C-2/PCD, and M-1 to MX-1, MX-2, R-2, R-3, R-4, R-4-HD, and R-5 or a more restrictive classification, and recommend same to City Council.

ATTACHMENTS:

- Map Set
- CEQA Exemption Memorandum
- Planning Commission Draft Resolution





Rincon Consultants, Inc.



7080 North Whitney Avenue, Suite 101 Fresno, California 93720 559-228-9925

February 15, 2024 Project No: 20-10096

Jose Fernandez, Associate Planner City of Bakersfield Planning Division 1715 Chester Avenue Bakersfield, California 93301 Via email: Jfernandez@bakersfieldcity.us

Subject: CEQA Exemption Memorandum for the Zoning Code Classifications and Text Changes

Project

City of Bakersfield, Kern County, California

Dear Mr. Fernandez:

This memorandum provides an analysis to support the determination by the City of Bakersfield (the lead agency) that the proposed City of Bakersfield Zoning Code text changes and changes to zoning classifications ("rezones") are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) ("general rule" or "common sense") and of Title 14, Article 18, 15620 of the California Code of Regulations (statutory). The proposed project falls within the sphere of the general rule or common sense rule, that CEQA applies only to development which have the potential for causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to CEQA.

Project Background

The proposed project includes text-only changes of the Bakersfield Zoning Code to promote the development of housing in the city and to ensure consistency with State law. These text changes in and of themselves would not result in growth or increased development in Bakersfield. Text changes include:

- New Zoning purpose statements
- Reduced minimum parcel size for the Residential Suburban (R-S) Zone from 24,000 square feet to 22,000 square feet. This zone would still allow for the accommodation of non-domesticated animals.
- Removal of the Estate, One-Family Dwelling (E) Zone.
- Reducing overall setbacks to expand development flexibility for all residential zones.
- New Very-High Density Multi-Unit Dwelling Zone (R-5) and Urban Core (R-6) Zone development standards.
- New tabular format for the land use and permit and development standards tables.
- Examination of permit requirements for the new Mixed-Use Zones
- Use of new terminology including:
- "Single-unit/multi-unit" instead of "single-family/multi-family"



- "Community Care Facility" instead of "Residential Care Facility"
- "Places of Assembly" instead of "Churches"
- Added definitions for "Public and Quasi-Public Uses," "Low-Barrier Navigation Center," "New Mixed-Use," "Mixed-Use, Horizontal," and "Mixed-Use, Vertical."
- Inclusion of Multi-Unit Objective Design Standards which are focused on-site development and orientation with some structure requirements.

The project also includes a change in zone classifications on approximately 1,826 acres in various properties throughout the City to address evolving community needs, enhancing housing options, and providing compatibility with the City's long-term development goals in support of the Bakersfield General Plan comprehensive update; specifically, the Housing Element. These rezones would be consistent with the growth projections and buildout assumptions of the Bakersfield General Plan Environmental Impact Report (EIR).

Exemption Analysis

In order to determine if the proposed project is exempt, we reviewed potential CEQA exemptions that may apply to the proposed project. The following analysis reviews if the proposed project can be considered categorically exempt.

Categorical Exemption

Pursuant to CEQA Guidelines Section 15354, "Categorical Exemption" means an exemption from CEQA for a class of projects based on a finding by the Secretary for Resources that the class of projects does not have a significant effect on the environment.

CEQA Guidelines Sections 15300.2(a) through (f) list specific exceptions for which a CE may not be used. These exceptions are as follows:

a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project involves text changes to the Zoning Code and rezones for consistency with State law and does not in and of itself include any proposed development. As such, the proposed project would not impact an environmental resource of hazardous or critical concern. Therefore, the proposed project does not trigger these exemption exceptions.

b. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project involves text changes to the Zoning Code and rezones for consistency with State law and does not in and of itself include any proposed development. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Bakersfield General Plan, the proposed project would not result in impacts that are cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, Zoning Ordinance, and City Code.



Through this development review process, potential cumulative impacts to various natural and humanmade resources would be evaluated. Therefore, implementation of the proposed project would not contribute to significant cumulative impacts, the proposed project does not trigger these exemption exceptions.

c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Due to the absence of unusual circumstances related to the project or on the project site, the project would not have a reasonable possibility for a significant effect on the environment due to unusual circumstances and this exception does not apply.

d. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

According to the California Department of Transportation (2023), there are no state designated scenic highway sections within or near the City of Bakersfield. The nearest designated Scenic Highway is Route 190 near Lone Pine, approximately 160 miles northeast of the project site. The nearest eligible scenic highway is Route 58 located near Mojave, approximately 59 miles east of the project site. The proposed project does not trigger these exemption exceptions.

e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project involves text changes to the Zoning Code and rezones for consistency with State law and does not in and of itself include any proposed development. The proposed project does not propose specific development projects, but facilitates residential development in the city. Because specific projects are not known at this time, the City cannot assess the specific impacts of development in qualitative terms. All housing development proposals will be subject to the State and local regulations regarding the treatment of hazardous materials, and project-specific environmental review. Furthermore, proposals are subject to development standards and conditions of approval as part of the permitting process, including environmental review. The proposed project does not trigger this exemption.

f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project involves text changes to the Zoning Code and rezones for consistency with State law and does not in and of itself include any proposed development. The proposed project does not propose specific development projects, but facilitates residential development in the city. Because specific projects are not known at this time, the City cannot assess the specific impacts of development in qualitative terms. All housing development proposals will be subject to the policies listed in the Bakersfield General Plan, and project-specific environmental review. Furthermore, proposals are subject to development standards and conditions of approval as part of the permitting process, including environmental review. The proposed project does not trigger this exemption.



Common Sense Applicability

Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" or "common sense" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The CEQA Guidelines state in that section that "A project is exempt from CEQA if... [T]he activity is covered by common sense that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Whether a particular activity qualifies for the common sense exemption is a question of fact that is supported by substantial evidence submitted in connection with the project. (*CREED-21 v. City of San Diego* (2015) 234 Cal.App.4th 488, 510). The analysis must identify reasonably foreseeable physical changes and consider any environmental impacts that may result from those changes. (*Wal-Mart Stores, Inc. v. City of Turlock* (2006) 138 Cal.App.4th 273, 291; *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386).

The proposed project involves adoption text changes to the Zoning Code and rezones for consistency with State law and does not in and of itself include any proposed development. The proposed project does not propose or approve any physical development. The proposed project is analyzed in the attached Initial Study and is not anticipated to result in any new changes to the physical environment.

The proposed project will not result in changes to the physical environment, nor will it result in potential environmental impacts. Furthermore, to ensure adequate factual support for the common sense exemption, an Initial Study has been completed analyzing each area of potential impact. The Initial Study determined that there would be no environmental impacts that would result from approval of the proposed project. As such, as shown in Attachment 1, Initial Study, the proposed project meets the criteria for the common sense exemption as identified above.

Determination

Based on this analysis documented in this memorandum, the proposed Zoning Code text changes and rezones meet the criteria for a common sense exemption pursuant to Sections 15061(b)(3) of the **CEQA Guidelines**. Furthermore, exceptions to the applicability of a CE, as specified in section 15300.2(a) through (f) of the **CEQA Guidelines**, do not apply to the project. Therefore, it is concluded that the project is exempt from CEQA pursuant to the common sense exemption CEQA Guidelines Section 15061(b)(3)

Sincerely,

Rincon Consultants, Inc.

Kimiko Lizardi, Principal Project Manager

760-918-9444

klizardi@rinconconsultants.com

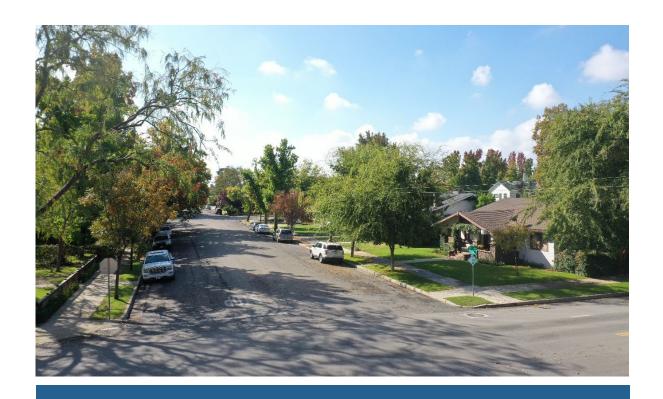
Matt Maddox, Principal CEQA Technical Lead 916-706-1374

mmaddox@rinconconsultants.com



Attachments

Initial Study - Common Sense Exemption Attachment 1



Zoning Code Classifications and Text Changes Project

Initial Study – Common Sense Exemption

prepared by

City of Bakersfield

1715 Chester Avenue Bakersfield, California 93301 Contact: Jose Fernandez, Associate Planner

rose remandes, rissociate riaminer

prepared with the assistance of

Rincon Consultants, Inc.

7080 North Whitney Avenue, Suite 101 Fresno, California 93720

February 2024



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Appendix A Native American Tribal Consultation Correspondence

Acronyms and Abbreviations

AB Assembly Bill

AQMP Air Quality Management Plan

BFD Bakersfield Fire Department

BFE Base Flood Elevations

BMC Bakersfield Municipal Code
BMPs Best Management Practices

CAAQS California Ambient Air Quality Standards

CAL FIRE California Department of Forestry and Fire Protection

CalRecycle California Department of Resources Recycling and Recovery

Caltrans California Department of Transportation

CARB California Air Resources Board

CBC California Building Code

CCAP Climate Change Action Plan

CEC California Energy Commission

CEQA California Environmental Quality Act

CFGC California Fish and Game Code

CH₄ Methane

CNEL Community Noise Equivalent Level

CO₂ Carbon Dioxide

CO₂e Carbon Dioxide Equivalent

CRHR California Register of Historical Resources

CVRWQCB Central Valley Regional Water Quality Control Board

CWA Clean Water Act

CWS California Water Service

DOC California Department of Conservation

DOF Department of Finance

DTSC Department of Toxic Substances Control

DWR Department of Water Resources

EPA US Environmental Protection Agency

EOP Emergency Operations Plan

FEMA Federal Emergency Management Agency

City of Bakersfield

Zoning Code Classifications and Text Changes Project

FTA Federal Transit Authority

GET Golden Empire Transit

GHG Greenhouse Gas

GWh Gigawatt Hours

GSP Groundwater Sustainability Plan

GWP Global Warming Potential

HFCs Hydrofluorocarbons

HMP Hazard Mitigation Plan

IPCC Intergovernmental Panel on Climate Change

KernCOG Kern Council of Governments

KRGSA Kern River Groundwater Sustainability Agency

LRA Local Responsibility Area

MRP Municipal Regional Stormwater Permit

NAAQS National Ambient Air Quality Standards

NAHC Native American Heritage Commission

NPDES National Pollutant Discharge Elimination System

NRHP National Register of Historic Places

N₂O Nitrous Oxides

PRC Public Resources Code

PFCs Perfluorocarbons

PG&E Pacific Gas and Electric

PPV Peak Particle Velocity

RMS Root Mean Square

ROG Reactive Organic Gases

RTP Regional Transportation Plan

SB Senate Bill

SF₆ Sulfur Hexafluoride

SFHA Special Flood Hazard Areas

SJVAB San Joaquin Valley Air Basin

SJVAPCD San Joaquin Valley Air Pollution Control District

SMARA Surface Mining and Reclamation Act

SRA State Responsibility Area

SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan

VFHSZ Very High Fire Hazard Severity Zone

VMT Vehicle Miles Traveled

City of Bakersfield Zoning Code Classifications and Text Changes Project
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Initial Study

1. Project Title

City of Bakersfield Zoning Code Classifications and Text Changes Project

2. Lead Agency/Project Sponsor Name and Address

City of Bakersfield 1715 Chester Avenue Bakersfield, California 93301 661-326-3733

Contact Person and Phone Number

Jose Fernandez, Associate Planner, 661-326-3778

Project Location and Existing Setting

The study area includes the entire City of Bakersfield (hereinafter referred to as "City" or "Bakersfield"). Bakersfield is located in the southern region of the Central Valley and encompasses approximately 151 square miles.

The regional location of Bakersfield is shown in Figure 1 and the city limits are show in Figure 2.

Existing Setting

Bakersfield includes primarily single-family residential uses (approximately 72 percent of Bakersfield) with the remainder occupied by schools, civic buildings, religious institutions, parks and open space, industrial, and commercial uses. Bakersfield contains 61 public parks and other landscaped areas with wooded paths, tennis courts, pickleball courts, sports facilities, children's playgrounds, and picnic facilities. Bakersfield is largely developed and is within a landlocked setting which has influenced its historic development patterns and affects its potential for new housing and employment.

The housing stock of Bakersfield in 2023 was made up of 99,444 (72.4 percent) single-family detached homes, 3,541 (2.6 percent) single-family attached homes, 14,709 (10.7 percent) multifamily homes with 2 to 4 units, 16,895 (12.3 percent) multifamily homes with 5 or more units, and 2,738 mobile homes (1.9 percent) (DOF 2023).

The Center of the City is mostly urbanized while the peripheral areas surrounding the center include agricultural and open space areas.

Figure 1 Regional Location

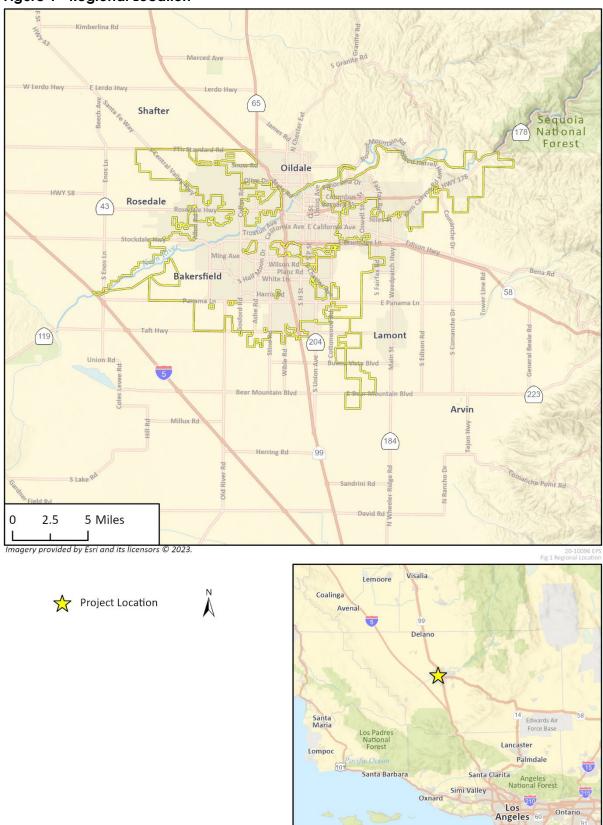


Figure 2 City of Bakersfield Location

Imagery provided by Microsoft Bing and its licensors © 2023.

City of Bakersfield

20-10096 EPS Fig 2 City of Bakersfield Location

Description of Zoning Code Text Changes

The proposed project includes text-only changes of the Bakersfield Zoning Code to promote the development of housing in the city and to ensure consistency with State law. These text changes in and of themselves would not result in growth or increased development in Bakersfield. Text changes include:

- New Zoning purpose statements
- Reduced minimum parcel size for the Residential Suburban (R-S) Zone from 24,000 square feet to 22,000 square feet. This zone would still allow for the accommodation of non-domesticated animals.
- Removal of the Estate, One-Family Dwelling (E) Zone.
- Reducing overall setbacks to expand development flexibility for all residential zones.
- New Very-High Density Multi-Unit Dwelling Zone (R-5) and Urban Core (R-6) Zone development standards.
- New tabular format for the land use and permit and development standards tables.
- Examination of permit requirements for the new Mixed-Use Zones
- Use of new terminology including:
 - "Single-unit/multi-unit" instead of "single-family/multi-family"
 - "Community Care Facility" instead of "Residential Care Facility"
 - "Places of Assembly" instead of "Churches"
- Added definitions for "Public and Quasi-Public Uses," "Low-Barrier Navigation Center," "New Mixed-Use," "Mixed-Use, Horizontal," and "Mixed-Use, Vertical."
- Inclusion of Multi-Unit Objective Design Standards which are focused on-site development and orientation with some structure requirements.

Description of Zoning Classification Changes

The City of Bakersfield is also proposing a change in zone classification ("rezones") for the following existing zones: A (Agriculture), E (Estate), E-1A (Estate One Family Dwelling – 1 acre minimum), R-S (Residential Suburban), R-S-10A (Residential Suburban – 10 acre minimum), R-S-5A (Residential Suburban – 5 acre minimum), R-1 (One Family Dwelling), R-1-4.5 (One Family Dwelling 4,500 sf minimum lot size), R-1 CH (One Family Dwelling-Church Overlay), R-1-CH-HD (One Family Dwelling-Church and Hillside Development Overlay), R-1-HD (One Family Dwelling - Hillside Development Overlay), R-2 (Limited Multiple Family Dwelling), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3 (Multiple Family Dwelling), PCD (Planned Commercial Development), C-O (Professional and Administrative Office), C-O/PCD (Professional and Administrative Office/Planned Commercial Development), C-1 (Neighborhood Commercial), C-2 (Regional Commercial), C-2/PCD (Regional Commercial/Planned Commercial Development), M-1 (Light Manufacturing), M-2 (General Manufacturing), and P (Automobile Parking) to the following proposed zones: MX-1 (Mixed-Use Neighborhood), MX-2 (Mixed-Use Transit), R-2 (Small Lot Single-Unit Dwelling), R-3 (Medium Density Multi-unit Dwelling), R-4 (High-Density Multi-Unit Dwelling), R-4-HD (High-Density Multi-Unit Dwelling – Hillside Development Overlay), and R-5 (Very-High Density Multi-Unit Dwelling) on approximately 1,826 acres in various properties throughout the City. This proposal is to address evolving community needs, enhancing housing options, and providing compatibility with the City's long-term development goals in support of the Bakersfield General Plan comprehensive update, specifically the Housing Element.

The Metropolitan Bakersfield General Plan EIR (2002, State Clearinghouse Number 1989070302) anticipated a buildout of approximately 520,500 people in Bakersfield. According to the California Department of Finance (DOF 2023), Bakersfield has an average of 3.06 persons per household and an existing population of 408,373. The proposed rezones would result in an addition of up to 15,625 dwelling units in Bakersfield. Therefore, the proposed rezones could result in an increase of up to 47,813 residents in Bakersfield which could increase Bakersfield's total population to 456,186 individuals. Since the growth under the current Metropolitan Bakersfield General Plan and Zoning Code is not producing the increase of housing units and associated population that was anticipated in the General Plan EIR and therefore would not reach the projected growth, it is reasonable to assume that the proposed rezoning program, which may result in an increase of approximately 15,625 residential units (or approximately 47,813 people), would not exceed the buildout projections considered as part of the EIR. Rather, the rezone program is intended assist the City in achieving the vision of the existing General Plan and provide the necessary housing units to accommodate the anticipated growth. It is not anticipated that the rezone program would result in a substantial increase in environmental impacts or create new impacts not previously identified as part of the General Plan EIR. This increase is well within growth projections included in the Metropolitan Bakersfield General Plan EIR which assumed a population of approximately 520,500 individuals at buildout of the General Plan (City of Bakersfield 2002a) and is intended to help accommodate the growth in Bakersfield that was envisioned by the General Plan when adopted.

5. Required Approvals

With recommendations from the Planning Commission, the City Council would need to take the following future discretionary actions:

- Approval of Zoning Code text changes
- Approval of the Zoning Code classification changes

Discretionary approval from other agencies is not required.

6. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

On June 22, 2023, the City of Bakersfield contacted California Native American Tribal governments by sending an Assembly Bill (AB) 52 and Senate Bill (SB) 18 notification letter via email to tribes with an affiliation with the project area based on a list provided by the Native American Heritage Commission (NAHC). Under AB 52, Native American tribes have 30 days to respond and request further project information and request formal consultation. Under SB 18, Native American tribes have 90 days to respond to request consultation. The City did not receive a request for formal consultation under AB 52 or SB 18. Therefore, no California Native American Tribes traditionally or culturally affiliated with the project area have requested consultation pursuant to Public Resources Code Section 21080.3.1.

City of Bakersfield Zoning Code Classifications and	Text Changes Project
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Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages. **Aesthetics** Agriculture and Air Quality **Forestry Resources Cultural Resources Biological Resources** Energy **Greenhouse Gas** Hazards & Hazardous Geology/Soils **Emissions** Materials Hydrology/Water Quality Land Use/Planning **Mineral Resources** Noise Population/Housing **Public Services** Recreation Transportation **Tribal Cultural Resources Utilities/Service Systems** Wildfire **Mandatory Findings** of Significance Determination Based on this initial evaluation, I find that the proposed project will not result in a physical change to the environment that would have a significant effect on the environment and is therefore subject to the common sense exemption pursuant to CEQA Guidelines Section 15061(b)(3)). Signature Date

Title

Printed Name

City of Bakersfield Zoning Code Classifications and Text Changes Project			

Environmental Checklist

1	Aesthetics				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	ept as provided in Public Resources Code tion 21099, would the project:				
a.	Have a substantial adverse effect on a scenic vista?				
b.	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?				

Environmental Setting

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. Panoramic views, or vistas, provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over urban or natural areas that provide a geographic orientation and view not commonly available. Examples of panoramic views might include an urban skyline, a valley, a mountain range, the ocean, or other water bodies.

According to the Metropolitan Bakersfield General Plan, Bakersfield has various viewsheds and visual resources concentrated along the northern border of the city (City of Bakersfield 2002b). Specifically, Northeast Bakersfield provides scenic hillside views of Bakersfield, the Kern River, and oilfields (City of Bakersfield 2022). Additionally, according to the Kern River plan, the Kern River, which flows through the middle of Bakersfield, is a valuable visual resource in the area (Kern County 1985). There are no designated or eligible State scenic highways in the City (Caltrans 2023).

Zoning Code Classifications and Text Changes Project

The topography of Bakersfield is generally flat and mostly developed with urban structures and infrastructure. Vegetation is mostly composed of urban landscaping, including nonnative, cultivated trees, shrubs, and grasses. Because of the relatively flat topography and low-lying structures, views of the Sierra Nevada foothills north of the city, Wheeler Ridge in the south, and the Tehachapi foothills in the east can be viewed from many parts of the city, particularly from streets and corridors oriented east-west and north-south. However, atmospheric conditions such as smog or haze, agricultural dust, and dense morning winter fog, sometimes limit long-range visibility to the hills and ridges.

Impact Analysis

a. Would the project have a substantial adverse effect on a scenic vista?

An adverse effect would occur if a proposed plan would block or otherwise damage a scenic vista upon implementation. Generally, the varying topography and development throughout Bakersfield blocks surrounding views.

Because the proposed project involves Zoning Code text changes and rezones that do not involve or approve physical development (e.g., construction of housing or infrastructure) and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, it would not result in impacts to scenic vistas. Further, future development requiring discretionary approval accommodated under the proposed project would undergo project-specific development review, including design review pursuant to Bakersfield Municipal Code (BMC) Chapter 17.08 which governs site plan review and includes standards such as building height which would minimize impacts to scenic vistas. Therefore, there would be no impact.

NO IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no designated scenic highways or scenic corridors in the city. In addition, because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, it would not result in impacts to scenic highways or corridors. Therefore, there would be no impact.

NO IMPACT

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Bakersfield can be categorized as an urban area as it is largely built out with a mix of residential neighborhoods, commercial areas and corridors, and industrial areas, and has a population of more than 100,000 residents (CEQA Statute Section 21071). The proposed project does not include specific projects but puts forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan

Bakersfield General Plan, the proposed project would not, in and of itself, conflict with applicable zoning and other regulations governing scenic quality. Further, future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review to assess consistency with applicable zoning and other regulations governing scenic quality. Development proposals would be subject to the City's Zoning Ordinance and adopted development guidelines in addition to the city's Hillside Development Ordinance (Chapter 17.66 of the BMC). This ordinance protects visual resources concentrated along the city's northern border. There would be no impact.

NO IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Bakersfield is an urbanized city with commensurate level of light and glare. Future development in Bakersfield would, in large part, occur as infill on already developed parcels or on vacant or underutilized sites within existing neighborhoods. New lighting could occur on buildings for safety and in pedestrian walkways, and light could be emitted from interior sources through windows on upper stories of tall buildings. The main source of glare would likely be from the sun shining on reflective or light-colored building materials and glazing.

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts to light and glare. In addition, future development would be reviewed for consistency with regulations related to light and glare contained in the Chapter 17.71 of the BMC which regulates outdoor lighting and indoor lighting if it is determined by the planning director that the indoor lighting causes a nuisance to neighboring properties. Therefore, there would be no impacts related to light and glare.

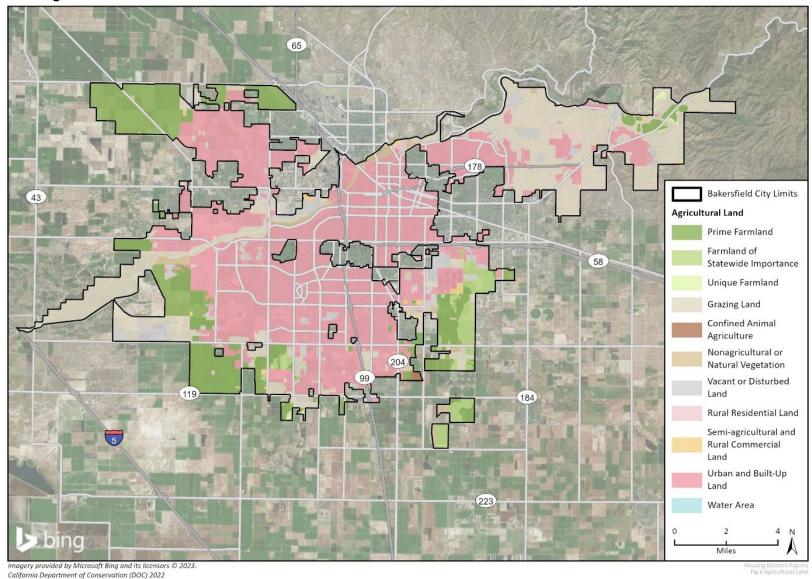
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Agriculture and Forestry Resources Less than **Significant** Potentially with Less than Significant Mitigation Significant Impact Incorporated **Impact** No Impact Would the project: a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? b. Conflict with existing zoning for agricultural use or a Williamson Act contract? c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? d. Result in the loss of forest land or conversion of forest land to non-forest use? e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Environmental Setting

Bakersfield contains approximately 81,694 acres of land with a general plan land use designation for agricultural uses (City of Bakersfield 2022). There are 32,334 acres zoned for agricultural uses within Bakersfield. The city also contains an estimated 16,953 acres of land with a general plan designation for open space (City of Bakersfield 2022). As shown in Figure 3, a majority of land in Bakersfield is urban and built-up land. This land is concentrated in the center of the city with areas of prime farmland, unique farmland, and grazing land concentrated along the edges of the city limits (DOC 2022). There is no land under a Williamson Contract within Bakersfield.

Figure 3 Agricultural Land in Bakersfield



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Impact Analysis

- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. There is active farmland on the edges of the city limits, however future development would be required to comply with policies included in the Conservation/Soils and Agriculture Element of the Metropolitan Bakersfield General Plan including Policy 2,3, and 14 which requires the protection of agricultural land and extensive review of projects proposing to urbanize agricultural land to determine how commercial agriculture will continue on site and the appropriateness of the proposal considering features such as soil type and surrounding uses (City of Bakersfield 2002b). While some land currently zoned for agriculture is proposed to be rezoned for residential uses, as described in Section 2, Project Description, impacts associated with this change would be consistent with impacts previously evaluated and discussed in Section 4.7, Soils and Agriculture, of the General Plan EIR. As discussed therein, impacts related to land zoned for agriculture would be potentially significant (City of Bakersfield 2002a). Because the proposed rezones are within the buildout projects of the General Plan EIR, there would be no new impacts beyond what has already been anticipated and accounted for in the Metropolitan Bakersfield General Plan and EIR. Additionally, future development that would require discretionary approval would be required to undergo a project specific CEQA process to determine the specific impacts of that project. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.

NO IMPACT

- c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
- d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

"Forest land" is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. The City's zoning map indicates that there are no areas within Bakersfield zoned for forestry, timberland, or timberland production (City of Bakersfield 2022). Therefore, the proposed project would not conflict with existing zoning for, or

City of Bakersfield

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cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

NO IMPACT

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The proposed project does not include specific projects but sets forth goals and policies to encourage new housing development in Bakersfield. Further, there is no land in Bakersfield designated as forest land, or timberland zoned as Timberland Production (City of Bakersfield 2022). Additionally, as discussed above, because the proposed project does not involve specific development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in conversion of farmland beyond what has already been anticipated and accounted for in the Metropolitan Bakersfield General Plan. Therefore, the proposed project would not result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would occur.

3	Air Quality				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
W	ould the project:				
a.	Conflict with or obstruct implementation of the applicable air quality plan?				•
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				
c.	Expose sensitive receptors to substantial pollutant concentrations?				•
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				•

Environmental Setting

Bakersfield is located in the San Joaquin Valley Air Basin (SJVAB). The SJVAB extends to eight counties in the San Joaquin Valley Area. The SJVAB is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD) The SJVACPD is responsible for development of the regional Air Quality Management Plan (AQMP), which is a comprehensive program for compliance with federal and State air quality planning requirements including California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2018 PM_{2.5} Plan for the San Joaquin Valley and the 2022 Ozone Plan for the San Joaquin Valley.

The SJVAB is in non-attainment for the federal standards for ozone and PM $_{2.5}$ and the State standards for ozone and PM $_{2.5}$ (SJVAB 2012). The SJVAB is in non-attainment for the state standards for ozone, PM $_{10}$, and PM $_{2.5}$. The SJVAB is designated unclassifiable or in attainment for all other federal and State standards. This analysis conforms to the methodologies recommended in the SJVAPCD's CEQA Air Quality Guidelines (2002).

Impact Analysis

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

The proposed project, in and of itself, does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed

Zoning Code Classifications and Text Changes Project

project would not result in impacts to air quality. In addition, Policy 1 in the Conservation/ Air Quality Element of the Metropolitan Bakersfield General Plan requires compliance with SJVACPD control measures for reactive organic gases (ROGs). Policy 2 encourages land use and land use practices that do not contribute significantly to air quality degradation. Policy 3 requires dust abatement measures during grading and construction operations. And Policy 4 requires the City to consider air quality impacts when reviewing discretionary permits for land use proposals. These policies would be applicable to future development. These policies would reduce fugitive dust emissions and ROGs. Future development would also be required to comply with air quality plans such as 2018 PM _{2.5} for the San Joaquin Valley and the 2022 Ozone Plan for the San Joaquin Valley which include regulations set by the SJVACPD and the California Air Resources Board (CARB) to reach attainment for Pm _{2.5} and Ozone in the San Joaquin Valley. Future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review to address potential project level impacts related to air quality. There are no impacts associated with the proposed project.

NO IMPACT

- b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c. Would the project expose sensitive receptors to substantial pollutant concentrations?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements.

In addition, future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review to address potential impacts. Short-term air quality impacts resulting from construction of future development in Bakersfield, such as dust generated by clearing and grading activities, exhaust emissions from gas-and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to SJVACPD rules and protocols. Similarly, operational impacts associated with future development in Bakersfield would be addressed by provisions in the Metropolitan Bakersfield General Plan and other regulations and standards that govern air quality in Bakersfield. Impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project.

Therefore, the adoption of the proposed project would not result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard or expose sensitive receptors to substantial pollutant concentrations. There are no impacts associated with the proposed project.

NO IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The occurrence and severity of potential odor impacts depends on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although

offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to odors or other potential emissions. In addition, SJVACPD's 2002 CEQA *Air Quality Guidelines* land uses associated with odor complaints as wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. The Zoning Code text changes and rezones are to encourage residential development and would not facilitate or allow additional industrial or manufacturing beyond what is already allowed under the Zoning Code. Therefore, the proposed project would not create new major sources of odor and would not create objectionable odors to surrounding sensitive land uses. Therefore, there would be no impact.

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4	Biological Resourc	es			
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
W	ould the project:				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				•
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				•
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				-
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat	_	_	_	_
	conservation plan?				

Environmental Setting

Although Bakersfield is highly urbanized, the city still contains many natural open spaces and distinct ecological communities. Bakersfield includes several designated habitats such as non-native grassland, valley sink scrub, Sierra-Tehachapi saltbrush scrub, valley saltbush scrub, great valley mesquite scrub, and southern cottonwood-willow riparian forest (City of Bakersfield 2022).

"Endangered" species are those considered in imminent danger of extinction due their limited numbers. "Threatened" species refers to those likely to become endangered within the foreseeable future, primarily on a local scale. "Sensitive" species are those that are naturally rare or have been locally depleted or put at risk by human activities. Bakersfield has occurrences of the following special-status species: San Joaquin kit fox, blunt-nosed leopard lizard, tipton kangaroo rat, San Joaquin (Nelson's) antelope squirrel, Bakersfield cactus, Tulare psudobahia, California jewelflower, striped adobe lily, and Bakersfield saltbrush (City of Bakersfield 2022).

According to the U.S. Fish and Wildlife Service (USFWS), there is no critical habitat for special-status species within Bakersfield (USFWS 2023).

The Kern River flows through Bakersfield and there are several creeks throughout the city. The Kern River provides habitat for various wildlife. The Kern River Parkway Plan and the Kern River Plan Element includes policies to protect sensitive habitats in and around the Kern River.

Impact Analysis

- a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The special status species that may occur within Bakersfield are discussed in the setting section above. There are several wetlands and areas of riparian habitat along the Kern River in Bakersfield. There are no wildlife movement corridors within Bakersfield.

The proposed project does not include specific projects but puts forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts to biological resources.

In addition, future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review to address potential impacts. Short-term impacts resulting from construction would be subject to State and City regulations. Similarly, operational impacts would be addressed by provisions in the Metropolitan Bakersfield General Plan and other regulations and standards that govern biological resources in Bakersfield and the region. Specifically, Policy 1 of the Conservation/Biological Resources Element aims to direct development away from "sensitive biological resource" areas unless effective mitigation measures can be implemented. Future projects would also be subject to permitting pursuant to the Clean Water Act (CWA) and California Fish and Game Code (CFGC). Requirements commonly required under the CFGC and CWA include measures to protect streams and bodies of water along with riparian habitats.

Impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The proposed project would have no impact to candidate, sensitive or special status species, riparian habitat, state or federally protected wetland or wildlife movement or corridors.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project, in and of itself, does not include the development of a specific site, rather it includes Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Bakersfield currently has not implemented a Tree Preservation Ordinance and does not regulate tree removal on private property. However, codes 12.40.060 and 12.40.070 of the BMC forbid the removal or trimming of City owned landscaping material. On-going implementation of Bakersfield municipal code and general plan goals and policies through site-specific design review and use permits would reduce potential impact to protected trees. Therefore, the proposed project would have no impact.

NO IMPACT

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The Metropolitan Bakersfield Habitat Conservation Plan expired June 1, 2023 (City of Bakersfield 2022). Currently, Bakersfield does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed project, in and of itself, does not propose specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Future development would be required to comply with federal, State, and local regulations. There would be no impact.

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5	Cultural Resource	es :			
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Wo	ould the project:				
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				•
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				
c.	Disturb any human remains, including those interred outside of formal cemeteries?				•

Environmental Setting

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources (PRC, Section 21084.1), unique archaeological resources (PRC Section 21083.2 [g]). A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the National Register of Historic Places (NRHP) or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (CEQA Guidelines Section 15064.5[b][2][A]).

Impact Analysis

- a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The City of Bakersfield maintains an inventory of historic buildings and sites within the city. According to that inventory, there are 63 historic sites within Bakersfield (City of Bakersfield 2022c). Most of these sites are clustered in the center of the city along Truxton Avenue.

The City of Bakersfield does not maintain an inventory of archaeological sites, but it is assumed that archaeological sites are present in Bakersfield and the surrounding areas. Therefore, there is potential to encounter unidentified resources on future development sites.

However, the proposed project does not include specific projects but puts forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not create adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 or cause a substantial adverse change in the significance of an archaeological resource. In addition, future development would be required to comply with federal, State, and local regulations and policies to preserve historical and archeological resources. Therefore, the adoption of the proposed project would have no impact on historical or archaeological resources.

NO IMPACT

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not disturb human remains, including those interred outside of formal cemeteries. Individual projects are not proposed as part of the proposed project. Development projects are subject to State of California Health and Safety Code Section 7050.5 which states that, if human remains are unearthed, no further disturbance can occur until the county coroner has made the necessary findings as to the origin and disposition of the remains pursuant to the PRC Section 5097.98. Therefore, the adoption of the proposed project would not disturb human remains and there would be no impacts.

6	Energy				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				•
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				•

Environmental Setting

Most of the electricity generated in California is from natural gas-fired power plants, which provided approximately 50 percent of total electricity generated in 2021. In 2021, California used 277,764 gigawatt hours (GWh) of electricity and produced 70 percent of the electricity it used and imported the rest from outside the state (California Energy Commission [CEC] 2021).

In 2018, Senate Bill 100 accelerated the State's Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Pacific Gas and Electric (PG&E) is the electricity provider that serves Bakersfield. Southern California Gas Comp is the natural gas provider for the City. As of 2021, PG&E provided approximately 50 percent of clean energy mostly sourced from wind, geothermal, biomass, solar and small hydroelectric facilities (PG&E 2021).

Impact Analysis

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The proposed project does not involve or approve physical development and therefore would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Future development requiring discretionary approval would be required to undergo project-specific evaluation to quantify specific impacts to energy consumption, which would occur during the permitting process for that project. Individual projects would be required to comply with the BMC Chapter 15.05, which adopts the 2022 California Building Code (CBC), which includes Title 24, Part 6 known as the "California Energy Code.", as well as Title 24, Part 11 which outlines the "Green Building Standards Code" or "CALGreen." Future development would also be required to adhere to requirements regarding solar systems pursuant to the most updated Title 24 standards. Adherence to these

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requirements would minimize the potential for future development to result in the wasteful or unnecessary consumption of vehicle fuels. Therefore, there would be no impact.

NO IMPACT

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Future development would be subject to the energy conservation requirements of the California Energy Code, the California Green Building Standards Code, and local policies such as the BMC. Therefore, there would be no impact.

7 Geology and Soils								
			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact		
Wo	ould t	he project:						
а.	sub	ectly or indirectly cause potential stantial adverse effects, including the of loss, injury, or death involving:						
	1.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				•		
	2.	Strong seismic ground shaking?				•		
	3.	Seismic-related ground failure, including liquefaction?				•		
	4.	Landslides?				•		
b.	. Result in substantial soil erosion or the loss of topsoil?					•		
C.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?					•		
d.								
e.	. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					•		
f.	f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?							

Environmental Setting

Bakersfield is located within the San Joaquin Valley at the base of the Sierra Nevada. The valley is a north-west trending trough between the Sierra Nevada on the east and the Coast Range mountains on the west (City of Bakersfield 2002b).

There are several faults near Bakersfield including the San Andreas Fault (35 miles south), the Garlock Fault (35 miles southeast), the Wheeler Ridge Fault (26 miles southwest), the Pleito Fault (27 miles south), the White Wolf Fault (18 miles southeast), the Premier Fault (11 miles north), the Kern Front Fault (5 miles north), and several areas east of the city marked as unnamed ground breaks of the 1952 Earthquake (DOC 2021).

Bakersfield includes potential seismic hazards such as strong ground shaking, fault rupture, liquefaction, earthquake induced landslides, subsidence, landslides, flooding, and potential inundation from the failure of Lake Isabella dam). Specifically, the area in southwestern Bakersfield near Panama Lane is at the highest risk of earthquake induced liquefaction due to the high water table (City of Bakersfield 2022). This area also has the highest risk of subsidence. Risks of liquefaction and subsidence elsewhere in the city are low. Landslides within the city are most likely to occur in the foothills to the east and northeast of the city and along the Kern River Canyon and floodplain (City of Bakersfield 2002b).

Impact Analysis

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

As discussed above under Environmental Setting, the Premier Fault, Kern Front Fault, and unnamed ground breaks of the 1952 earthquake run closest to Bakersfield.

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to surface rupture. Furthermore, future development would be required to comply with policies included in the Safety/Public Safety Element of the Metropolitan Bakersfield General Plan including Policy 10 which prevents development designed for human occupancy within 50 feet of a known active fault and prevents buildings from being placed astride an active fault. Future development would also be required to comply with the CBC which sets guidelines seismic safety in construction. There would be no impact.

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Although Bakersfield is not directly in or above a known fault zone, there are several faults that run near the city including the San Andreas Fault, resulting in a potential for strong seismic ground shaking along its alignment.

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to geologic hazards. Future development accommodated under the proposed project would be subject to adopted development guidelines and required to adhere to 2022 California Building Code (Title 24, Part 2) requirements, policies in the Safety/Public Safety Element of the Metropolitan Bakersfield General Plan such as Policy 10 prevents development designed for human occupancy within 50 feet of a known active fault and prevents buildings from being placed astride an active fault. In addition, Policy 11 requires site-specific studies to locate and characterize fault traces within an Alquist Priolo Fault Zone for construction designed for human occupancy. Additionally, future development would be subject to BMC Section 16.44.010 which requires a preliminary soil report and grading plan to reduce impacts related to seismic hazards. Therefore, there would be no impacts related to earthquake faults and seismic ground shaking.

NO IMPACT

- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

As discussed in the setting section above, liquefaction risk is highest in southern Bakersfield and landslides are most likely to occur in the foothills east and northeast of the city and along the Kern River Canyon and floodplain.

The proposed project does not propose specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to liquefaction or landslides. Development accommodated under the proposed project would be subject to adopted development guidelines and required to adhere to CBC requirements, policies in the Safety/Public Safety Element of the Metropolitan Bakersfield General Plan, and applicable State and local regulations. BMC Section 16.44.010 which requires a preliminary soil report and grading plan, would be applicable to future development. Additionally, Policy 13 of the Safety/Public Safety Element requires the determination of liquefaction potential at sites with high groundwater prior to development and the implementation of mitigation to prevent or reduce damage from liquefaction would be applicable. Therefore, the proposed project would result in no impacts.

b. Would the project result in substantial soil erosion or the loss of topsoil?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to substantial soil erosion or the loss of topsoil. In addition, future development would be required to comply with CBC, Appendix Section J110, Erosion Control Standards, which ensures appropriate erosion and stormwater pollution control during grading and construction activities. Additionally, future construction activities that occur on more than one acre are required to obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit. NPDES requires the development of a storm water pollution prevention plan (SWPPP), which includes best management practices (BMPs) to reduce erosion and topsoil loss from stormwater runoff. BMPs generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, or gravel bags. Impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project. The proposed project would have no impact to substantial soil erosion or the loss of topsoil.

NO IMPACT

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Impacts related to landslides and liquefaction are addressed under *Impacts a.3.* and *a.4.*; therefore, this discussion focuses on impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse. Lateral spreading occurs as a result of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. Expansive soils swell with increases in moisture content and shrink with decreases in moisture content. These soils usually contain high clay content. Expansive soils can cause foundations, basement walls and floors to crack, causing substantial structural damage. As such, structural failure due to expansive soils near the ground surface is a potential hazard.

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to lateral spreading, subsidence, or collapse. Further, future development would be required to comply with the CBC's minimum standards for structural design and site development. Therefore, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil stability to address site-specific soil conditions. In addition, future development would be required to adhere to BMC Section 16.44.010 which requires a preliminary soil report and grading plan to minimize impacts related to unstable soils. Therefore, the

proposed project would have no impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse.

NO IMPACT

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. The potential for soil to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications.

The proposed project does not propose specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to expansive soils.

In addition, future projects would be required to adhere to State and local requirements, such as the CBC, BMC Section 16.44.010 which requires a preliminary soil report and grading plan, and policy 13 of the Safety/Public Safety Element of the Metropolitan Bakersfield General Plan would require mitigation to be incorporated into foundation design for development in areas of known liquefaction within the city. Additionally, the CBC includes requirements to address soil-related hazards. Typical measures to treat hazardous soil conditions involve removal of soil or fill materials, proper fill selection, and compaction. In cases where soil remediation is not feasible, the CBC requires structural reinforcement of foundations to resist the forces of expansive soils. Therefore, the proposed project would have no impacts related to expansive soils.

NO IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to septic tanks and wastewater disposal. In addition, future development is anticipated to be connected to the municipal waste disposal system. Therefore, the proposed project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater and no impact would occur.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in "soil" but are contained within the geologic deposits or bedrock that underlies the soil layer. There may be paleontological resources within Bakersfield, however, because the proposed project does not involve or approve physical development, the proposed project would not result in impacts to paleontological resources or unique geologic features. In addition, future development requiring discretionary approval would be subject to development plan review to determine potential concerns related to paleontological resources or unique geologic features based on site-specific locations and development design. Therefore, the adoption of the proposed project would not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature and no impact would occur.

8	Greenhouse Gas	Emiss	sions		
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Wo	ould the project:				
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b.	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	П	П	П	_
	gases:				

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere, and natural processes, such as oceanic evaporation, largely determine its atmospheric concentrations. GHGs are emitted by natural processes and human activities. Of these gases, CO2 and CH4 are emitted in the greatest quantities from human activities. Emissions of CO₂ are usually by-products of fossil fuel combustion, and CH₄ results from off-gassing associated with agricultural practices and landfills. Human-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases and SF₆ (U.S. EPA 2023). Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as "carbon dioxide equivalent" (CO₂e), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 30, meaning its global warming effect is 30 times greater than CO₂ on a molecule per molecule basis (IPCC 2021).

Bakersfield currently does not have a city-wide GHG inventory or adopted Climate Action Plan (CAP), however the City is currently in the process of developing a CAP. In 2008 SJVACPD adopted their Climate Change Action Plan (CCAP) which directed the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project specific GHG emissions on global climate change. In 2009 SJVACPD adopted guidance which requires individual projects to either implement best management practices (BMPs) or demonstrate a 29 percent reduction in GHG emissions, from business-as-usual for impacts to be considered less than significant (SJVACPD 2012).

Impact Analysis

- a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to GHG emissions. Further, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern the emissions of GHGs. The City would require individual projects to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards, which would reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. Development within Bakersfield would obtain electrical power from PG&E which sources 50 percent of their power from renewable sources. The proposed project would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Therefore, there would be no impact related to GHGs.

Hazards and Hazardous Materials Less than Significant **Potentially** with Less than Significant Mitigation Significant Impact Incorporated **Impact** No Impact Would the project: a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? П c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school? d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the П environment? e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or П П working in the project area? Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation П П П plan? g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The Department of Toxic Substances Control (DTSC) regulates hazardous waste in California primarily under the authority of the Resource Conservation and Recovery Act and the California Health and Safety Code. The DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

The DTSC EnviroStor database contains information on properties in California where hazardous substances have been released or where the potential for a release exists. The California State Water Resources Control Board (SWRCB) GeoTracker database contains information on properties in California for sites that require cleanup, such as leaking underground storage tank (LUST) sites, which may impact, or have potential impacts, to water quality, with emphasis on groundwater.

According to databases of hazardous material sites maintained by the DTSC (EnviroStor) and the SWRCB (GeoTracker), Bakersfield has the following types of hazardous sites that are still active or need further investigation: evaluation, voluntary cleanup, state response, corrective action, and school investigation, and cleanup program sites (DTSC 2023; SWRCB 2023). These sites are dispersed throughout the city.

Emergency Preparedness

As required by State law, Kern County has adopted a Standardized Emergency Management System (SEMS) for managing response to multi-agency and multi-jurisdictional emergencies, and to facilitate communications and coordination among all levels of government and affected agencies. In addition, Kern County has adopted its Emergency Operations Plan (EOP) as of March 2022. The Kern County EOP provides for the coordination of emergency operations for the cities within its jurisdiction, including Bakersfield (Kern County 2022). Kern county also adopted an updated multi-jurisdiction Hazard Mitigation Plan (HMP) in 2020 to reduce the loss of life, personal injury, and property damage that can result from a disaster (Kern County 2020).

Impact Analysis

- a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to hazardous material transport, use, or disposal. In addition, the use of potentially hazardous materials during construction of future development would be required to comply with federal, State, and local regulations regarding the handling of potentially hazardous

materials. Likewise, the transport, use, and storage of hazardous materials during future construction would be required to comply with applicable federal and State laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. Future development would also be guided by the Kern County EOP and HMP.

Use of common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance, would also be subject to compliance with applicable federal and State laws, listed previously, as well as Policy 7 of the Safety/Public Safety Element of the Metropolitan Bakersfield General Plan which requires compliance with state and federal laws governing hazardous materials and enforces BMC ordinances regulating the manufacturing, sale, disposal or transport of hazardous materials. With adherence to these policies and regulations, there would be no impact.

NO IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The proposed project in and of itself does not include development and therefore would have no impact on existing or proposed schools. As discussed above, the proposed project would not involve the use or transport of large quantities of hazardous materials. Therefore, no impact would occur.

NO IMPACT

d. Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

As discussed in the Environmental Setting above, Bakersfield contains hazardous sites that are still active or require further investigation. The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts on hazardous waste sites or create a hazard to the public or environment. In addition, for future development that could occur on hazardous materials sites, in accordance with existing regulations, the City would coordinate with other agencies to address contamination of soil and groundwater from hazardous materials on various sites and require that contamination be cleaned up to the satisfaction of the City and other responsible agencies prior to issuance of permits for new development. Therefore, there would be no impact.

NO IMPACT

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

There are two airports within the Bakersfield Metro Area, Meadows Field Airport and Bakersfield Municipal Airport (City of Bakersfield 2022). Meadows Field serves as a commercial airport for Kern County while the Airpark is a general aviation airport. The proposed project does not involve or approve physical development. Future development in Bakersfield would be required to adhere to

the master plans for both airports within Bakersfield. This would ensure that future development would not result in a safety hazard or excessive noise. There would be no impact.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to emergency response plans and emergency evacuation plans. Further, implementation of the SEMS, EOP and HMP would provide guidance during unique situations requiring an unusual or extraordinary emergency response. Additionally, as part of standard development procedures, plans would be submitted for review and approval to ensure that future development would have adequate emergency access and escape routes in compliance with existing City regulations. Additionally, the Safety/Public Safety Element of the Metropolitan Bakersfield General Plan includes policies to ensure the enforcement of emergency response plans and require discretionary approval projects to assess impacts on police and fire service facilities. The proposed project would not introduce features or policies that would preclude implementation of or alter these policies or procedures. There would be no impact.

NO IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

As discussed in Section 20, *Wildfire*, Bakersfield does not lie within a State Responsibility Area (SRA) or very high fire hazard severity zone (VHFHSV) as designated by the California Department of Forestry and Fire Protection (CAL FIRE) (CAL FIRE 2007). The proposed project, in and of itself, does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to loss, injury, or death caused by wildland fires. Further, future development would be required to comply with Policy 9 of the Metropolitan Bakersfield General Plan which restricts the use of fire prone building materials and Policy 2 which requires discretionary projects to assess the impacts to fire services. Additionally, future development would be required to comply with the California Fire Code to ensure development is constructed to safeguard life and property from wildfire hazards. Therefore, there would be no impact.

10 Hydrology and Water Quality Less than Significant **Potentially** with Less than Significant Mitigation Significant **Impact** Incorporated **Impact** No Impact Would the project: a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) Result in substantial erosion or П П П siltation on- or off-site; (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) Impede or redirect flood flows? d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Water Supply

Bakersfield is serviced by the Bakersfield District of California Water Service (CWS). The City of Bakersfield receives water sourced from 51 groundwater wells, the Kern River, and treated water purchased from the Kern County Water Agency (CWS 2023). The water sourced from the Kern River is treated with advanced membrane filtration at surface water treatment plants owned by CWS and Kern County Water Agency (City of Bakersfield 2020).

Surface Water

The Kern River flows through Bakersfield. The Kern River watershed covers approximately 3,612 square miles. The State Water Project California Aqueduct flows through the center of the city. Additionally, the Eastside Canal and Caliente Creek are located in east Bakersfield.

Groundwater

Bakersfield is located within the San Joquin Valley-Kern County Groundwater Basin which is identified as high priority basin (Department of Water Resources [DWR] 2023). Water is supplied to Bakersfield from this subbasin through 51 groundwater wells. The City of Bakersfield is part of the Kern River Groundwater Sustainability Agency (KRGSA). KRGSA adopted their groundwater sustainability plan (GSP) in 2019 and the plan was amended in July 2022.

Water Quality

Water quality in Bakersfield is governed by the Central Valley Regional Water Quality Control Board (CVRWQCB). According to the 2020 Water Quality Report, drinking water in Bakersfield is in compliance with primary and secondary drinking water standards (California Water Service 2020).

Flooding

The Federal Emergency Management Agency (FEMA) establishes base flood elevations (BFE) for 100-year and 500-year flood zones and establishes Special Flood Hazard Areas (SFHA). SFHAs are those areas within 100-year flood zones or areas that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year. The 500-year flood zone is defined as the area that could be inundated by the flood which has a 0.2 percent probability of occurring in any given year, or once in 500 years, and is not considered an SFHA. Most areas of Bakersfield are within Flood Zone X which indicates a 0.2-1 percent chance of annual flood hazard.

Dam Inundation

Flooding could potentially result from the failure of Isabella Dam which is located approximately 40 miles northeast of Bakersfield. The dam has the capacity to hold 570,000 acre feet of water and is built near a major earthquake fault (City of Bakersfield 2002b). If an earthquake were to cause the dam to fail it has the potential to flood 60 square miles of metropolitan Bakersfield and the surrounding areas of Oildale and Greenacres. The probability of dam failure is extremely low (City of Bakersfield 2002b).

Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts that violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. In addition, future development would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies in addition to the goals and policies in the Metropolitan Bakersfield General Plan and BMC related to water quality. This includes compliance with the requirements of the SWRCB Construction General Permit, which requires preparation and implementation of a SWPPP for projects that disturb one acre or more of land. The SWPPP must include erosion and sediment control BMPs that would meet or exceed measures required by the Construction General Permit, as well as those that control hydrocarbons, trash, debris, and other potential construction-related pollutants. Post-construction stormwater performance standards are also required to specifically address water quality and channel protection events. Implementation of these BMPs would prevent or minimize environmental impacts and ensure that discharges during the construction phase of new development would not cause or contribute to the degradation of water quality in receiving waters.

NO IMPACT

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not, in and of itself, result in impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. In addition, future development would be required to comply with Provision C.3 of the MRP which promotes infiltration. Implementation of LID measures would increase absorption of stormwater runoff and the potential for groundwater recharge. Future development would not conflict with implementation projects or goals outlined in the GSA to preserve water quality and groundwater supplies in the area. Therefore, there would be no impact.

- c(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?
- c(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- c(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- c(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts that would substantially alter the existing drainage pattern of a site or area, resulting in substantial erosion, flooding, surface runoff, or redirection of flood flows. In addition, future development would be required to comply with BMC Section 14.12.220 which describes prohibited discharges. Additionally, pursuant to BMC Section 8.34.060 future projects would be required to comply with a NPDES permit issued for discharge, as well as BMPs for construction. Operators of a construction site would also be responsible for preparing and implementing a SWPPP that outlines project specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. Therefore, the proposed project would not generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site; or increase polluted runoff. There would be no impact.

Further, future development would be required to comply with existing programs and permits such as the Municipal Regional Stormwater NPDES Permit (No. CA 00883399). Development design would include BMPs to avoid adverse effects associated with stormwater runoff quality. Specifically, future development would be required to implement LID Measures and on-site infiltration, as required under the C.3 provisions of the Municipal Regional Stormwater Permit (MRP). Additionally, future development would be required to comply with policies outlined in the Public Services and Facilities Element of the Metropolitan Bakersfield General Plan and regulations outlined in Chapter 8.35, Stormwater System, of the BMC. Therefore, the proposed project would not violate water quality standards or waste discharge requirements, and there would be no impact.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not, in and of itself, result in impacts regarding flood hazards. In addition, future development would be reviewed for consistency with federal, State, and local requirements to limit flood hazards, including release of pollutants. As discussed in the Environmental Setting above, most of Bakersfield is within Flood Zone X (FEMA 2023). Future development would be required to comply with BMC Section 15.74.120, which contains standards for construction in flood zones, including using building materials and techniques and ensures that flood-resistant design occurs per the most restrictive provisions available. The Kern County Multi-jurisdictional Hazard Mitigation Plan, which covers Bakersfield and sets guidelines to reduce risk and preventing loss from natural hazard events, including floods and mitigation strategies. Therefore, the proposed project would not result in impacts related to the release of pollutants due to project inundation.

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1	Land Use and Pla	anning	9		
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
W	ould the project:				
a.	Physically divide an established community?				•
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				

Bakersfield has a mix of residential, industrial, commercial, and agricultural/open space within the city. Agriculture and open space are primarily concentrated around the edges of the city, while industrial, commercial, and residential uses are dispersed throughout the center of the city (City of Bakersfield 2022).

Impact Analysis

a. Would the project physically divide an established community?

The proposed project consists of Zoning Code changes and rezones that do not involve or approve physical development. Therefore, it would have no impact on dividing an established community. Further, the proposed project would prioritize the development of new housing on infill and appropriately zoned vacant sites within areas of Bakersfield. Future development facilitated by the proposed project would be located near public transportation, schools, retail, and other services and would not involve the construction of new roads, railroads, or other features that may physically divide established communities in Bakersfield. Consequently, the proposed project would not impact the physical division of an established community. No impact would occur.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The Zoning Code changes included in the proposed project would serve to encourage new housing throughout Bakersfield and bring the Zoning Code in alignment with state law.

The proposed project would encourage housing development in the city. Future development would be reviewed by the City for consistency with adopted local and State laws, regulations, standards, and policies. Impacts related to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect would have no impact.

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12	2 Mineral Resource	S			
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Wo	ould the project:				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				•

Bakersfield is in a major oil producing region and there are oil, natural gas, sand, and gravel resources within the city. The city of Bakersfield has 590 oil and gas wells which are spread throughout the city (City of Bakersfield 2022). The city also has sand and gravel extraction areas which are concentrated along the floodplain and alluvial fan of the Kern River. Additionally, there is potential for gemstones and fossils in the foothills of the Sierra Nevada Mountains which are outside of the city (City of Bakersfield 2002b).

Impact Analysis

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not, in and of itself, result in impacts to mineral resources. In addition, future development would be required to comply with the Surface Mining and Reclamation Act (SMARA) and with policies included in the Metropolitan Bakersfield General Plan including Policies 4, 5, 9, 10, and 11. These general pan policies require land use decisions to be made recognizing the need for conservation of mineral resources, fossils, and gemstones, protection of signification mineral and petroleum areas, the implementation of CEQA to reduce environmental impacts, and the prohibition of incompatible development in areas of mineral and petroleum extraction and processing. Adherence to these polices would ensure that impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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13	3 Noise				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Wo	ould the project result in:				
a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				•
b.	Generation of excessive groundborne vibration or groundborne noise levels?				•
C.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				•

Noise

Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. The unit of measurement used to describe a noise level is the decibel (dB). Decibels are measured on a logarithmic scale that quantifies sound intensity. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB. Noise sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks.

Ground-borne Vibration

Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. A PPV of 0.035 is considered barely noticeable while a PPV of 2.00 is considered severe (Caltrans 2020). Vibration sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers

also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this analysis is the community noise equivalent level (CNEL).

- The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically, Leq is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. Lmax is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and Lmin is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5 dBA penalty to noise occurring in the evening hours, between 7:00 p.m. and 10:00 p.m. and an additional 10 dBA penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m., to account for the added sensitivity of humans to noise during these hours (Caltrans 2013). Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range (FTA 2018).

Noise Sensitivity

The Metropolitan Bakersfield General Plan identifies residential areas, schools, convalescent and acute care homes, and parks and recreational areas as noise sensitive areas. These uses are dispersed throughout the city. The largest sources of noise within the city are vehicles on state highways and major local streets, aircraft overflight from nearby airports, and local industrial and commercial activity (City of Bakersfield 2022).

Impact Analysis

- a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in Bakersfield. In addition, residential uses typically do not generate substantial levels of noise or vibration. Development proposals for individual projects would be subject to adopted development guidelines. Construction and operation of future development would be required to comply with Bakersfield's noise ordinance and policies included

in the Noise Element of the Metropolitan Bakersfield General Plan. The Bakersfield noise ordinance specifically prohibits construction activities before 6 a.m. and after 9 p.m. Monday through Friday, and before 8 a.m. and after 9 p.m. on Saturdays and Sundays. Therefore, future construction activities would not generate noise or vibration during regular sleep hours. Future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review. No impact would occur.

NO IMPACT

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts involving airport safety. Furthermore, future development would be required to comply with regulations and policies included in the airport land use plans for Meadows Field Airport and Bakersfield Municipal Airpark which are both within Bakersfield. With adherence to these policies no impact would occur.

Zoning Code Classifications and T	ext Changes Project	
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Population and Housing Less than Significant Potentially with Less than Significant Mitigation Significant **Impact** Incorporated **Impact** No Impact Would the project: a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Environmental Setting

Table 1 provides the 2023 estimates of population and housing for Bakersfield. Bakersfield has an estimated 2023 population of 408,373 and 137,327 housing units, with an average household size of 3.06 people (California Department of Finance [DOF] 2023).

Table 1 Current Population and Housing Stock for Bakersfield

	City of Bakersfield	Kern County
Population (#of people)	408,373	907,476
Average Household Size (persons/household)	3.06	3.07
Total Housing Units (# of units)	137,327	308,365
Vacant Housing Units	5,134 (3.7%)	20,660 (6.7%)
Source: DOF 2023		

Kern COG's Regional Growth Forecasts for 2020 through 2050 is the most recent regional long-range plan and regional growth forecast for Kern County (Kern COG 2019). The growth projections for Kern County are shown in Table 2.

Table 2 Kern COG's Regional Growth Forecasts for Kern County

	2010	2050 (Projected)	Projected Growth (Percent Increase)
Housing (# of units)	252,200	362,100	109,900 (44%)
Employment (# of jobs)	275,000	402,200	127,200 (46%)
Source: Kern COG 2019			

Impacts related to population are generally social or economic in nature. Under CEQA, a social or economic change generally is not considered a significant effect on the environment unless the changes are directly linked to a physical change.

Impact Analysis

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Therefore, the project would not induce substantial unplanned growth but rather is intended to accommodate the growth that is anticipated to occur in Bakersfield. The proposed project would not involve the extension of roads or other infrastructure that could indirectly lead to population growth. Rather, the proposed project is intended to accommodate the growth that is anticipated to occur in Bakersfield and bring the Zoning Code into alignment with state law. Thus, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and there would be no impact.

NO IMPACT

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not displace substantial numbers of existing people or housing. Further, future potential displacement that would occur is required by California Government Code Section 7261(a) to proactively provide relocation assistance advisory services to all persons displaced. Therefore, the adoption of the proposed project would not displace substantial numbers of existing people or housing and no impact would occur.

15	5	Public Services				
			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	adv the gov new faci cau ord ratio	ruld the project result in substantial verse physical impacts associated with provision of new or physically altered vernmental facilities, or the need for w or physically altered governmental dities, the construction of which could use significant environmental impacts, in the reto maintain acceptable service toos, response times or other formance objectives for any of the olic services:				
	1	Fire protection?				
	2	Police protection?				
	3	Schools?				
	4	Parks?				
	5	Other public facilities?				

The Bakersfield Fire Department (BFD) provides fire protection and emergency medical services for Bakersfield. There are 14 fire stations throughout the city and 240 sworn, support, and reserve fire personnel (City of Bakersfield 2023).

The Bakersfield Police Department provides police services including patrol, traffic services, investigations, and animal control to Bakersfield. There are three police stations within the city.

The Bakersfield City School District operates 34 elementary schools and ten middle schools. (Bakersfield City School District 2023) The Kern High School district operates 19 high schools, six alternative education schools, and one adult school (Kern High School District 2023).

Impact Analysis

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?
- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?
- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?
- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development but rather is intended to accommodate the growth that is anticipated to occur in Bakersfield, the project would not result in impacts related to public facilities and services. In addition, future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review and would be subject to adopted development guidelines, including standards that govern public facilities, services, and adequate fire and public safety protections. Additionally, policies in the Safety/ Public Safety Element of the Metropolitan Bakersfield General Plan such as policy 2 which would require discretionary projects to assess impacts on police and fire services would apply to future development. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and there would be no impact.

Impacts related to parks are discussed in Section 16, *Recreation*, and impacts related to other public facilities such as water, wastewater, stormwater, and solid waste infrastructure are discussed in Section 10, *Hydrology and Water Quality*, and Section 19, *Utilities and Service Systems*.

16	6 Recreation				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				•
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				

The City of Bakersfield's Recreation and Parks Department maintains 61 parks, four public pools, 13 spray parks, two sports complexes and two skate parks within the city (City of Bakersfield 2002b).

Impact Analysis

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to recreational facilities. In addition, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Therefore, the proposed project would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. Thus, there would be no impact.

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17	7 Transportation				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Wo	ould the project:				
a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				•
b.	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				•
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?				
d.	Result in inadequate emergency access?				•

The City's General Plan Circulation Element identifies the existing transportation conditions of the City, existing and future roadways, bicycle trails, and pedestrian trails. Route 99 is a north-south facing freeway that runs through Bakersfield. which connects with Route 58, an east-west facing freeway. SR 204 and 178 are also partially within the metropolitan area and carry Bakersfield traffic throughout the area. Transit service in Bakersfield is provided by local buses, intercity buses, AMTRAK and paratransit services. The Local bus operator is Golden Empire Transit (GET). Intercity bus operators include Greyhound, Orange Belt Stages, Airport Bus of Bakersfield and Kern County. Two major railroads provide freight service to Bakersfield: Burlington Northern-Santa Fe and Southern Pacific. The California Highspeed Rail is currently undergoing construction as of 2021, with a planned stop in Downtown Bakersfield (City of Bakersfield 2022). There are roughly 176 miles of bike lanes that exist on various streets within the city (City of Bakersfield 2022). Bakersfield's Bike Transportation Plan guides the future development of bicycle facilities and programs in the city (City of Bakersfield 2013).

In 2018, CEQA Guidelines Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, level of service (roadway congestion) is no longer considered an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt vehicle miles traveled (VMT) thresholds to analyze impacts related to the number of automobile trips and miles traveled.

Impact Analysis

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to conflicts with a program, plan, ordinance, or policy addressing the circulation system.

Bakersfield's Bicycle Transportation Plan includes plans, policies, and implementation projects to promote bicycling within the city. Future development would not conflict with this plan and would be required to adhere to the policies within it. Additionally, Bakersfield's Pedestrian Access Plan includes recommendations for improvements to the Bakersfield pedestrian environment with an emphasis on connecting pedestrians to transit services (City of Bakersfield 2020). The proposed project would not conflict with this plan.

Furthermore, future development would be required to comply with policies included in the Metropolitan Bakersfield General Plan including policy 34 which requires development review to determine a project's impact on the transportation system, policy 35 which requires new development in incorporated areas to provide transportation facilities such as streets, curbs, and traffic control devices on site, policy 37 which requires new development to pay for necessary transportation improvements in the project vicinity, and policy 39 which requires new development to pay or participate in its pro-rata share of the expansion of transportation facilities it necessitates. Future development would also be required to comply with Policy 9 included in the Bikeways section of the Circulation Element of the Metropolitan Bakersfield General Plan which requires new subdivisions to provide bikes lanes on collector and arterial streets and policy 10 which encourages the construction of subdivisions to include internal bike paths.

Therefore, the proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. There would be no impact.

NO IMPACT

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to VMT. In addition, future development would be required to adhere to federal, State, and local policies and regulations. Therefore, the proposed project would not conflict with conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). There would be no impact.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts related to hazards related to a geometric design feature or incompatible use. In addition, future development would be required to adhere to federal, State, and local policies and regulations including those policies included in the Metropolitan Bakersfield General Plan and would be reviewed and required to be consistent with appropriate regulations and design standards in effect at the time, such as adequate sight distance at new driveways between vehicles entering and exiting the driveways and pedestrians on the adjacent sidewalk, as well as motor vehicles and bicycles on the adjacent street, as outlined by Section 17,08.175 of the BMC.

Therefore, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible use, and there would be no impact.

NO IMPACT

d. Would the project result in inadequate emergency access?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in inadequate emergency access. In addition, the City maintains the roadway network which would provide access to new development sites in accordance with industry design standards, which ensures that the physical network would be free of obstructions to emergency responders. Emergency access to new development sites would be subject to review by the City of Bakersfield and responsible emergency service agencies, thus ensuring that future projects would be designed to meet all emergency access and design standards.

Additional vehicles associated with new development sites could increase delays for emergency response vehicles during peak commute hours. However, emergency responders maintain response plans which include use of alternate routes, sirens, and other methods to bypass congestion and minimize response times. In addition, California law requires drivers to yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicle passes to ensure the safe and timely passage of emergency vehicles.

Future development requiring discretionary approval accommodated under the proposed project would undergo project-specific developmental review to ensure consistency with the City's existing and planned circulation network; and ensure that the construction of new features would not impede emergency access. These review processes would evaluate the design of future projects' emergency access schematics, which would minimize the potential for the creation of inadequate emergency access. Therefore, no impact would occur.

City of Bakersfield Zoning Code Classifications and Text Changes Project					
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Tribal Cultural Resources Less than Significant with Potentially Less than Significant Mitigation Significant No **Impact** Incorporated **Impact Impact** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Environmental Setting

AB 52 established that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further stated that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

- 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or
- 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of SB 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research's Tribal Consultation Guidelines (2005), "The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."

Impact Analysis

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?
- b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

The City sent notification letters on June 22, 2023 to eleven tribal representatives from nine Native American organizations (Big Pine Paiute Tribe of Owens Valley, Chumash Council of Bakersfield, Kitanemuk & Yowlumne Tejon Indians, Tejon Indian Tribe, Tule River Indian Tribe, Santa Rosa Rancheria, Kawaiisu Tribe, Tubatulabals of Kern Valley, and Kern Valley Indian Council) based on a list of contacts provided by the NAHC. The city did not receive any responses requesting additional consultation under AB 52 or SB 18. The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not have an impact related to tribal cultural resources. Further, development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in Section 5, *Cultural Resources*, and disposition of human remains as governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98. Therefore, there would be no impact.

19 Utilities and Service Systems					
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Wo	uld the project:				
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				•
C.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				-
d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				•
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				•

Bakersfield is serviced by the Bakersfield District of California Water Service (CWS). The City of Bakersfield receives water sourced from 51 groundwater wells, the Kern River, and treated water purchased from the Kern County Water Agency (CWS 2023). The water sourced from the Kern River is treated with advanced membrane filtration at surface water treatment plants owned by CWS and Kern County Water Agency (City of Bakersfield 2020). The Kern Sanitation Authority provides wastewater services to the city of Bakersfield. The city's Public Works Department Solid Waste Division manages all solid waste retrieval and disposal throughout the city. Telecommunications services in Bakersfield are provided by private companies, including AT&T, Verizon, T-Mobile, and Comcast Cable which provides internet, phone, and television. PG&E provides electricity and natural gas services to Bakersfield.

Impact Analysis

- a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed project does not involve or approve physical development. Individual projects would be individually reviewed to ensure that adequate utility services would be provided to each site. Future development would be concentrated in urban areas that are served by existing utilities infrastructure, including potable water, wastewater, stormwater drainage, electrical power, natural gas, and telecommunications facilities. All development would also be required to comply with all utility service standards set in the BMC and Metropolitan Bakersfield General Plan such as Policy 5 in the Public Services and Facilities Element which requires new development to pay a pro rata share or necessary municipal utility expansions. Impacts identified for an individual project would be addressed through the project approval process.

Water Supply

The precise location and connection would be determined at the time development is proposed. Should new connections or upgrades be required, such upgrades would be subject to subsequent city review and would be subject to fees according to Policy 5 in the Public Services and Facilities Element of the Metropolitan Bakersfield General Plan. Chapter 8 of California Water Service's 2020 Urban Water Management Plan (UWMP) includes a water shortage contingency plan which would be implemented in the case of a water shortage in Bakersfield (CWS 2020). In the case that a water shortage occurs, future development would be required to comply with necessary demand reduction measures outlined in the water shortage contingency plan. The proposed project would not result in inadequate water supply.

Stormwater

Future development would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. See also Section 10, *Hydrology and Water Quality*.

Wastewater Generation

Wastewater treatment for future development would be provided by existing infrastructure within Bakersfield. Project development would be required to comply with the regulations to maintain wastewater capacity in Bakersfield. Future development would be evaluated to determine adequacy of utility infrastructure as part of the standard city development review process including approval by the Public Works Department. The proposed project would not result in impacts to wastewater.

Electricity, Natural Gas, and Telecommunications

Future residential development in conformance with the proposed project would be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. The proposed project would not result in impacts to electricity, natural gas, or telecommunications. No impact would occur.

NO IMPACT

- d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The proposed project does not involve or approve physical development. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Further individual development projects would be required to comply with federal, state, and local management and reduction statues and regulations. This includes CalRecycle regulations found in Title 14 and Title 27 of the California Code of Regulations. There would be no impact.

NO IMPACT

City of Bakersfield Zoning Code Classifications and Text Changes Project			
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20) Wildfire				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
or	ocated in or near state responsibility areas lands classified as very high fire hazard verity zones, would the project:				
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?				•
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				•
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				•
d.	Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

Environmental Setting

The Bakersfield Fire Department (BFD) is responsible for protecting life, property, and the environment within the city. The Kern County EOP provides for the coordination of emergency operations for the cities within its jurisdiction, including Bakersfield.

No part of Bakersfield is within a State Responsibility Area (SRA). There are small areas in north and northeastern Bakersfield that are within a Local Responsibility Area (LRA) with moderate and high fire hazard severity zones (CAL FIRE 2007). There are no very high fire hazard severity zones (VHFHSZ) within or adjacent to the city.

In addition, the location of the city and existing environmental factors do not promote a high risk for exposure to pollutant concentrations. Prevailing winds in Bakersfield generally move from west to east across the city (WeatherSpark n.d.).

Impact Analysis

- a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The city of Bakersfield is not within an SRA or VHFHSZ. Further, the proposed project does not involve or approve physical development and therefore it. would not, in and of itself, have an impact on adopted emergency response or evacuation plan or pollutant concentrations from wildfire. Future development would be required to comply with the California Fire Code as adopted in Chapter 15.65 of the BMC, the Kern County EOP, and the Metropolitan Bakersfield General Plan. Compliance with these regulations and policies would ensure that there would be no impact.

NO IMPACT

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Bakersfield is not within or near an SRA or VHFHSZ. The proposed project does not propose specific projects but puts forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Therefore, the proposed project would not have an impact on wildfire safety. In addition, most roads and utility infrastructure required for future development would be existing or would occur in currently developed areas. Therefore, there would be no impact.

NO IMPACT

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Bakersfield is not within or near an SRA or VHFHSZ. Further, the city is generally flat. Therefore, there would be low risk of downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes within the city. The proposed project puts forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not have an impact related to wildfire. Therefore, there would be no impact.

NO IMPACT

21 Mandatory Findings of Significance

Do	es the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b.	Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				-
c.	Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				•

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project, in and of itself, does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not have the potential to substantially degrade the quality of the environment. Adoption of the proposed project would not have a substantial adverse effect, either directly or

Zoning Code Classifications and Text Changes Project

through habitat modifications, on species identified as a candidate, sensitive, or special status species. In addition, the proposed project would not have a substantial adverse effect on riparian habitat or sensitive natural community.

Through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory and no impacts would occur.

NO IMPACT

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not result in impacts that are individually limited, but cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, Zoning Ordinance, and City Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. Adoption of the proposed project would not have impacts that are individually limited or cumulatively considerable. No impact would occur.

NO IMPACT

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project does not include specific projects but sets forth Zoning Code changes and rezones which would encourage new housing in Bakersfield and update the Zoning Code to be consistent with recently enacted State requirements. Because the proposed project does not involve or approve physical development and because these changes are designed to be compatible with growth envisioned by the Metropolitan Bakersfield General Plan, the proposed project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Therefore, the proposed project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly and no impacts would occur.

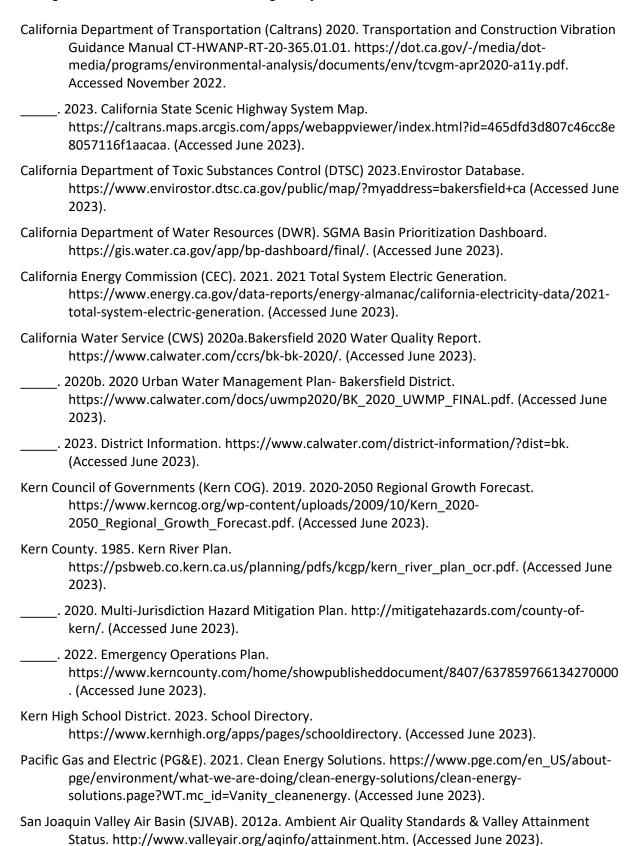
NO IMPACT

References

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Zoning Code Classifications and Text Changes Project



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List of Preparers

Rincon Consultants, Inc. prepared this Initial Study under contract to the City of Bakersfield. Persons involved in data gathering analysis, project management, and quality control are listed below.

Rincon Consultants, Inc.

Matt Maddox, MESM, Principal in Charge Karly Kaufman, MESM, Project Manager Hannah Bireschi, Environmental Planner Gina Gerlich, GIS Analyst Debra Jane Seltzer, Publishing Specialist Yaritza Ramirez, Publishing Specialist

City of Bakersfield Zoning Code Classifications and Text Changes Project			
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Notice of Exemption

Appendix E

To: Office of Planning and Research	From: (Public Agency): City of Bakersfield
P.O. Box 3044, Room 113	1715 Chester Avenue
Sacramento, CA 95812-3044	Bakersfield, CA 93301
County Clerk	(Address)
County of: Kern 1115 Truxtun Ave #5	(Address)
Bakersfield, CA 93301	
Project Title: Zoning Code Classification	ions and Text Changes Project
Project Applicant: City of Bakersfield	
Project Location - Specific:	
Citywide	
Project Location - City: Bakersfield	Project Location - County: Kern
Description of Nature, Purpose and Beneficiari	
The proposed project includes text-only changes of the Bakersfield Zo Housing Element Update and State law. These text changes in and of project includes change in zone classifications on approximately 1,824 enhancing housing options, and providing compatibility with the City's	oning Code to promote the development of housing in the city and to ensure consistency with the promote the development of themselves would not result in growth or increased development in Bakersfield. Additionally, the 6 acres in various properties throughout the City to address evolving community needs, long-term development goals in support of the Bakersfield General Plan comprehensive update; t with the growth projections and buildout assumptions of the General Plan EIR.
Name of Public Agency Approving Project: Ci	ty of Bakersfield
Name of Person or Agency Carrying Out Proje	ect: City of Bakersfield
Exempt Status: (check one):	
☐ Ministerial (Sec. 21080(b)(1); 15268);	X Common sense exemption (Sec. 15061(b)(3))
☐ Declared Emergency (Sec. 21080(b)(
☐ Emergency Project (Sec. 21080(b)(4)	
	d section number:
☐ Statutory Exemptions. State code nur	mber:
Reasons why project is exempt:	
accommodate new development beyond what General Plan growth projectsions. Therefore,	rezones that do not propose any development and would not tis currently allowed under existing Zoning regulations and the project would not result in any significant impacts to the exemptions included in CEQA Guidelines Sections 15300.2(a) Area Code/Telephone/Extension: (661) 326-3778
Signature:	y the public agency approving the project? • Yes No Date: 2/20/24 Title: 4550ciate Planner
 Signed by Lead Agency Signe 	ed by Applicant
Authority cited: Sections 21083 and 21110, Public Resonant Reference: Sections 21108, 21152, and 21152.1, Public	

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO TITLE 17 OF THE BAKERSFIELD MUNICIPAL CODE TO CHANGE THE ZONE CLASSIFICATION FROM A (AGRICULTURE), E (ESTATE), E-1A (ESTATE ONE FAMILY DWELLING – 1 ACRE MINIMUM), R-S (RESIDENTIAL SUBURBAN), R-S-10A (RESIDENTIAL SUBURBAN - 10 ACRE MINIMUM), R-S-5A (RESIDENTIAL SUBURBAN – 5 ACRE MINIMUM), R-1 (ONE FAMILY DWELLING), R-1-4.5(ONE FAMILY DWELLING 4,500 SF MINIMUM LOT SIZE), R-1-CH (ONE FAMILY DWELLING-CHURCH OVERLAY), R-1-CH-HD (ONE FAMILY DWELLING-CHURCH AND HILLSIDE DEVELOPMENT OVERLAY), R-1-HD (ONE FAMILY DWELLING - HILLSIDE DEVELOPMENT OVERLAY), R-2 (LIMITED MULTIPLE FAMILY DWELLING), R-2/PUD (LIMITED MULTIPLE FAMILY DWELLING/PLANNED UNIT DEVELOPMENT), R-3 (MULTIPLE FAMILY DWELLING), PCD (PLANNED COMMERCIAL DEVELOPMENT), C-O (PROFESSIONAL AND ADMINISTRATIVE OFFICE), C-O/PCD (PROFESSIONAL AND **ADMINISTRATIVE** OFFICE/PLANNED COMMERCIAL C-1 (NEIGHBORHOOD COMMERCIAL), DEVELOPMENT), C-2 (REGIONAL COMMERCIAL), C-2/PCD (REGIONAL COMMERCIAL/PLANNED COMMERCIAL DEVELOPMENT), M-1 (LIGHT MANUFACTURING), M-2 (GENERAL MANUFACTURING), AND P (AUTOMOBILE PARKING) TO MX-1 (MIXED-USE NEIGHBORHOOD), MX-2 (MIXED-USE TRANSIT), R-2 (SMALL LOT SINGLE-UNIT DWELLING), R-3 (MEDIUM DENSITY MULTI-UNIT DWELLING), R-4 (HIGH-DENSITY MULTI-UNIT DWELLING), R-4-HD (HIGH-DENSITY MULTI-UNIT DWELLING - HILLSIDE DEVELOPMENT OVERLAY), AND R-5 (VERY-HIGH DENSITY MULTI-UNIT DWELLING) ON APPROXIMATELY 790 ACRES THROUGHOUT THE CITY OF BAKERSFIELD (ZC NO. 24-0055).

WHEREAS, the City of Bakersfield filed an application requesting an amendment to official zoning map in Title 17 of the Bakersfield Municipal Code by changing the zone classification from A, E, E-1A, R-S, R-S-10A, R-S-5A, R-1, R-1-4.5, R-1-CH, R-1-CH-HD, R-1-HD, R-2, R-2/PUD, R-3, PCD, C-O, C-O/PCD, C-1, C-2, C-2/PCD, M-1, M-2, and P to MX-1, MX-2, R-2, R-3, R-4, R-4-HD, and R-5, located in various properties throughout the City of Bakersfield to facilitate compliance with California's Housing Element Law (the "Project"); and

WHEREAS, the Project proposes to facilitate compliance with California's Housing Element Law; and

WHEREAS, the Secretary of the Planning Commission set Thursday, February 29, 2024 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

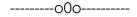
WHEREAS, at the public hearing (no testimony was received either in support or opposition of the Project) (testimony was received only in support/opposition/both in support and opposition of the Project); and

WHEREAS, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

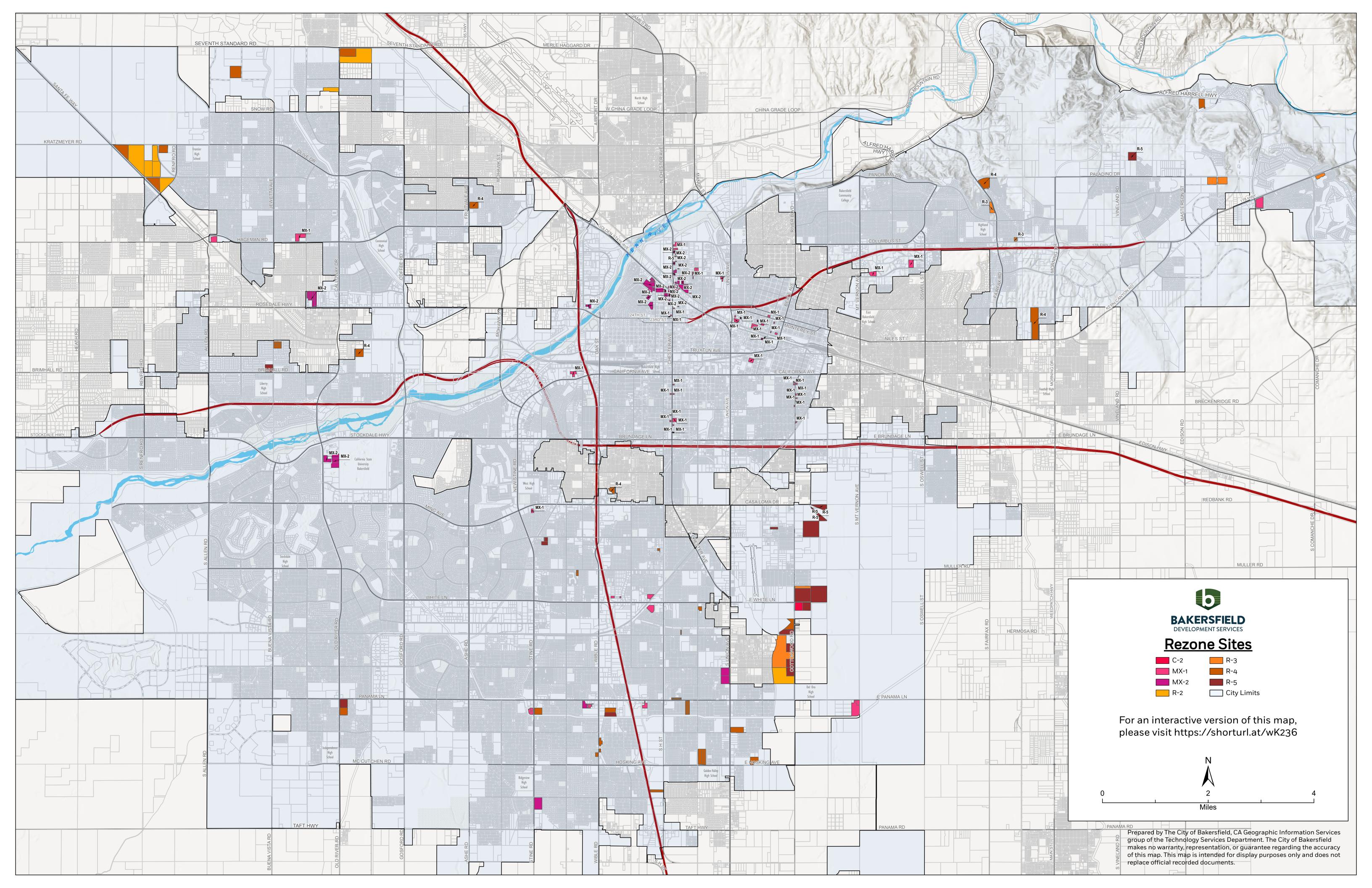
- 1. Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
- 2. The provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is exempt under CEQA, and a Notice of Exemption was prepared.
- 3. The public necessity, general welfare, and good planning practices justify the Project.
- 4. The Project is compatible with the zone districts and development of surrounding properties and is consistent with the Housing Element of the Metropolitan Bakersfield General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

- 1. The above recitals, incorporated herein, are true and correct.
- 2. The Project has been found to be exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) ("general rule" or "common sense"), and of Title 14, Article 18, 15620 of the California Code of Regulations (statutory).
- 3. The Project is hereby recommended for approval by the City Council, incorporating the change into the official zoning map as described in Bakersfield Municipal Code Section 17.06.020 located on the maps as shown in Exhibit A and incorporated herein.



Planning Com 29th day of	nmission of the City of Ba	loing Resolution was passed kersfield at a special meeting motion by	ng thereof held on the
AYES:			
NOES:			
RECUSE:			
ABSTAIN:			
ABSENT:			
		APPROVED	
		ZACHARY BASHIRTASH, C City of Bakersfield Plannir	
EXHIBITS:	Мар		





COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: February 29, 2024 ITEM NUMBER: Reports7.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Louis Ramirez, Associate Planner

DATE:

WARD: Ward(s) 1, 2, 3, 4, 5, 6, 7

SUBJECT: Housing Element Annual Progress Report for Calendar Year 2023

APPLICANT: City of Bakersfield

OWNER: City of Bakersfield

LOCATION: City of Bakersfield

STAFF RECOMMENDATION:

Receive and file the report.

ATTACHMENTS:

DescriptionType□HCD Annual Progress Report 2023 MemoCover Memo□HCD Annual Progress Report 2023Cover Memo



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: February 29, 2024 **AGENDA:** 7.a

TO: Chair Bashirtash and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

DATE: February 23, 2024

WARD: All

FILE: Housing Element Annual Progress Report for Calendar Year 2023

STAFF RECOMMENDATION: Receive and file.

BACKGROUND:

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their General Plan which is also required by the state. General Plans serve as the local government's blueprint for how the city and/or county will grow and develop and includes seven elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's General Plan is known as "housing-element law."

Government Code section 65400 requires that each city and county prepare an Annual Progress Report ("APR") on the status of the housing element of its general plan and progress in its implementation. The APR is required to be submitted to the California Department of Housing and Community Development ("HCD") and the Governor's Office of Planning and Research ("OPR") using the adopted and provided format, no later than April 1st of each year.

DISCUSSION:

The report shows the City is making satisfactory progress toward meeting its housing goals with 1209 certificates of occupancy distributed, 1577 building permits issued, and 129 affordable housing units built in 2023. The APR forms are attached to this memorandum.

The City maintains existing zoning code and development policies that facilitate the streamlining of residential projects. For example, the City's residential zone districts include a variety of options to construct housing through a ministerial process without the need for added discretionary approvals. For new land use entitlements, the City allows and encourages developers to file concurrent applications (e.g., general plan amendments, change in zone classifications, tentative tract maps, conditional use permits, planned unit development review, etc.) to expedite the processing of new housing entitlements. The

Municipal Code also allows for residential housing incentives, such as density bonus units, parking reductions, and fast tracking for developers of affordable housing, senior housing, and infill development. Additionally, the legislation required affordable housing streamlining that went into effect January 1, 2018. Senate Bill 35 ("SB35") enacted Government Code Section 65913.4 to establish a streamlined, ministerial approval process for multifamily housing projects that satisfy certain eligibility criteria. With the implementation of SB35 requirements and the City's existing process and policies, as well as Development Services Department's current work on developing guidance for applicants and online submittals, staff is confident the City's efforts will continue to improve streamlining of affordable housing.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act. This report does not authorize construction of any housing. However, the housing units reported as being permitted for construction are subject to their individual environmental review document previously established, reviewed, and approved by the City.

CONCLUSION:

The 2023 Annual Progress Report been prepared consistent with the guidelines from the California Department of Housing and Community Development. Therefore, City staff recommends your Commission receive and file the report.

ATTACHMENTS:

2023 Annual Progress Report

Please Start Here

General Information			
Jurisidiction Name	Bakersfield		
Reporting Calendar Year	2023		
	Contact Information		
First Name	Christopher		
Last Name	Boyle		
Title	Development Services Director		
Email	cboyle@bakersfieldcity.us		
Phone	6613263754		
	Mailing Address		
Street Address	1715 Chester Avenue		
City	Bakersfield		
Zipcode	93301		

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_2_15_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://apr.hcd.ca.gov/APR/login.do

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <u>APR@hcd.ca.gov</u> and HCD will send you the login information for your jurisdiction. Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.
- 2. Email If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <u>APR@hcd.ca.gov</u> and to OPR at <u>opr.apr@opr.ca.gov</u>. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Bakersfield	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
	Deed Restricted	127	
Low	Non-Deed Restricted	131	
	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		1319	
Total Units		1577	

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	1153	988
2 to 4 units per structure	0	257	93
5+ units per structure	0	127	121
Accessory Dwelling Unit	0	37	7
Mobile/Manufactured Home	0	3	0
Total	0	1577	1209

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	1,347	1,577
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	1,319
Number of Proposed Units in All Applications Received:	1,573
Total Housing Units Approved:	1,573
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	152
Number of SB 35 Streamlining Applications Approved	152

Units Constructed - SB 35 Streamlining Pe	rmits		
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	8	121	129
Moderate	0	0	0
Above Moderate	1	122	123
Total	9	243	252

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	130	252

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	1319	1573
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	49
Sites Rezoned to Accommodate the RHNA	0

 Aurisdiction
 Bakersfield

 Reporting Year
 2023
 (Jan. 1 - Dec. 31)

 Planning Period
 5th Cycle
 12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

							1	Ηοι	using C)evelo	pment	Appli	cation	s Sub	mitted	Total	Total				1		
		Project Identifier			Unit Ty		Date Application Submitted		Pr	oposed Uni	its - Affordal	bility by Ho	usehold Inc	comes		Approved Units by Project	Disapproved Units by Project	Streamlining	Density Bo Applica	onus Law ations	Application Status	Project Type	Notes
Prior APN*	Current APN	1 Street Address	Project Name [*]	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	13 Notes*
Summary Row:	Start Data Entry B 5182710300	6607 Rugby Ct		2200015531	SFD	0	1		, .		154		, ,	1413	1973	1973		NONE	No	No	Approved	Ministerial	
	5182711200 5	6606 RUGBY CT		2200015532	SFD	0	1/3/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5182723300 3	816 WARWICKSHIRE AVE		2200015533	SFD	0	1/3/2023							1	1	1		NONE	No	No	Approved	Ministerial	 [
		710 WARWICKSHIRE AVE		2200015534			1/3/2023							1	1	1		NONE	No	No	Approved	Ministerial	
		808 WARWICKSHIRE AVE		2200015535	SFD	0	1/3/2023							1	1	1		NONE	No	No	Approved	Ministerial	·
	4925510300	8511 FRANKIE LOU ST		2200014853	2 to 4	0	1/5/2023				1			1	2	2		SB 35 (2017)) No	No	Approved	Ministerial	I
	5463401300			2200015055	SFD	0	1/6/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	3395710900	7304 CALLE PRIVADA		2200015622	SFD	0	1/6/2023							1	1	1		NONE	No	No	Approved	Ministerial	 [
	5181431900			2200012913	ADU	R	1/6/2023				1				1	1		SB 35 (2017)) No	No	Approved	Ministerial	
	5391811400	7515 EMERALD GREEN AVE		2200014917	SFD	0	1/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5391820700			2200014921	SFD	0	1/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5391820800	7608 EMERALD GREEN AVE		2200014922	SFD	0	1/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5391820900	7600 EMERALD GREEN AVE		2200014923	SFD	0	1/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5391821000			2200014924	SFD	0	1/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	4954900300	13310 DALI AVE		2200010399	SFD	0	1/11/2023							1	1	1		NONE	No	No	Approved	Ministerial	 [
	5462302600 2	13719 STONETHWAITE LN		2200011213	SFD	0	1/11/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5242902600 0	3506 COLLINGWOOD DR		2200001023	SFD	0	1/12/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5384820300	5907 BELTRAMI PL		2200015120	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	-
	5384820400	5911 BELTRAMI PL		2200015121	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5384821100	6004 BELTRAMI PL		2200015127	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5384821300	5914 BELTRAMI PL		2200015128	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5384821200	5918 BELTRAMI PL		2200015129	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5384821400	5910 BELTRAMI PL		2200015132	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	1737610800	8710 DELCON DR		2200015211	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	1737610900	8714 DELCON DR		2200015213	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	1737640100	8708 ALMATA AVE		2200015237	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	1737641100	8707 DELCON DR		2200015244	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	1737641000	8711 DELCON DR		2200015245	SFD	0								1	1	1		NONE	No	No	Approved	Ministerial	
	1737640900	8715 DELCON DR		2200015246	SFD	0	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	5143620400			2200013198	2 to 4	0	1/17/2023				1			1	2	2		SB 35 (2017)) No	No	Approved	Ministerial	Attached SFR + ADU
	0184311300	AVE 28 CLYDE ST		2200014872	2 to 4	0	1/18/2023				1			1	2	2		SB 35 (2017)) No	No	Approved	Ministerial	Attached SFR + ADU
	0184311300	28 CLYDE ST		2300000399	SFD	0)							1	1	1		NONE	No	No	Approved	Ministerial	ALIAGIEU SER T ADU
	1737640300			2200015234	CED	0	1/18/2023							1	1	1		NONE	No	No	Approved	Ministerial	

Table A2 ityReport Summary - New Construction, Smitted, Permits and Completed Units India Housing with Financial Assistance and Assistance or Deed Restrictions Assistance or Deed Restrictions (Restrictions or Deed Restrictions or Deed Restrictions or Deed Restrictions or Deed Restrictions or Deed Restric Notes Unit Types Number of Other Incentives, Concessions, Concessions, Concessions, Concessions, Concessions, Walvers, or Citar Medications of Concessions, Concessio Low-Income Deed Non Deed Restricted Restrict Demodahed D or estroyed D Unite Conner or Renter or Residential Gross Flor Residential Gross Flor Area) 5182710300 6607 Rugby 9 Ct 5182711200 6606 RUGBY 2200015531 SFD O 2200015532 SFD O 5/5/2023 5/2/2023 NONE Y CT 816 SFD 0 5/2/2023 NONE WARWICKS HIRE AVE 710 WARWICKS NONE SFD O NONE 1/3/2023 5/22/2023 2 to 4 O 1/5/2023 10/10/2023 SFD 0 NONE Υ 1/6/2023 6/29/2023 5522 SFD O NONE ADU R SFD O NONE Υ SFD NONE 5/25/2023 SFD NONE 1/9/2023 5/25/2023 NONE 6/2/2023 SFD NONE 6/2/2023 NONE 2200010399 ADU R SFD 0 NONE 230623000 2300000 230000 NONE 20 SFD O NONE 1/17/2023 6/1/2023 NONE SFD O 1/17/2023 6/1/2023 NONE s SFD O 6/1/2023 NONE 0015129 SFD 0 1/17/2023 6/1/2023 NONE 0015132 SFD O 1/17/2023 6/1/2023 NONE NONE SFD 0 5/24/2023 8714 SFD NONE 8708 LMATA AVE SFD 0 NONE SFD 0 NONE NONE 0015245 SFD O 1 1/17/2023 5/19/2023 8715 DELCON DR SFD 0 NONE 013198 2 to 4 O 1/18/2023 6/21/2023 ADU are Low Income due to square footage 4872 2 to 4 O 0015234 SFD O 1/19/2023 6/26/2023 NONE SFD 0 NONE 1/19/2023 5/24/2023 14902 COLONIA DE LAS ROSAS SFD NONE 5412740600 7814 CUYAMA 9 CUYAMA 9 RMER ST 5315320100 2 AMACONDA 2 AME 5315320200 4915 5315320200 AMACONDA 0014929 SFD O 1/20/2023 5/11/2023 NONE NONE SFD SFD 0 AVACONUM AVE 4909 SFD 0 1/20/2023 6262023 NONE SFD 0 1/20/2023 6262023 NONE ss2 SFD O 1/20/2023 6262023 NONE NONE SFD 0 5/19/2023 NONE NONE SFD 0 6/5/2023 SFD 0 NONE 6/7/2023 NONE SFD O 1/25/2023 6/1/2023 NONE 516773000 C 1970 AVE 1 SFD 0 6/1/2023 NONE SFD 0 1/25/2023 6/1/2023 NONE NONE 6100 2 to 4 O 1/25/2023 2 to 4 O 0016108 2 to 4 O 1/25/2023 Υ 4925911200 5021
9 FRANCE 1 LOU ST 1737621000 DR 1737621100 DR 1737621100 DR 1737621200 11 DR 1737621200 ACCUM DR 1737621200 AC 2 to 4 SFD 0 00015223 SFD O 1/26/2023 7/27/2023 NONE 1 1/26/2023 2200015224 SFD O NONE 7/27/2023 NONE 00015225 SFD O 1 1/26/2023 7/27/2023

Zetalloben Eulendrid Reporting Tree 2023 (Jan. 1 - Day, 20)		ANN Hous	UAL ELEMENT ing Element In	PROGRESS I	REPORT n	Note: "4" todi Cells in gwy o	sates an optional field order and outsations formulae														
1737631200 8713 8 ALMATA AVE	2200015228 SFD O					0		1	1/26/2023			1 6262023	,	NONE	Y						
1737631000 8721 2 ALMATA AVE	2200015229 SFD O					0		1	1/26/2023			1 6262023	1	NONE	Y						
1737631100 8717 5 ALMATA AVE	2200015230 SFD O					0		1	1/26/2023			1 6/26/2023	1	NONE	Y						
1737630900 8803 0 ALMATA AVE	2200015231 SFD 0					0		1				1 6262023	,	NONE	Υ						
1737630800 8807 7 ALMATA AVE	2200015232 SFD O					0		1	1/26/2023			1 7/6/2023	1	NONE	Y						
7 Y MLIST A NO. 27 JO 17 JO 27	2200015233 8FD O 2200015268 SFD O					0		1	1/26/2023		-	1 6262023	1	NONE NONE	Y						
5412521000 ARUNDEL 0 WAY 5384432000 5904 BORELLI 7 BORELLI	230000539 SFD O					0		1	1/26/2023			1 9202023		NONE	Y					-+	
7 AVE 5384431400 6007 0 BORELLI 0 AVE	2300000540 SFD O					0		1	1/26/2023			1 7/25/2023		NONE	Y						
5384432500 6010 BORELLI	2300000541 SFD O							1	1/26/2023			1 7/25/2023		NONE	Y					_	
2 AVE 5384431900 SECRELLI 5 AVE 53916192200 2414 NOLA	230000549 SFD O							1	1/26/2023			1 9/20/2023		NONE	Y						
5391610200 7414 NOLA 7 PASS DR	2200015331 SFD O 2200015340 SFD O					0			1/30/2023			1 6/14/2023		NONE NONE	Y Y						
3391720100 7417 NCLA 4 PASS DR 3391720000 6504 7 CREEK OR 5391719400 6505 WWD 6 WOLFS IN 33917190300 6505	2200015340 SFD 0					0			1/30/2023			1 6/14/2023		NONE	Y					_	
5391710400 6005 WIND 6 WOLFS LN	2200015342 SFD 0					0			1/30/2023			1 5/23/2023		NONE	Y						
3 CREEK DR 5391710100 7422 NOLA	2200015343 8FD O 2200015344 SFD O					0		1	1/30/2023			1 5/23/2023		NONE NONE	Y						
7 PASS DR 5391710500 6802 WIND 9 WOLFS LN 5391710200 7428 NOLA	2200015345 SFD O					0		- 1	1/30/2023			1 5/23/2023	1	NONE	Y						
5391710200 7428 NOLA 0 PASS DR 5251920900 9700	2200015359 SFD O 2200013578 SFD O					0		1	1/30/2023			1 6/14/2023	1	NONE NONE	Y						
3 PARLION 3 PARLION 4963510200 12900 0 OVERTON	230000377 SFD O					0		1	1/31/2023				0	NONE	Y			\vdash		-+	
25097 75000 PAGE NUCLAY 9 00 PAGE NUCLAY 2519120000 PARKET NUCLAY 405031000 CVCRT NUCLAY 405031000 CVCRT NUCLAY 50100 CVCRT NUCLAY 50100 SUBJECT NUC	220000849 ADU R							1	2/5/2023				0	NONE	Y					_	
5384520500 VERSACE 0 VERSACE	2200007365 SFD O							1	2/10/2023			1 6272023		NONE	Y						
5384520200 CARUSO ANE	2200007366 SFD O					0			2/10/2023			1 6272023		NONE	Y						
1701111700 1911 MADISON ST	2200008807 ADU R							1	2/1/2023				0	NONE	Y			Ш			
5391810600 7401 EMERALD 5 GREEN AVE	2200014911 SFD O					0		1	2/1/2023			1 6/20/2023	1	NONE	Y						
5391810700 7405 EMERALD GREEN AVE	2200014912 SFD O							1	2/1/2023			1 621,2023		NONE	Y						
5391811000 7417 EMERALD 6 GREEN AVE	2200014913 SFD O							1	2/1/2023			1 6/9/2023		NONE	Y						
5391811200 7507 EMERALD 2 GREEN AVE	2200014916 SFD O							1	2/1/2023			1 6202023	,	NONE	Y						
5391830300 7416 EMERALD 0 GREEN AVE	2200014925 SFD O							1	2/1/2023			1 6272023		NONE	Y						
0121601500 1321 ALTA 8 VISTA DR 5245502600 1815 AMER	2200014947 ADU R 2200014970 SFD O					0			2/15/2023 2/16/2023			1 8/15/2023	0	NONE NONE	Y						
1 LN 5412730200 CUYAMA 0 BUSE ST								1	2/14/2023			1 6/2/2023	1	NONE	Y						
5412730200 CUVAMA 0 ROJER ST 7027 5412730300 CUVAMA 3 S24502700 3001 AMES	2200014980 SFD O					0		1	2/13/2023			1 6/1/2023	1	NONE	Y						
8 LN	2200014987 SFD O 2200015100 SFD O					0		1	2/16/2023			1 8/15/2023		NONE NONE	Y						
33849 90000 SS 12 SELT FRAME 33849 90000 BELT FRAME PL 33849 90000 SSOO 32849 90000 SELT FRAME PL	2200015101 SFD O					0			2/10/2023			1 6272023		NONE	Y					-+	
5384810500 BELTRAMI	2200015102 SFD O					0			2/10/2023			1 7/25/2023		NONE	Y						
5384810600	2200015103 SFD O								2/10/2023			1 7/25/2023		NONE	Y						
5384810700 S714 BELTRAMI 8 PL	2200015104 SFD 0					0		1	2/10/2023			1 7/25/2023	1	NONE	Y						
5384811300 SF11 5 PL 5284811400 SELTRAMI 6 SELTRAMI 5719 5364811500 SELTRAMI 1 PL	2200015111 SFD O					0			2/10/2023			1 7/25/2023	1	NONE	Y						
5384811400 BELTRAMI 8 PL 5719	2200015112 SFD O					0			2/10/2023			1 7/25/2023	1	NONE	Y						
	2200015113 SFD O					0		1	2/10/2023			1 7/25/2023	1	NONE	Y					-+	
4 BELTRAM PL 5384811700 5805	2200015114 SFD O					0		1	2/10/2023			1 7252023		NONE	Y						
7 BELTRAM PL 5384811600 BELTRAM	2200015116 SFD O					0			2/10/2023			1 627/2023		NONE	Υ .					-	_
250421700 EEL FRAM 2504217100 5500 7 100 EEL FRAM 250421000 EEL FRAM PA 250422000 EEL FRAM PA 250422000 EEL FRAM PA 250422000 EEL FRAM PA 250422000 EEL FRAM	2200015119 SFD 0							1				1 627/2023		NONE	Y						
	2200015130 SFD O					0		1	2/10/2023			1 627/2023	1	NONE	Y						
5384821600 SELTRAMI 1 PL	2200015131 SFD O					0		1	2/10/2023			1 6/27/2023	1	NONE	Y						
8 DELTRAM 358431600 DELTRAM 1 1 550 238481600 DELTRAM 9 PL 239481600 DELTRAM 9 PL 2391631400 DELTRAM 60000 DELTRAM	2200015151 SFD O					0			2/10/2023				0	NONE	Y						
5391631400 BEARTOOT 6 H PASS CT 5391631500 7713 NOLA	2200015334 SFD O 2200015335 SFD O					0		1	2/21/2023			1 6/27/2023	1	NONE NONE	Y						
2391631500 7413 NOLA 9 PASS DR 2391631300 BERTOOT 3 H PASS CT	2200015336 SFD O					0			2/21/2023			1 6272023	,	NONE	Y						
5391631200 6516 BEARTOOT H PASS CT	2200015337 SFD O					0		1	2/21/2023			1 6272023	1	NONE	Y						
5391631000 6994 BEARTOOT 4 H PASS CT	2200015338 SFD O					0		1	2/21/2023			1 6272023	,	NONE	Y						
5391631100 6608 7 BEARTOOT 7 H BREE CT	2200015346 SFD 0							1	2/21/2023			1 6/27/2023	1	NONE	Y						
5343721600 BROOKLINE 1 1933 5343720600 BROOKLINE 1 LN	2200015417 SFD O					0		1	2/16/2023				0	NONE	Y						
5343720900 BROOKLINE	2200015420 SFD O					0		1	2/16/2023			1 7/31/2023	1	NONE	Y						
5343830600 15625 COLE 2 BROOK CT	2200015694 SFD 0					0		1	2/1/2023				0	NONE	Y						
5343820700 15620 COLE 8 BROOK CT	2200015695 SFD O					0		1	2/1/2023				0	NONE	Y			Ш		_	
5343820800 15926 COLE 5 BROOK CT 5343820800 15914 COLE	2200015896 SFD O					0			2/1/2023				0	NONE	Y					$-\!\!+\!\!\!-$	
5343820800 15614 COLE 1 BROOK CT 5343830800 15613 COLE 8 BROOK CT	2200015897 SFD O 2200015898 SFD O					0		1	2/1/2023				0	NONE	Y			\vdash			
8 BROOK CT 5343830700 15519 COLE 5 BROOK CT	2200015899 SFD O					0							0	NONE	Y					-	
5 BROOK CT						0	1										1	1			

Actalistas Edendrid (Jan. 1-Dec. 20) Republing Year 2022 (Jan. 1-Dec. 20) Flammar Period Disclar Account, Account	ĺ	ANI	NUAL ELEMI	ENT PROGR	RESS REPORT	5	te: ">" Indicates an optional fi	M .															
5343050200 15903 COLE 0 BROOK CT	2200015700 SFO O								1	2/1/2023					0	NONE	Y			1 1		$\overline{}$	
0 BROOK CT 5343050300 15607 COLE 5 BROOK CT	2200015701 SFD O					0			1		,				0	NONE	Y						_
5343040700 15902 COLE 8 BROOK CT	2200015702 SFD O								1	2/1/2023					0	NONE	Y						
5343040800 15906 COLE 1 BROOK CT	2200015703 SFD O					0			1	2/1/2023					0	NONE	Υ						
5343016500 15525 COLE 5 BROOK CT	2200015704 SFD O					0			1	2/1/2023					0	NONE	Y						
5343015100 15509 COLE 3 MROOK CT	2200015705 SFD O					0			1	26/2023	1				0	NONE	Υ						
5315350100 \$501 SETH ALEXANDER 5315350000 \$513 SETH ALEXANDER 6 WAY	2200015707 SFD O					0			1	2/3/2023	1			1 8/3/2023		NONE	Y						
5315350200 8815 SETH ALEXANDER 6 WAY MADE SETH	2200015708 SFD 0					0			1	2/3/2023	1			1 8/3/2023	1	NONE	Y						
5315350300 8809 SETH ALEXANDER WAY 5315390400 8803 SETH	2200015709 SFD 0					0			1		1			1 8/3/2023	1	NONE	Υ						
2315330400 34000000000000000000000000000000	2200015710 SFD O					0			1		1			1 8/11/2023	1	NONE	Y						
5 ALEXANDER WAY 5315350600 8713 SETH	2200019711 SFD O					0				2/3/2023		_		1 8/11/2023		NONE	Y						
8 WAY 4929622000 8411	2200016014 2 to 4 O					0		1	1		2			1 01112023		SB 35 (2017)	Υ .	ADU are Low Income due to square footage				-	_
2 GRANDY ST 4929510300 8509 6 GRANDY ST	2200016015 2 to 4 O					0		1	1	2/14/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					_
4925622100 8415 5 GRANDY ST	2200016016 2 to 4 O					0		1	1	2/22/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					
4925510100 8501 0 GRANDY ST	2200016017 2 to 4 O					0		1	1	2/10/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					
4929610200 8505 3 GRANDY ST	2200016018 2 to 4 O					0		1	1	2/10/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					
4929510400 8513 9 GRANDY ST	2200016022 2 to 4 O					0		1	_	2/14/2023	2				0	SB 35 (2017)	Υ	ADU are Low Income due to square footage		\perp			
4925510500 8517 2 GRANDY ST	2200016023 2 to 4 O					0	-	1		2/14/2023	2				0	SB 35 (2017)	Υ	ADU are Low income due to square footage					—
4929510600 8521 5 GRANDY ST 5158514400 7404 LA	2200016025 2 to 4 O					0		1	1	2/14/2023	2			1 19242923	0	SB 35 (2017)	Y	ADU are Low Income due to square footage		1		$-\!$	
5158614400 7404 LA 8 CENEGA CT 5158614500 7310 LA 1 CENEGA CT	2200016061 SFD O					0	-	+	1	2/16/2023	1		-	1 10/24/2023		NONE	Y		 	+ +		-	+
1 CENEGA CT 5158614800 7303 LA 0 CENEGA CT	2200016063 SFO O					0				2/16/2023	1			1 10242023		NONE	Y			+ +		$-\!\!\!\!\!+\!\!\!\!\!-$	+-
0 CENEGA CT 5158615200 7409 LA 1 CENEGA CT	2200016064 SFD O					0				2/16/2023	1			1 10/24/2023		NONE	Y					-+	_
4925520800 8310 FRANKE	2200016099 2 to 4 O					0		1	1		2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					
5 LOUST 8398 4925329900 FRANKE 8 FRANKE	2200016102 2 to 4 O					0		1		2/1/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to source footage					
4925020000 FRANKE 10U ST 492521000 FRANKE 10U ST 492521100 FRANKE 331 FRANKE 10U ST 311 FRANKE	2200016103 2 to 4 O					0		1	1	2/1/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					
4925521100 8311 5 FRANKE LOUST	2200016104 2 to 4 O					0		1	1	2/1/2023	2				0	SB 35 (2017)	Υ	ADU are Low Income due to square footage					
3 LOUST 2216 5400010100 WINDING 5 STREAM	2200016169 SFD 0					0			1	2/21/2023	1			1 8/18/2023		NONE	Y						
54000 10300 WINDING 1 STREAM	2200016170 SFD O								1	2/21/2023	1			1 8/23/2023		NONE	Y						
5402010200 WINDING	2200016171 SFD 0					0			1	2/21/2023	1			1 8/18/2023	,	NONE	Y						
5402010400 WINDING	2200016172 SFD O					0				2/21/2023				1 8/18/2023		NONE	Y						
ACC 101000 WINDING STREAM ACC 2022 S4C0010500 WINDING CT 7 STREAM						0																	
7 STREAM	2200016173 SFD O					0				2/21/2023	1			1 8/23/2023	1	NONE	Υ						
5400010600 WINDING 0 STREAM	2200016174 SFD O					0			1	2/21/2023	1			1 8/18/2023	1	NONE	Υ						
54020 10700 WINDING 3 STREAM	2200016175 SFD O					0			1	2/21/2023	1			1 8/18/2023		NONE	Y						
54020 10800 WINDING 6 STREAM	2200016176 SFD 0								1	2/21/2023				1 8/18/2023	,	NONE	Y						
5400020800 T204 5400020800 SHOOTING 3 STAR CT	2200016178 SFD 0					0			1	2/21/2023				1 8/18/2023	,	NONE	Y						
SHOODERS OF TARK CT	2200016179 SFD O					0			_	2/21/2023	1			1 8/23/2023		NONE	Y						
5460020700 SHOOTING STAR GT 5158614600 7306 LA 4 CENEGA CT	2200016204 SFD 0					0			1	2/16/2023	1			1 10/24/2023		NONE	Y						
5158614700 7302 LA 7 CIENEGA CT	2200016205 SFD O					0				2/16/2023	1			1 10/24/2023	,	NONE	Υ						
5158614900 7307 LA 3 GENEGA CT	2200016206 SFD 0					0			1	2/16/2023	1			1 10/24/2023	1	NONE	Y						
5158615000 7311 LA 5 CIENEGA CT 5158615100 7405 LA	2200016207 SFD O					0				2/16/2023				1 10/24/2023	1	NONE	Y			1		$-\!$	
9158619100 7405 LA 8 CENEGA CT 9158621400 7394 LANGERORE M DR	2200016208 SFD O					0				2/16/2023	1			1 10/24/2023	1	NONE	Y			1 1		-	+-
8 LANKERSHE M DR 5158614300 7408 LA	230000971 SFD O					0			-	2/10/2023				1 10/24/2023		NONE	Y			+ +		$-\!\!\!\!\!+\!\!\!\!\!-$	+-
9158614300 7466 LA 5 CENEGA CT 015190800 1312 6 81009Wn ST 3662329400 NTOSH	2200013774 ADU R					0			1	2/6/2023	1				0	NONE	Y					=	
0151500800 1312 6 BROWN ST 3882520400 2001 MC 0 NTOSH 0 WAY	2200014007 ADU R					0			1	2/15/2023	1				0	NONE	Υ						
0151500700 H-31 3 OREGON ST 4411601600 SUMMER 9 SUMMER 5504 JEST 2504 SELTRAMI	2200014242 ADU R					0		$\perp \perp \perp$	1	2/15/2023	1				0	NONE	Y						
9 SUMMER 9 SDE AVE 5707	2200014385 ADU R					0			1						0	NONE	Y			1			+
	2200015105 SFD O					0			1	3/1/2023			-	1 7/25/2023	1	NONE	Y			1 1		-	+-
2 DR 173763000 MCCUN 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2200015110 SFD O					0		-	+ ;	3/1/2023				1 7/6/2023		NONE	Y			1	-	-	+
1 DR DR 1737620400 1909 MACOUN	2200015217 SFD O					0			-		1			1 7/6/2023		NONE	Υ .			1 +		+	+-
8 DR 1737620600 9913 MACOUN	2200019218 SFD O					0				3/1/2023	1			1 7/12/2023	1	NONE	Y			+ +		-+-	+-
1737620700 MACOUN 7 DR	2200015219 SFD O					0			1		1			1 7/27/2023	,	NONE	Y						_
1737620800 2003 MACOUN DPP	2200015220 SFD O					0			1	3/1/2023	1			1 9/19/2023		NONE	Υ						
7 MACCUN DR 1737630800 2003 MACCUN PR 4617 98993000 HAYVENHU PRT AVE 451300 4513	2200015221 SFD O					0			1		1			1 10/24/2023	1	NONE	Υ						
5158613300 HAYVENHU 6 RST AVE	2200016053 SFD O					0			1	3/1/2023	1			1 10/24/2023	1	NONE	Y						
9158613400 9158613400 9158613400 9158613500 9158613500 9158613500	2200016054 SFD O					0	-	-	1	3/1/2023	1		_	1 10/24/2023	1	NONE	Y			1 1		$-\!$	
9158613500 2 MAYVENHU 9158613600 4051 5158613600 4051 5 RST AVE	2200016055 SFD O					0			1	3/1/2023				1 10/24/2023		NONE	Y					-	+
5 RST AVE	240010056 5FD 0					0				J-112023				. 1024/2023	'	NUNE	.						

Jariahilian Estandal Reporting Tear 2023 (Jan. 1 - Dec. 21) Flavoring Period 35 Cycle screens, screens		ANNU Housi	IAL ELEMENT ing Element Im	PROGRES:	SS REPORT	e e	le: "+" Indicates an option	oval field																	
5158613700 4515	2200016057 SFD O							T T		,	3/1/2023			1 10/24/202	3 1	NONE			1 1						
51565 1360 4515 51565 1360 4515 8 85T AVE 51565 1360 4511 1 85T AVE 51565 1360 4531	2200016058 SFD O					0					3/1/2023			1 192420		NONE									
1 RST AVE 5158613900 4503	2200016059 SFD O					0		+		-:-	3/1/2023			1 10/24/202		NONE									
5158613500 HAYVENHU 4 HAYVENHU 5158614100 7820190	2200016060 SFD O					0				-	3/1/2023			1 9/13/202		NONE				_					
9 VERDE DR 5401910800 7516 RO 4 VERDE DR 540193700 7504 RO	2200016158 SFD O					0				-1	3/1/2023			1 9/13/202	1	NONE	Y								
1 VERDE DR	2200016159 SPD 0					0				-1	3/1/2023			1 8/29/202	1	NONE	Y								
5401910300 7706 RIO 5401910300 7706 RIO	2200016163 SFD O 2200016164 SFD O					0		+		1	3/1/2023			1 8/23/202	3 1	NONE NONE	Y								
9 VERDE DR 5401910200 7702 RD 6 VERDE DR	2200016165 SFD O					0				1	3/1/2023	1		1 9/13/202	3 1	NONE	Y								
SHOTTING STAR CT	2200016166 SFD O					0					3/1/2023	1		1 8/18/202		NONE									
5401919100 3 SHOOTNG 540002000 7 7215 5400020400 1 5400020400 1 5400020400	2200016180 SFD O					0					3/1/2023			1 8/23/202		NONE	Y								
5402020400 7207 SHOOTING STAR CT	2200016181 SFD O					0				1	3/1/2023	1		1 9/6/2023		NONE	Y								
51AR CT 7203 540202020 54000TING 5 57AR CT	2200016182 SFD O					0				1	3/1/2023			1 8/23/202	3 1	NONE	Υ								
5402020100 7211 SHOOTING STAR CT	2200016184 SFD O					0				1	3/1/2023	1		1 9/20/202	3 1	NONE	Y								
5402020300 7412 LA 8 CIENEGA CT	2200016189 SFD O									1	3/1/2023			1 102420	3 1	NONE	Y								
5460205000 7412 LA 8 CENEGA CT 5158514200 T216 2 SHOOTING 514R CT	2200016203 SFD O									1	3/1/2023			1 8/18/202	1	NONE	Y								
2 STAR CT 5402020500 HAYVENHU 4 RST AVE	2200016233 SFD 0									1	3/1/2023			1 100400	3 1	NONE	Y								
5158514000 8313 6 GRANDY ST	2200016236 SFO O									1	3/1/2023				0	NONE	Y								
4925621600 8403 1 GRANDY ST	2200016010 2 to 4 O					0		1		1	3/2/2023	2				58 35 (2017)	y Y	ADU are Low Income due to square footage							
1 GRANDY ST 4929621800 8317 7 GRANDY ST	2200016011 2 to 4 O					0		1		-	3/2/2023				0	88 35 (2017)) Y	ADU are Low Income due to square footage							
4925621700 8407						0		+.+		1	3/2/2023					88.35 (2017)	y Y	ADU are Low Income due to square footage							
492521700 8407 4 GRANDY ST 492521900 CRANDES	2200016013 2 to 4 0					0		+ : +		1	3/2/2023			1 6/19/202		SB 35 (2017)	, .	due to square footage. ADU are Low Income due to square footage.							
0 CT 5162730700 6805	2200019514 SFD O					0							- '	1 6/19/202				due to square footage							
4 CRANALY ST 1550 1550 1550 1550 1550 1550 1550 155	2200019544 SFD O 2200019549 SFD O					0		+		1	3/3/2023			1 6/19/202		NONE	Y		-	_		-			
6 CT	2200015549 SFD O					0											_								
6 CHANLEY 6 CT 9182731200 CHANLEY 0512731200 CHANLEY 105 1182730800 WANDWICKS 1802 ANT 05182724100 GS4 WANDWICKS 1802 ANT	2200015550 SFD O					0		+		1	3/3/2023			1 7/5/2023		NONE	Y					-			
5182730800 WARWICKS 8 HIRE AVE	2300000019 SFD O					0				1	3/3/2023			1 6/27/202		NONE	Y								
5182724100 WARWICKS 6 HEE AVE 5182723600 6709 TULIA	2300000022 SFD 0					0					3/3/2023	1		1 6/29/202		NONE									
2 LN 5391120300 6701 TULIA	230000992 SFD O 2300001193 SFD O					0		+			3/3/2023			1 9/15/202		NONE NONE									
2 LN 5391120100 6703 6 BANGOR PL	2300001194 SFD O										3/3/2023			1 8/3/202		NONE									
5391130100 6705 TULIA	2300001195 SFD O					0				1	3/3/2023			1 7/31/202	1	NONE	Y								
3 LN 5391120200 6800 9 BANGOR PL	2300001196 SFD O					0				1	3/3/2023			1 7/12/202	1	NONE	Υ								
5391120900 6718 0 BANGOR PL 5391121000 6803 TULIA	2300001200 SFD O					0								1 7/12/202		NONE									
5391121000 6803 TULIA 2 LN	2300001201 SFD O					0					3/3/2023			1 7/7/2023		NONE									
2 LN 5391120600 SEG 1 DR 5391130600 STG 5391130600 SUNCHASE 4 SUNCHASE	2300001202 SFD O					0					3/3/2023	1		1 8/29/202		NONE									
5391133800 8708 SUNCHASE DR	2300001203 SFD O					0				1	3/3/2023	1		1 8/1/2023		NONE	Y								
5391131400 SUNCHASE DR						0				1	3/3/2023	1		1 7/31/202		NONE	Y								
1 DR DR 5391140100 6719 5391140100 DR DR 5723	2300001205 SFD O					0				1	3/3/2023			1 8/28/202	1	NONE	Y								
5391140300 6723 6 SUNCHASE DR	2300001206 SFD O					0				1	3/3/2023			1 84/202		NONE	Y								
5391140300 SUNCHASE 6 DR 5391140200 6521 SUNCHASE 5 DR	2300001207 SFD O					0				1	3/3/2023			1 8/30/202	3 1	NONE	Υ								
5391150500 PR 5391150500 EMERALD GREEN AVE	2300001208 SFD O									1	3/3/2023			1 7/21/202		NONE	Y								
5391831900 7511						0		+		1	3/7/2023			1 7/19/202		NONE	_								
5391810900 7511 EMERALD GREEN AVE						0				1	3/7/2023			1 7/19/202	3 1	NONE	Y								
5391811300 T609 EMERALD GREEN AVE 5391820200 CUYAMA	2200014918 SFD O									1	3/7/2023				0	NONE	Y								
5391820200 7900 CUYAMA 0 83498 87	2200014919 SFD O									,	3/7/2023			1 6/28/202	3 1	NONE	Y								
										1	3/7/2023				0	NONE	Y								
5412740800 ERSONNEVL 15 LE DR 7305 90992262 ERSONNEVL LE DR 00099284 ERSON COMA	2200015594 SFD O					0					3/14/2023				0	NONE	Y								
CT CT	2200013380 3FD 0					0					3/14/2023				0	NONE	Y	 							
5150705100 3809 AMES 2 LN	2200014956 SFD O					0		$+ \top$			3/15/2023	1		1 8/23/202		NONE					1			$-\Box$	
9150705100 3609 AMES 2	2200014971 SFD O					0		1			3/17/2023			1 7/6/2023		NONE									
9 LN 5245503200 10201 ARGI	2200014982 SFD O 2200014983 SFD O					0	-	++			3/17/2023			1 9/5/2023		NONE NONE	Y	 		-	+				
2 RIVER AVE 5412721000 14901	2200014985 SFD O					0	-	+	-1		3/17/2023			1 831/202		NONE	Y		 		1	1			
5412721000 HSGHGATE 6 GLENN ST 5463400100 DISTRICT	2200014985 SFD O					0	-	++			3/17/2023			. 6r31/202		NONE	Y	 			+	1			
302172200 SUNCHASE 302172200 SUNCHASE 52015000 CRAWLEY 1500 GGG 5015000 CRAWLEY 5150000 GGG 5150000 GGGG 5150000 GGGG 5150000 GGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGG	2300002248 SFD O					0	_	1 +	-						0			 			-	-	\vdash		
5 SUNCHASE DR 5000	2200014812 SFD O					0	-	+++	$ \mid$ $ \mid$		3/22/2023				0	NONE	Y	1 1 1 1	-		1	-			
1 CT	2300001209 SFD O					0		1			3/27/2023			1 7/19/202			Y	 							
9 CRAWLEY CT 6813	2200015541 SFD O					0		1			3/29/2023			1 7/19/202		NONE	Y								
5182730600 G813 CRAWLEY 2 CT 809	2200015542 SFD O					0					3/29/2023			1 7/25/202		NONE	Y				1				
2 CT 5182730900 MMTLEPO 1 OL AVE 5182720000 813 5182720000 813	2200015547 SFD O					0					3/29/2023			1 7/25/202	1	NONE	Y								
5182720600 813 BEACONSFI 1 BLD CT						0					3/29/2023			1 10/19/202		NONE	Y								
1 BEACONSFI ELD CT 25929872 BEACONSFI ELD CT	2200015587 SFD O					0					3/29/2023	1		1 10/19/202	3 1	NONE									
999999283 7616 SURRY HILLS DR	2200015589 SFD O					0			7	1	3/29/2023			 1 10/19/202	3 1	NONE	Y		∟ Т					[
99999285 7720 SURRY HILLS DR	2200015595 SFD 0					0				1	3/29/2023			1 10/19/202	3 1	NONE	Y								
99999320 5000 PLANZ RD 3553043700 2701 SAN 0 EMIDIO ST	2200015597 SFD O					0					3/29/2023				0	NONE									
0 EMIDIO ST 0070540700 800 EL	2200002132 ADU R 2200016199 ADU R					0	-	++			3/7/2023				0	NONE		 			+	1			
0070540700 800 EL 3 SERENO DR 492 1142101002 PACHECO RD	2200016199 ADU R					0	_	++			3/7/2023						_				1	-			
1142101002 PACHECO RD 4120421000 Mr~	2300001056 ADU R 2300002338 MH O					0	-	+++	- $ $ $ $		3/20/2023					NONE		 	\vdash		-	-	\vdash		
4120421000 8505 5 GRANDY ST						0		+							0			ADU are Low brown			-	-			
4925611700 8510 7 GRANDY ST	2200015993 2 to 4 O					0		1		1	3/29/2023	2			0	SB 35 (2017)) Y	ADU are Low Income due to square footage							

Jardelhibon Estandorid Reperting Tear 2023 (Jan 1 - Dec 21) Pleasing Tested ID: Cycle womans warms		ANN Hous	UAL ELEMENT F	PROGRESS REPOR	т		Note: "+" indicates an opti Onto in grey contan auto or	planel field																
4925611600 8602 4 GRANDY ST	2200015994 2 to 4 O							1		1	3/29/2023				0	SB 35 (2017)	Y	ADU are Low Income due to square footage						
4925611800 8512 0 GRANDY ST	2200015995 2 to 4 O					0		- 1		,	3/29/2023				0	SB 35 (2017)	Y	ADU are Low Income due to square footage						
4925612100 8520 8 GRANDY ST	2200015996 2 to 4 O					0		1			3/29/2023				0	SB 35 (2017)	Y	ADU are Low Income due to square footage						
8 GRANDY ST 4925611900 8516 3 GRANDY ST	2200018000 2 to 4 O					0					3/29/2023				0	88.35/2017)	Y	due to square footage ADU are Low Income due to square footage						—
3 GRANDY ST 4925612000 8516						0					3/29/2023				0	SB 35 (2017)	Y	due to square footage ADU are Low Income due to square footage						—
4925612000 8516 5 GRAADY ST 5384819900 5706 88LTRAM 4 PL	2200015106 SFD O					0					45/2023			1 8/25/2023		NONE	Υ .	due to square footage						
23848195900 SHOW SELT FRAME 2384819000 SELT FRAME 2384819100 SELT FRAME 2384819100 SELT FRAME 2384823000 SELT FRAME 23848390000 00000000000000000000000000000	2200015106 SPD 0					0					43/2023			1 825/2023		NONE	Y							
6 BELTRAMI PL 5354811100 5703						0									- 1									
9 PL 6019	2200015108 SFD O					0				1	4/3/2023			1 825/2023	1	NONE	Y							
5023	2200015139 SFD O					0				1	45/2023			1 825/2023	1	NONE	Y							
5384822400 0023 VESPUCCI 4 AVE	2200015140 SFD O					0				1	43/2023			1 8/25/2023	1	NONE	Y							
5384822500 VESPUCCI 7 AVE	2200015141 SFD O					0				1	43/2023			1 825/2023	1	NONE	Y							
5384822800 VESPUCCI	2200015142 SFD O					0					4/3/2023			1 8/25/2023	1	NONE	Y							
5384822700 VESPUCCI 3 AVE	2200015143 SFD 0					0				1	4/3/2023			1 8/25/2023	1	NONE	Y							
\$584,22500 VESPLOCI \$584422200 6100 7 085PLOCI \$584622200 6104 0 085PLOCI \$584622200 VESPLOCI \$384622200 VESPLOCI \$58462200 VESPLOCI \$6022 \$6022 \$6022	2200015144 SFD O					0				- 1	4/3/2023			1 8/25/2023	1	NONE	Y							
5384822900 VESPUCCI 9 ANE	2200015146 SFD O					0					4/5/2023			1 8/25/2023	1	NONE	Y							
5158612200 7405 SEPULVEDA CT	2200016043 SFD O					0				1	4/3/2023			1 10/24/2023	1	NONE	Y							
25MA2200 (M25PMC) 9 915861220 FAGO 4 2515861220 FAGO 515861220 FAGO 515861220 FAGO 515861220 FAGO 60 915861220 FAGO 80 915861220 FAGO 80 915861220 FAGO 80 915861220 FAGO 91586120 FAGO 9158	2200016044 SFD 0					0				1	4/3/2023			1 10/24/2023	1	NONE	Y							
5158612500 4895 HAYVENHU 3 RST AVE	2200016045 SFD O					0					4/3/2023			1 10/24/2023	1	NONE	Y							
5158612800 4801 6 HAYVENHU	2200016046 SFD 0					0				1	4/3/2023			1 10/24/2023	1	NONE	Y							
						0				1	4/3/2023			1 10/24/2023	1	NONE	Y							
5158612800 4714 HAYVENHU	2200016048 SFD O									1	4/3/2023			1 10/24/2023	1	NONE	Y							
5158512900 HAYVENHU	2200016049 SFD O									1	4/3/2023			1 10/24/2023	1	NONE	Y							
987 AM 215861200 H947494 2 W747494 515861200 H947494 515861200 H947494 515861200 H947494 515861200 H947494 515861200 H947494 515861200 H947494 615861200 H947494	2200016050 SFD O										4/3/2023			1 10/24/2023	,	NONE	Y							
5158813100 RAYVENHU	2200016051 SFD O									1	4/3/2023			1 10/24/2023	,	NONE	Y							
5158613200 4701 HAYVENHU	2200016052 SFD O					0				,	45/2023			1 10/24/2023	,	NONE	Y							
1958613200 3 PAYVENHU 240719500 240719500 25071950 25071950 25071100 25071100 25071100 25071100	2200016307 SFD O					0				,	45/2023			1 10/11/2023		NONE	Y							
9 DR 5245711100 12628 HERSTAGE	2200016308 SFD O					0				,	4/3/2023			1 1023/2023		NONE	Y							
						0					40/2023			1 10/19/2023		NONE	Y		+ +					
1 DR 5245720600 12611	2200016310 SFD O					0					43/2023			1 10/27/2023		NONE	· ·		+ +					
254571000 HERST AGE 2547720000 13811 254772000 13817 254772000 15827 254772000 15827 254772000 25827 254772000 3320 254772000 MADRICONE 5	2200016311 SFD O					0	-	-		,	4/3/2023			1 10/27/2023		NONE	Y							
1 HERITAGE DR 5245720500 12619	2200016311 SFD O					0	-	-									Y							
4 DR DR STAFFTOLOD 3326	2200016315 SFD O					0					4/3/2023			1 10/27/2023	1	NONE NONE								
5 MADRONE 5 LN 5 2318	2200016316 SFD O					0				1	43/2023			1 10/11/2023	1		Y							
2545719000 MACRICINEL 2555719000 MACRICINEL	2200016317 SFD O					0				1	4/3/2023			1 10/11/2023	1	NONE	Y							
5245710300 MADRONE 1 LN	2200016318 SFD O					0				1	4/3/2023			1 10/19/2023	1	NONE	Y							
5245710400 3302 MADRONE 4 LN 3319	2200016319 SFD O					0				1	43/2023			1 10/18/2023	1	NONE	Y							
5245710700 MADRONE 5245710500 MADRONE	2200016321 SFD O					0				- 1	43/2023			1 10/23/2023	1	NONE	Y							
5245710500 3303 MADRONE 7 LN	2200016322 SFD O					0				1	4/3/2023			1 10/18/2023	- 1	NONE	Y							
7 MAJERCHE 2011 2311 2311 245710600 MAGRICHE 10 2327 2327 2327 6 LN 2525711300 2316	2200016323 SFD O					0				1	4/3/2023			1 10/23/2023	1	NONE	Y							
5245710800 3327 MADRONE 6 LN 5245711300 3316	2200016324 SFD 0					0					4/3/2023			1 10/27/2023	1	NONE	Y							
0 ASHLEY CT	2200016325 SFD O 2200016326 SFD O					0	-	-			43/2023 1 43/2023 1				0	NONE NONE	Y							
5245711500 3300 6 ASHLEY CT 5245711600 3301 9 ASHLEY CT 5245711400 3308	2200016327 SFD O					0				1	40/2023				0	NONE	Y							
5245711700 3309	2200016328 SFD O 2200016329 SFD O					0					4/3/2023 1 4/3/2023 1				0	NONE NONE	Y							
						0				-1	4/3/2023				0	NONE	Y							
\$245711800 3317 \$ 859LEY-CT \$245711900 3325 \$ 859LEY-CT \$391130000 6707 6 BANGOR PL						0					4/3/2023				0	NONE	Y							
5391130000 6707 6 BANGOR PL	2300001192 SFD O					0	$\perp \perp$	\perp	-	1	4/3/2023	$\Box\Box$	-	1 8/30/2023	1	NONE	Y		\sqcup	1				
339133700 6995 11 BANGOR PL 339153000 SUNCHASE 5 245711200 3324	2300001197 SFD O					0				1	4/3/2023			1 8/30/2023	1	NONE	Y							
5391151000 SUNCHASE 3 DR	2300001210 SFD O					0					4/3/2023			1 9/19/2023	1	NONE	Y							
2245711200 3224 7 ASHLEY CT 5412730100 7615 CUYAMA 7 RIMFR ST 5412740900 7304						0	+-+	+		1	4/3/2023				0	NONE NONE	Y		+		 		-	
7 CUYAMA RMER ST 5412740900 7904						0	+-+	+			44/2023			1 8/4/2023		NONE	Y		+	-	 			
5412740900 CUYAMA 8 RIMER ST 6423 0 BELLORITA 0 DR 5391610000 7312 NOLA						0	+	+						1 84/2023						1				
0 BELLORITA DR 5391610600 7312 NOLA	2200009993 SFD O 2200015328 SFD O					0	1 1	+			4/7/2023 1 4/10/2023			1 7/25/2023	0	NONE NONE	Y		1	1				
9 PASS DR 5391610400 7405 NOLA 3 PASS DR 5391610500 7402 NOLA	2200015329 SFD O					0	+	+		- 1	4/10/2023			1 7/25/2023	1	NONE	Υ		1 +	1	1			
6 PASS DR	2200015330 SFD O					0				- 1	4/10/2023			1 7/25/2023	1	NONE	Y							
0 0100 00	2200015333 SFD O					0	1	+		1	4/10/2023				7	NONE	Y		1 1	1				
5391630500 BEARTOOT H PASS CT	2200015339 SFD O					0				1	4/10/2023			1 7/25/2023	1	NONE	Y							
5343721500 BROCKLINE	2200015418 SFD O					0					4/10/2023			1 8/15/2023	1	NONE	Y							
5343711100 BROOKLINE 9 LN	2200015419 SFD O					0					4/10/2023			1 9/20/2023	1	NONE	Y							
3343711100 BROOKLINE 9 100 343720400 BROOKLINE 6 1N 0031920700 2412 215T	2200015421 ADU R					0					4/10/2023			1 9/18/2023	1	NONE	Y							
0031920700 2412 215T 2 ST 32453 10500 PARTERRE	2200016414 SFD O					0					4/10/2023				0	NONE	Y							
5 PARTERRE 5 CT	2200015171 SFD O					0	\bot				4/12/2023				0	NONE	Y			1				
1737631400 8705 4 ALMATA AVE	2200015226 SFD O										4/12/2023			1 8/30/2023	1	NONE	Y							
1737641800 8605 3 DELCON DR	2200015235 SFD O					0	\bot				4/12/2023			1 8/31/2023	1	NONE	Y							
1737630600 8802 AKERO 1 AKE	2200015368 SFD O					0					4/12/2023			1 8/23/2023	1	NONE	Y							
1737630700 8806 AKERO 4 AVE	2200015369 SFD O					0				1	4/12/2023			1 8/23/2023	1	NONE	Y							
1737630500 8720 AKERO 8 AVE	2200015370 SFD O					0	_L [T		1	4/12/2023			1 823/2023	1	NONE	Y		<u>1</u>		L_ T		[

Separation Edwarded Reporting State 2023 (Am. 1 Cm. 27) Families Print St. Calif. Separation Separation		ANNUA Housin	L ELEMENT PR	OGRESS REPORT	Males "4" toda Coda in gray o	ficates an optional field													
1737630400 8716 AKERO 5 AVE	2200015371 SFD 0						1	4/12/2023 1			1 8/23/20	23 1	NONE	Y			1		$\overline{}$
1737630300 8712 AKERO 2 AKE	2200015372 SFD O				0			4/12/2023 1			1 82320		NONE	Y					
1737G30100 8704 AKERO 6 AVE	2200015374 SFD 0				0		1	4/12/2023 1			1 823/20	23 1	NONE	Y					
3866220100 7025	2200019601 SFD O				0			4/12/2023 1				0	NONE	Y					
3868210700 PENDULUM	2200015606 SFD O				9		1	4/12/2023 1				0	NONE	Y					
3866210400 11802	2200015609 SFD O						1	4/12/2023 1				0	NONE	Y					
2 DR DR 11720 38662 10200 11720 6 PENDULUM DR 5401920700 8008 PUO	2200015611 SFD O						1	4/12/2023 1				0	NONE	Y					
8 VERDE DR	2200016150 SFD O				0		-1	4/12/2023 1				0	NONE	Y					
3 VERDE DR 5401910600 7812 RIO	2200016155 SFD O 2200016160 SFD O				0		1	4/12/2023 1 4/12/2023 1			1 10/20/20		NONE NONE	Y					
	2200016161 SFD O				0		1	4/12/2023 1			1 82920	23 1	NONE	Y					
5 MEROE DR 5 MEROE DR 7021 26999232 CARSON 7022 29999233 CARSON	2200016168 SFD O				0		1				1 9/6/202		NONE	Y					
99999233 CARSON CREEKIN 7817 99999230 CARSON	2200016190 SFD 0				0			4/12/2023 1			1 10/20/20		NONE	Y					
CREEK LN	2200016231 SFD O				0			4/12/2023 1			1 11/6/20		NONE	Y					
99999231 CARSON CREEK LN 5921	2200016232 SFD O				0			4/12/2023 1			1 9/27/20	23 1	NONE	Y					
95099231 CARPON CARRON 7 WESPLICE 7 AVE 3384821500 0033 939421500 WESPLICE 9 0033	2200015134 SFD O				0		1					0	NONE	Y					
0 VESPUCCI 0 AVE 6007	2200015135 SFD O				0		1	4/13/2023 1			1 9/19/20		NONE	Y					
2 VESPUCCI AVE 53M4822100 6011	2200015136 SFD O 2200015137 SFD O				0								NONE NONE						
5 VESPOCCI 5 AVE 5384822200 6015					0			4/13/2023 1 4/13/2023 1			1 9/19/20			Y					
0 VESPLUCI 538432200 VESPLUCI 538432200 VESPLUCI 538432200 VESPLUCI 538432200 VESPLUCI 638432200 VESPLUCI 638432200 VESPLUCI 538432300 VESPLUCI 638432000 VESPLUCI 63843200 VESPLUCI 6384320 VESPLUCI 63843200	2200015138 SFD O 2200015145 SFD O				0	+		4/13/2023 1 4/13/2023 1			1 9/19/20		NONE	Y	+	_	1		_
#384833100 6010	2200015145 SFD O				0	+	1				1 9/19/20		NONE	Y	+	_	1		_
2384823200 WESPUCCI 2384823200 WESPUCCI 2384823200 WESPUCCI 7 AME 2384333100 WESPUCCI 4 AME	2200015147 SFD O				0			4/13/2023 1			1 9/19/20		NONE	Y	1	-			_
5384823200 VESPUCCI	2200015149 SFD O				0		1				1 9/19/20		NONE	Y					
5384830100 VESPUCCI	2200015150 SFD O				0			4/13/2023 1			1 9/19/20		NONE	Y					
38662 10100 PENDULUM 3 PENDULUM	2200015507 SFD 0				0		,					0	NONE	Y					
3868222700 PENDULUM 6 DR	2200015578 SFD O				0		1	4/13/2023				0	NONE	Y					
4 9850 CU-U 3505 1910 PENDULIA 3 100 PENDULIA 5 100 PENDULIA 6 E PENDULIA 6 E PENDULIA 4 206622200 PENDULIA 866222100 PENDULIA 866222100 PENDULIA	2200015583 SFD O				9			4/13/2023 1				0	NONE	Y					
3868222100 PENDULUM 8 DR	2200015585 SFD O						1	4/13/2023 1				0	NONE	Y					
3886222000 PENDULUM 5 PENDULUM	2200015586 SFD O							4/13/2023 1				0	NONE	Y					
3888221900 7008 3 CLARITY CT	2200015591 SFD O				0		1	4/13/2023 1				0	NONE	Y					
3866221800 7001	2200015592 SFD O						1	4/13/2023 1				0	NONE	Y					
5158611200 7403 LANKERSHI 5 M.DR	2200018035 SFD O				0		1	4/13/2023 1			1 10/24/20	23 1	NONE	Υ					
5158611300 LANKERSHI 8 M.DR	2200016036 SFD O				0		1	4/13/2023			1 10/24/20	23 1	NONE	Y					
5158611400 7408 SEPULVEDA	2200016037 SFD 0				0		1	4/13/2023			1 10/24/20	23 1	NONE	Y					
0 CLASTY CE 510011700 7603 510011700 7603 510011700 51001700 510011400 55514, VEA 510011400 55514, VEA 510011500 55514, VEA 510011500 55514, VEA	2200016038 SFD O				0			4/13/2023 1			1 102420	23 1	NONE	Y					
5158611600 7310 SEPULVEDA 7 CT	2200016039 SFD O				0			4/13/2023 1			1 102420		NONE	Y					
	2200016040 SFD O				0			4/13/2023			1 100400	23 1	NONE	Y					
3 SEPLE-VEDA 2 1596 12000 SEP-LA-VEDA 5 1596 12100 SEP-LA-VEDA 7 311 1 SEPLE-VEDA 401220500 SECON ROO 5401220500 SECON ROO	2200016041 SFD 0				0			4/13/2023			1 10/24/20		NONE	Y					
5158612100 SEPULVEDA 1 CT 5401920500 8002 800	2200016042 SFD O				0			4/13/2023 1			1 10/24/20		NONE	Y					
2 VERUE DR	2200016152 SFD O 2200016153 SFD O				0			4/13/2023 1 4/13/2023 1			1 11/6/20		NONE	Y					
9 VERDE DR 5401920300 7916 RD 6 VERDE DR 5401910900 7824 RD	2200016154 SFD O 2200016157 SFD O				0			4/13/2023 1 4/13/2023 1			1 9/21/20		NONE NONE	Y					
7 VERDE DR 7825 99999234 CARSON	2200016167 SFD O				0			4/13/2023 1			1 9/20/20		NONE	Y					
94000 910000 7004 100 7 999000 PP 99990000 AMPOING 94000 19900 WHONG 9 STREAM	2200016177 SFD O				0			4/13/2023 1			1 11/6/20		NONE	Y					
9 STREAM AVE 5158611700 7306	2200016201 SFD O				0		1				1 19/24/20		NONE	· ·					
9158611700 7395 SEPULVEDA C CT 9158611900 7393	2200016201 SFD O				0			4/13/2023 1			1 10/24/20		NONE	Υ Υ					
5158511900 5FFLVEDA CT T 7405 6 CT 7405 6 LANGERSHI M DR 7405 1158621100 7405 7405 2 1158621100 7405 2	2200016202 SFD O				0	+	1				1 10/24/20		NONE	Y	+	_	1		_
6 MOR MOR 5158621100 7402 LANGERSHI 9 LANGERSHI	2200016210 SFD O				0			4/13/2023 1			1 10/24/20		NONE	Y	1				
0094400600 1217 6TH ST	2300004121 SFD O				0	++-	1					0	NONE	Υ .	-			-	
9 2113 5463403400 MAKENOLEFF 7 57 2108 5463401600 2108 MAKENOLEFF 5 5T	2300004328 SFD O							4/14/2023 1			1 12/1/20	23 1	NONE	Y					
5463401600 2108 5 HAVENCLEFF 5 ST	2300004337 SFD O				0		1	4/14/2023			1 10/11/20	23 1	NONE	Y					
5463403500 HAVENCLEFF 0 ST	2300004339 SFD O				0		1	4/14/2023 1			1 10/11/20	23 1	NONE	Y					
5412441200 11003 EVERCLEAR 7 AVE	2200014825 SFD O				0			4/18/2023 1				0	NONE	Y					
9465-93000 HAVENCE PT 1971 1971 1971 1971 1971 1971 1971 197	2200015269 SFD 0				0			4/18/2023			1 8/16/20		NONE	Y					
5315350700 8707 SETH ALEXANDER 1 WAY	2300003457 SFD 0				0			4/19/2023 1			1 9/15/20		NONE	٧					
1 WAY 5315350800 STOT SETTH 4 WAY 5315350800 SE33 SETH	2300003459 SFD O				0			4/19/2023 1			1 9/15/20		NONE	Y					
3315390900 AEXANDER 7 WAY 3315391000 SG7 SETH 9 ALEXANDER 9 WAY 3315310000 4914	2300003460 SFD O				0			4/19/2023 1			1 9/15/20		NONE	Y					
5315351000 ALEXANDER 9 WAY 4914	2300003462 SFD O				0			4/19/2023 1			1 9/15/20		NONE	Y					
8 ANACONDA 8 AVE	2300003464 SFD O				0			4/19/2023 1			1 9/15/20		NONE	Υ	-		1		
5 ANACONDA 5 AVE 5315250800 8802	2300003470 SFD O				0	+		4/19/2023 1		-	1 9/15/20		NONE		1		1		
33153/00000 MARIENA 8 32153/3010 ANGLICA 33153/3010 ANGLICA 331	230003473 SFD O				0	+		4/19/2023 1 4/19/2023 1			1 9/27/20	a 1	NONE	Y	-	_	-		
4 NADEAU ST 5412320000 7514 KOYUK	2300004317 SFD O 2200015820 SFD O				0			4/19/2023 1 4/24/2023 1			1 9/7/202		NONE	Y	+		+		
541232000 7514 KOYUK 2 RIVER ST 541235000 10317 LAKE					0	+									+	_	1		_
5412350000 10317 LAKE BRACCIANO AVE	2200015866 SFO O				0		1	4/24/2023 1			1 9/7/202	3 1	NONE	Y					

Johnston Estanded	İ	AN	NNUAL ELEM	IENT PROGR	RESS REPORT	No.	"+" Indicates an optional field gray contin advisoration formulae																
Principles Edwarded Figure (Jan. 1 - Cmr. 20) Passing Feder 202 (Jan. 1 - Cmr. 20) Passing Feder 30 Cpuls surrous.	2200019949 SFD O	Ho	ousing Elemen	ent Implemen	tation	Gena	gwy cortae ado-catoutatos toroutas							-			Y			_			
5412351100 7515 KOYUK 8 RIVER ST 5412351000 7519 KOYUK	2200015949 SFD O 2200016250 SFD O					0		 	1 42	H/2023 1 H/2023 1				1 9/7/20		NONE NONE	Y						
5412351000 7519 KOYUK 5 RWER ST 0212630500 1317 TELEGRAPH 8	230001929 ADU R					0			1 42					1 9//2	23 1	NONE	Y						
5412741000 7908	2200014928 SFD O					0				15/2023 1				1 8/18/2	123 1	NONE	Υ					-	
0 RIVER ST 10202 5412720000 HUSLIA	2200014984 SFD O					0				5/2023 1				1 821/2		NONE	Y					-	
0 CLYAMAN 541270000 Migrey 81 541270000 Migrey 81 5261120000 February 8 5261120000 February 8 5315130000 AMACONDA 1 Migrey 8 600	2300002219 ADU R								1 42	15/2023 1						NONE	Y						
5315310300 4908 ANACONDA	2300003469 SFD O								1 42	15/2023					0	NONE	Y						
5240003000 12412	2200014977 SFD O								1 4/2	16/2023 1				1 9292	123 1	NONE	Y						
1 0004984CT 124 8 8 0784984CT 124 8 8 0784984CT 1 1767800010	2200014979 SFD O					0			1 42	16/2023				1 9/19/2	123 1	NONE	Y						
1701800100 E 1100 6 PLANZ RD 14338	2200010120 SFD O 2300004665 SFD O					0			1 42					1 9282	0	NONE	Y						
4 ADDLESTO N.I.N 5463500200 14304	2300004885 SFD O					0			1 4/2	8/2023 1 8/2023 1				1 9282		NONE NONE	Y						
3866222200 1 PENDULUM 1 DR	2200015584 SFD O					0				2/2023 1				1 1042		NONE						-+	
3866222200 PENDULUM 1 DR 3866220000 7016 5 CLAMITY CT	2200015500 SFD O					0				22023 1					0	NONE	Y					-	
3868220300 7009 6 CLANTY CT	2200015599 SFD O					0			1 50	22023 1						NONE	Y						
3866220200 7017	2200019600 SED O					9				22023 1					0	NONE	Y						
3 CLASTY CT 38662 9060 8 PENDULIM DESCRIPTION OF 11728 38662 90000 PENDULIM 9 PENDULIM	2200019507 SFD O					0			1 50	2/2023 1					0	NONE	Y						
3866210300 11728 PENDULUM 9 DR	2200019610 SFD O					0			1 50	2/2023 1					0	NONE	Y						
5242902200 11913	2200011389 SFD O					0				6/2023 1					0	NONE	Y						
3866222500 117.33	2200019580 SFD O					0				9/2023 1					0	NONE	Y						
0 DR DR 5391922600 7527 LINDEN TREE AVE	2300003844 SFD O					0		$\perp \perp$	1 5/1					1 9/8/20	_	NONE	Y		 				
7 TREE AVE	2300003845 SFD O					0				10/2023 1				1 9/8/20		NONE	Y						
5391921500 LINDEN 1 TREE AVE 5391921400 7391	230003847 SFD O 230003848 SFD O					0		++	1 5/1	10/2023 1		-	-	1 9/8/20		NONE NONE	Y					-	
5 LINDEN TREE AVE 5391921200 7302	2300003848 SFD O					0				10/2023 1				1 9/11/2		NONE	Y						
2 ENDEN TREE A/E 5391920600 7424	2300003850 SFD O					0			1 5/1					1 9/19/2		NONE	Y						
5 TREE AVE 7524 5391920100 LINDEN	2300003851 SFD O					0			1 5/1					1 8292		NONE	Υ					-	
5391910500 7602 LINDEN	2300003866 SFD O					0			1 5/1					1 8282		NONE	Y					-	
TREE AVE 11021 9395981 EVERCLEAR	2200014831 SFD O					0			1 5/1					1 10/11/2	023 1	NONE	Y						
5412540400 GARRISON	2200014833 SFD O					0			1 5/1	11/2023 1				1 9/11/2	123 1	NONE	Y						
5412741100 CLIYAMA 3 BM/99 ST	2200014972 SFD O								1 5/1	11/2023 1				1 9/11/2	123 1	NONE	Y						
\$100000-000 Coccos 8	2200015394 SFD O					0			1 5/1	11/2023 1				1 9/6/20	23 1	NONE	٧						
9999980 EVERCLEAR	2200014796 SFD O					o			1 5/1	12/2023 1					0	NONE	Y						
9999078 EVERCLEAR 9999076 EVERCLEAR 9999076 EVERCLEAR 9999074 EVERCLEAR	2200014797 SFD O					0			1 5/1						0	NONE	Y						
9395976 EVERCLEAR 6/E 11032	2200014798 SFD O					0				12/2023 1					۰	NONE	Y						
						0			1 5/1	12/2023 1						NONE	Y						
ST	2200014803 SFD O 2200014804 SFD O					0				12/2023 1				1 12/12/2	0	NONE NONE	Y						
54 12490200 GARRISON 51 ST CARRISON 7402 CARRISON 7402 CARRISON 54 12450400 GARRISON GARRISON CARRISON	2200014805 SFD O					0			1 5/1					1 12/195		NONE	· Y						
54 12450400 GARRISON	2200014806 SFD O					0			1 5/1						0	NONE	Y					-	
11015	2200014827 SFD O					0			1 5/1					1 11/140	023 1	NONE	Y						
9999979 EVERCLEAR 1039 9999977 EVERCLEAR AVE 5412540100 GARRISON 5412540100 GARRISON	2200014828 SFD O					0			1 5/1	12/2023 1				1 11/140	023 1	NONE	Y						
5412540100 7414 GARRISON 8 ST 7425	2200014834 SFD O					0			1 5/1	12/2023 1					0	NONE	Y						
GARRISON ST	2200014835 SFD O					0			1 5/1	12/2023 1					0	NONE	Y						
51 7916 5412741200 CUYAMA 6 RMER ST	2200014895 SFD O					0				12/2023				1 9202		NONE	Y						
6 COT AMERICA ST 5412531300 COMMAN 5 SIMPLE ST 5412630000 MUSUA MUSUA MUSUA	2200014896 SFD O					0				12/2023 1		$-\Box$		1 11/2/2	_	NONE	Y						
5412820800 10007 HUBLIA BY/ER AVE 5412821000 10204 MC	2200014897 SFD O					0		$\perp \perp$	1 5/1					1 10/136		NONE	Y			_	1		
4 HUSLIA PRYTER AVE 9412821000 CLOUD 9 RIVER AVE 9412831200 CDYAMA	2200014898 SFD O					0			1 5/1					1 11/21/2	_	NONE NONE	Y						
2 RIVER ST 5412741300 8002	2200014904 SFD O					0			1 5/1					1 10232		NONE	Y						
9 RIVER ST 10206 5412720800 HURUM	2200014933 8FD O					0			1 5/1					1 9202		NONE	Υ						
94 12031200 (20 00) 2 2 304 120 120 (20 00) 2 4 127 120 (20 00) 3 4 127 120 (20 00) 4 1 127 120 (20 00) 4 1 127 120 (20 00) 4 127 120 (20	2200019035 SFD O					0			1 5/1						0	NONE	Υ						_
5412820900 10203 7 BIVER AVE	220001803F 8ED 0									12/2023 1				1 11/6/2	123 1	NONE	Y						
7 RIVER AVE 5412531200 ARUNCEL 5 WAY 5412523200 11000	2200015266 SFD O					0			1 5/1	12/2023 1				1 9/29/2	123 1	NONE	Y						
5412521200 WAY 11000 ARUNDEL WAY	2200015395 SFD O					0			1 5/1	12/2023 1				1 10/6/2	123 1	NONE	Y						
5412830900 8022 CUYAMA RIVER ST	2200016333 SFD O					0			1 5/1					1 10/17/5	023 1	NONE	Y						
5463401100 2107 BUXFORD LN	2300009620 SFD O					0			1 5/1					1 11/136		NONE	Y						
0 LN 2111 5463401200 BUXFORD 1 LN	2300005621 SFD O					0				12/2023 1				1 11070	023 1	NONE	Y						
5463400300 HIGHGATE GENN ST 5463401000 BUXFORD T LIN	2300005622 SFD O					0				12/2023 1					0	NONE	Y						
7 BUSFORD IN 10001 LANS	2300009623 SFD O					0		+	1 5/1					1 10236		NONE	Y						
5412350500 10301 LAKE BRACCIANO 1 AVE	2200019910 SFD O					0			1 5/1	15/2023 1				1 9/19/2	123	NONE	Y						
5412350600 10305 LAKE BRACCIANO AVE	2200019933 SFD O					0			1 5/1	15/2023				1 9/19/2	123 1	NONE	Y						
5412350700 100309 LAKE 9RRACCIANO 7 AVE	2200019956 SFD O								1 5/1	15/2023 1				1 9/19/2	123 1	NONE	Y						
, AVE						0		1 1	<u> </u>		шШ		1 1					1	 		1	 	

Justification Extended Repairing Team 2022 (Jan. 1 - Day, 20) Flavoring Team 2022 (Jan. 1 - Day, 20)		1	ANNUAL EL Housing Ele	EMENT PROG	RESS REPORT		Note: "+" Indicates an op Cells in grey certain auto-o	planel field																
5412350800 BRACCIANO 0 AVE									,	5/15/2023	,			1 9/19/2023	1	NONE	Y							
0074020400 513 CYPRESS 1	: 2300002175 ADU R					0			-	5/18/2023					0	NONE	Y							
4264222500 11120						0				5/18/2023					0	NONE	Y							
4 ES CT 5384621700 5917 VESPUCCI 4 ANE 1737620300 8914 5 DEL CON DR	2200015133 SFD O					0			1	5/19/2023				1 9/19/2023		NONE	Y							
1737620300 8814 5 DELCON DR	2200015215 SFD O					0			1	5/19/2023				1 9/15/2023	1	NONE	Y							
1737631300 8709 1 ALMATA AVE	E 2200015227 SFD O					0			1	5/19/2023				1 9202023		NONE	Y							
1737641700 8609 0 DELCON DR	2200015238 SFD O					0			1	5/19/2023				1 9/15/2023	- 1	NONE	Y							
1737630200 8708 AKERO 9 AVE	O 2200015373 SFD O					0			1	5/19/2023	1			1 9/15/2023		NONE	Y							
99999576 7801 RIDGE FOREST DR	E 2300009632 SFD O								1	5/19/2023				1 9/29/2023	1	NONE	Y							
99999573 7717 RIDGE FOREST DR						0			1	5/19/2023				1 9282023		NONE	Y							
						0																		
99999571 7713 RIDGE FOREST DR						0			1						1	NONE	Y							
99999566 7709 RIDGE FOREST DR	E 2300005637 2 to 4 O					0		1	1	5/19/2023	2	1		1 9/28/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage						
99999568 FOREST DR	E 2300005538 SFD O									5/19/2023				1 9/28/2023	,	NONE	Y							
99999569 7704 RIDGE FOREST DR						0			1	5/19/2023				1 10/6/2023		NONE	Y							
						0			1					1 1962023		NONE	Y							
99999567 7708 RIDGE FOREST DR						0		\perp				-							1					
99999572 7716 RIDGE FOREST DR	E 2300005641 SFD O					0			1	5/19/2023	1			1 9/28/2023	1	NONE	Y							
99999574 7720 RIDGE FOREST DR	E 2300009643 SFD O							1]	-	5/19/2023		ΙJ		1 10/3/2023		NONE	Y		1 7		1			
4925620300 8418 3 GRANDY ST						0		1	1	5/23/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage						
4925621000 8308 3 GRANDY ST	2200016008 2 to 4 O					0		1	1	5/23/2023	2				0	SB 35 (2017)	Y	ADU are Low Income due to square footage						
99999558 MACCLESFI	2300008457 SFO O					0			1	5/23/2023				1 105/2023	1	NONE	Y							
99999507 MACCLESFI ELD ST	79 2300008458 SFD O					0				5/23/2023	1			1 10/5/2023	- 1	NONE	Y							
90099007 MACCLESPI 9009900 MACCLESPI 9009900 MACCLESPI 9009900 MACCLESPI 110 9009901 MACCLESPI	2300005459 SFD O					0				5/23/2023	1			1 105/2023	1	NONE	Y							
99999602 MACCLESFI ELD ST	2300005460 SFD O					0				5/23/2023				1 10/9/2023	1	NONE	Y							
99999812 MACCLESFI ELD ST	2300006461 SFD O					0				5/23/2023	1			1 10/19/2023	1	NONE	Y							
9009912 MACCLESH 9009904 MACCLESH 9009901 1117 9009911 MACCLESH 9009905 MACCLESH 1113 9009905 MACCLESH 1100 9009905 MACCLESH	2300005462 SFD O					0				5/23/2023				1 10/9/2023	1	NONE	Y							
99999611 MACCLESPI ELD ST 1113	9 2300005463 SFD O					0			1	5/23/2023	1			1 10/30/2023	1	NONE	Y							
99999005 MACCLESFI ELD ST 1105 99999001 MACCLESFI	2300005464 SFD O					0				5/23/2023				1 10/19/2023		NONE	Y							
9009000 NACLEST 9009000 NACLEST 9009004 NACLEST 9009004 NACLEST 9009005 NACLEST 9009000 NACLEST	2300009467 SFD O					0								1 11/9/2023		NONE	Y Y							
ELD ST 1014 20092054 MACCLESFI	2300005468 SFD O					0				5/23/2023				1 10/5/2023		NONE	Y							
99999603 MACCLESFI	2300005469 SFD O					0				5/23/2023				1 10/23/2023		NONE	Y							
5245503800 12300	2200014973 SFD O					0			1	5/24/2023				1 10/19/2023	,	NONE	Y							
5245503000 3803 AMES 6 LN	2200014976 SFD O					0				5/24/2023				1 1062023		NONE								
3862201700 11121 PITTS	2200014981 SFD O S 2300005760 SFD O					0				5/24/2023 5/24/2023				1 10/6/2024	0	NONE NONE	Y							
545003300 3004 AMES 510 3002201700 11121 PHT IS 7 AME 5391930000 LINDEN 0 TREE AME 5391923000 LINDEN 9 LINDEN	2300008905 SFD O					0				5/24/2023	1			1 10/23/2023	1	NONE	Y							
5391922800 7607 LINDEN 9 TREE AVE	2300008906 SFD O					0			1	5/24/2023				1 10/5/2023	1	NONE	Y							
9 TENER AVE 591922400 LNDCSN 7 7515 7 1000 1000 1000 1000 1000 1000 1000 10	2300008907 SFD O					0				5/24/2023	1			1 10/27/2023	1	NONE	Y							
5391922000 LINDEN 5 TIREE AVE	2300008908 SFD O					0			1	5/24/2023	1			1 10/5/2023	1	NONE	Y							
5391921700 LINDEN 7 TREE A/E	2300008909 SFD O					0				5/24/2023				1 9282023	1	NONE	Y							
5391921800 7411 LINDEN TREE AVE	2300008910 SFD O					0				5/24/2023 5/24/2023				1 9282023	1	NONE	Y							
2011/2012/01 LINOSH 2011/2	2300008911 SFD O					0	\vdash	+	1	5/24/2023		-	-	1 10/18/2023		NONE	Y				+			
9 TREE AVE 7729 20092716 MADE AVE	2300008912 SFD O					0				5/24/2023				. 10/16/2023		NONE	Y				1			
20099700 RASPBERR	R 230000059 SFD O					0				5/25/2023				1 11/15/2023		NONE	Υ .				+			
Y AVE 7914 99999701 (NASPBERR	g 230006060 SFD O					o)				5/25/2023				1 11/16/2023		NONE	Y							
7623 7623	222222222					6			1	5/25/2023	,			1 11/15/2023	,	NONE	Y				1			
7 WAY 7035 20929702 CFANBERR VANS									1	5/25/2023				1 11/15/2023	1	NONE	Y							
36693702 CPANDEERR 96693703 CPANDEERR 96693703 CPANDEERR Y WARY 7013 7013 7013 7013 7013 7013 7013 7013	R 2300008063 SFD 0					9				5/25/2023	,			1 11/16/2023	1	NONE	Y							
99999704 CRANBERR Y WAY	R 2300006064 SFD O					0				5/25/2023				1 11/16/2023	1	NONE	Y							
9900900 LIVENDER 1	R 2300006065 SFD O					0			1	5/25/2023	1			1 11/15/2023	1	NONE	Y		$\perp \Box$					
99999683 STRAWBER RY LN 7905	R 2300008066 SFD O					0			1	5/25/2023				1 11/16/2023	1	NONE	Y							
99999684 STRAWBER RY UN 7999	R 2300008067 SFD O					0									0	NONE	Y				1			
99999085 STRAMBER RY LN 7913 99999085 STRAMBER	23000000 570 0					0		\perp		5/25/2023		-		1 11/15/2023	1	NONE	Y		1					
RYLN						0				5/25/2023		-	-	1 11/15/2023	1	NONE	Y		1		+	-		
90999887 STRAWBER RY IN 5463502400 14231	2300008071 SFD O					0	\vdash	+		5/25/2023 5/26/2023		-	-	1 11/15/2023		NONE	Y				+			
7917 996999887 STRAMBER BY MA 5463929400 ADDLESTO NO. 16235 9463923200 He225 ADDLESTO MADLESTO	2300008140 SFD O					0		+		5/26/2023			-	1 11/8/2023		NONE	Y		1	-	+	-	-	
8 ADDLESTO NLN 5463602700 AMBRIDGE 3 KNOLLS DR	2300005340 SFD O					0				5/26/2023				1 12/12/2023		NONE	Y				1			
	2300005340 SFD O					0													1					
9 THINNY						0				5/26/2023		-	-	1 12/4/2023	1	NONE	Y	APR	1		+	-		
5463602800 14602 AMBRIDGE KNOLLS DR	2300006351 2 to 4 O					0		1	-1	5/26/2023	2	1		1 12/15/2023	2	SB 35 (2017)	Y	ADU are Low income due to square footage						

Jordanisten Eutendrid Reporting Their 2023 (Jan. 1 - Con. 20) Francis Period 30 Cycle servers servers	1	ANNUAI Housing	L ELEMENT PROG	RESS REPORT	Non-11 industri	s an optional field n advisional definition												
4925621500 8309 8 GRANDY ST						1	1 5/3	1/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage		1		
8 GRANDY ST 4925611500 8614 1 GRANDY ST	, 2200019992 2 to 4 O				0	1	1 5/1	1/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage			_	_
4925610800 8807 1 GRANDY ST	2200016020 2 to 4 O					1	1 5/1	1/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage			-	_
4925610900 8611 4 GRANDY ST	, 2200016021 2 to 4 O					1	1 5/1	1/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to source footage				
4925611000 8515 6 GRANDY ST	2200016024 2 to 4 O					1	1 5/1	1/2023 2			o	SB 35 (2017)	Υ	ADU are Low Income due to aquare footage				
4925620100 8504 7 GRANDY ST	2200015997 2 to 4 O				0	1	1 5/1	6/2023 2			o	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
4925620200 8500 0 GRANDY ST	2200019998 2 to 4 O				0	1	1 5/1	6/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
4925620400 8414 6 GRANDY ST	2200016002 2 to 4 O				0	1		6/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
4925620800 8316 8 GRANDY ST	2200016003 2 to 4 O				0	1		8/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
4925620700 8402 5 GRANDY ST	2200016005 2 to 4 O				0	1		8/2023 2 8/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
4925620500 8410 9 GRANDY ST 4925620600 8406 2 GRANDY ST	2200018006 2 to 4 O				0	1	1 5/1				0	\$8 35 (2017)	Y	ADU are Low Income due to square footage ADU are Low Income				
2 GRANDY ST 4925620900 8312 1 GRANDY ST	2200016007 2164 0				0	1		3/2023 2			0	SB 35 (2017)	Y	ADU are Low hocome due to requires footage ADU are Low hocome due to requires footage			-	
1 GRANDY ST 4925621100 8304 6 GRANDY ST	2200016106 2 to 4 O				0	1		3/2023 2			0	SB 35 (2017)	Y	due to square footage ADU are Low Income due to square footage				_
5331710800 9713 KRISTA VNEYARD 6 WAY	A 2200016355 2 to 4 O				0			0/2023 2				SB 35 (2017)	Υ	ADU are Low Income due to square footage			-	_
8 WAY	A 2200016357 2 to 4 O				0		_						Y					_
7 WAY 4300 SUN	2200016357 2 to 4 O				0	1		0/2023 2			0	SB 35 (2017)		ADU are Low Income due to square footage				
2331719000 NOSTTA NOSTT	2200016358 2 to 4 O				0	1		0/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage ADU are Low Income			$-\!\!\!+\!\!\!\!-$	
1 ORCHARD DR 4925611300 8522	2200016359 2 to 4 O				0	- 1		1/2023 2			0	SB 35 (2017)	Y	ADU are Low Income dae to square footage ADU are Low Income dae to square footage			+	-
4925611300 8522 5 GRANDY ST 4925611400 8518 6 GRANDY ST	2200016107 2104 0				0		1 5/3					SB 35 (2017)	Y	due to square footage ADU are Low Income due to square footage			-+	+-
4929611200 8623	2200016110 2 to 4 O					1		1/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage			_	+-
4929621200 8300 9 GRANDY ST	2200016111 2 to 4 O					1	1 5/3	1/2023 2			0	88 35 (2017)	Υ	ADU are Low Income due to square footage				
4929621300 8301 2 GRANDY ST	2200016112 2 to 4 O				0	1	1 5/3	1/2023 2			0	88 35 (2017)	Y	ADU are Low Income due to square footage				
4925621400 8305 5 GRANDY ST					0	1	1 5/3	1/2023 2			0	88 35 (2017)	Υ	ADU are Low Income due to square footage				
4925611100 8519 9 GRANDY ST	2200016114 2 to 4 O				0	1	1 5/3	1/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
5331710700 0700 KRISTA VWEYARD 3 WAY	2200016356 2 to 4 O					1	1 5/3	1(2023 2			0	88 35 (2017)	Y	ADU are Low Income due to square footage				
5331830100 2704 5331830100 TURNING 5 TURNING 5331830200 TURNING 5331830500 9504 5331830500 9504 TURNING	2200016401 2 to 4 O				0	1	1 5/3	1/2023 2			0	88 35 (2017)	Y	ADU are Low Income due to square footage				
5331820200 9712 TURNING LEAF IN	2200016403 2 to 4 O				0	1	1 5/3				0	88 35 (2017)	Y	ADU are Low Income due to square footage				
					0	1		1(2023 2			0	88 35 (2017)	Y	ADU are Low Income due to square footage				
5331830600 TURNING 5331830400 SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS	2200016406 2 to 4 O					1		1/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
4 TURNNG LEAF IN 4925120200 RUTHBURG	2200016408 2 to 4 O 220000879 SFD O				0	1	1 5/3				0	SB 35 (2017) NONE	Y	ADU are Low Income due to square footage				
0063130300 1621 3RD	2200019901 ADU R				0		1 6/2				0	NONE	Y					
4925610700 8503 8 GRANDY ST	2200018019 2 to 4 O				0	1		5/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
5331711300 WAY	2200016349 2 to 4 O					1	1 6/1	4/2023 2			o	SB 35 (2017)	Y	ADU are Low Income due to square footage				
5331711400 9819 KRISTA 3 VNEYARD WAY	2200016350 2 to 4 O					1	1 6/1	4/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
5331711200 WAY 5331711200 WAY WAY WAY	A 2200016351 2 to 4 O				0	1	1 61	12023 2				88 35 (2017)	Υ	ADU are Low Income due to square footage			-	
7 WAY	A 2200016352 2 to 4 O				0		_						Y					-
5331711100 9807 KRETA 4 VNEYARD 4 WAY	2200016352 2 to 4 O					1		5/2023 2			٥	SB 35 (2017)		ADU are Low Income due to square footage				
5331711000 2803 KRISTA VWEYARD 1 WAY	2200016353 2 to 4 O				0	1	1 68	9/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to aquare footage				
5331710900 9717 KRISTA WNEYARD WAY	2200016354 2 to 4 O				0	1	1 68	12023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
53317 90000 2717 KRISTA 9 WEEYARD WAY 53317 90200 4308 SUN 6 ORCHARD ORCHARD	2200016360 2 to 4 O				0	1	1 60	0/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
5331720100 2704 KRISTA VINEYARD WAY	2200016361 2 to 4 O					1	1 6/3	0/2023 2			o	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
5331720600 2812 KRISTA 7 VNEYARD WAY	A 2200016365 2 to 4 O					1	1 6/3	0/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
5331720800 9820 KRISTA VNEYARD 3 WAY	A 2200016388 2 to 4 O				0		1 60	0/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage			-	_
5 WAY 5331720900 9824 KRISTA VINEYARD WAY	A 2200016369 2 to 4 O				0		1 6/3	0/2023 2					Y	ADU are Low Income due to square footage			-	
					0	1	1 60					58.33 (2017)	Y	due to square footage ADU are Low Income				
3 LEAF LN					0	1		0/2023 2			0	SB 35 (2017)	Y	due to square footage ADU are Low Income due to square footage				
2331833000 19931 4 1198NNG 233183300 2000 0 1000 0 1000 0 1000 1	2200016396 2 to 4 O				0	1	1 60				0	SB 35 (2017)	Y	due to square footage ADU are Low Income due to square footage			-	_
5331830400 TURNING	2200016397 2 to 4 O					1	1 6/3	0/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to source footage			-	
5331830300 TURNING 8 TURNING	2200016398 2 to 4 O					1	1 6/3				0	SB 35 (2017)	Υ	ADU are Low income due to square footage				
	2200016399 2 to 4 O				0	1	1 6/3	0/2023 2			0	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
5331830000 2707 TURNNOS 5331830100 2703 5331830100 2703 LEAF LN 1000000 700000000000000000000000000000	2200016400 2 to 4 O				0	1	1 6/3				0	SB 35 (2017)	Υ	ADU are Low Income due to square footage				
						1	1 6/3				0	SB 35 (2017)	Υ	ADU are Low Income due to square footage			\perp	
5331819300 4406 SUN ORCHARD DR 4312 SUN	2200016421 2 to 4 O				0	1		5/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage				
5331810200 A312 SUN ORCHARD 5331810200 A410 SUN ORCHARD	2200016422 2 to 4 O				0	1	1 6/1	5/2023 2			0	SB 35 (2017)	Y	ADU are Low Income due to square footage ADU are Low Income due to square footage	_	1	$-\!\!+\!\!-$	+-
23318 20000 0000-9400 23318 20000 0000-9400 23318 20000 0000 0000-9400 23318 20000 0000-9400 23318 20000 0000-9400 0000-9400 0000-9400 0000-9400 0000-9400 0000-9400 0000	2200016423 2 to 4 O				0	1	1 6/1					SB 35 (2017)	Y	due to square footage ADU are Low Income clue to square footage			+	+-
3 DR DR 5331810500 4320 SUN ORCHARD	2200016425 2 to 4 O				0	1	1 6/1				0		Y	due to square footage ADU are Low Income due to square footage			-+	_
0 ORCHARD 5331810400 ORCHARD 7 DR 0010710300 OSCHARD 010710300 DR	2200016426 2 to 4 O				0	1	1 6/1				0	SB 35 (2017)	Y	ADU are Low Income due to square footage			_	
0010710300 DR 0010710300 2901 PINE 4 ST	2300002019 ADU R				0		1 6/2				0		Υ					

Artistican Eldendrid Reporting Year 2023 (Jan. 1 - Dec. 20)		ANNUAL ELEMENT PROC Housing Element Implem	GRESS REPORT	Note: "+" Indicates Cells in year contain	s an optional field														
00050041800 420 8TH ST	2300002115 ADU R					1 6/12/2023	1					0	NONE Y						т—
9 1711121400 4416 SANTA 4 CRUZ ST	2300002288 ADU R					1 6/12/2023	,					0	NONE Y						
99999577 7809 RIDGE FOREST DR	2300005847 SFD O			0		1 662023	,				1 10/3/2023		NONE Y						
POREST DR 99999579 7805 RIDGE FOREST DR	230000548 SFD O			0		1 66/2023					1 10/4/2023		NONE Y						
				0			1												₩
99999575 7500 RIDGE FOREST DR	2300005650 SFD O			0		1 6/6/2023	1				1 10/3/2024	1							<u> </u>
99999578 POREST DR	2300005652 SFD O			0		1 6/6/2023	1				1 9282023	1	NONE Y						
0 WOLFS LN 5391720400 8618 WIND	2300005941 SFD O 2300005942 SFD O			0		1 6/1/2023	1				1 9262023	1	NONE Y			+			
3 WOLFS LN 5391720500 8622 WIND	2300005943 SFD O			0		1 6/1/2023	1			-	1 9/26/2023	-	NONE Y						_
5 WOLFS LN 5391720600 6700 WIND 9 WOLFS LN	2300005944 SFD O			0		1 6/1/2023	1				1 9/26/2023	- 1	NONE Y						
5391720700 6704 WIND 2 WOLFS LN 5391720800 6705 WIND	2300005945 SFD O 2300005946 SFD O			0		1 6/1/2023 1 6/1/2023	1				1 9262023 1 9262023	1	NONE Y						
5 WOLFS LN	2300005947 SFD O			0		1 6/1/2023					1 9262023	1	NONE Y						
6 WOLFS LN 5391712700 6705 WIND 3 WOLFS LN 5391712600 6701 WIND	2300005948 SFD O			0		1 6/1/2023	1				1 9/28/2023	- 1	NONE Y						
0 WOLFS LN	2300005949 SFD O			0		1 6/1/2023	1				1 9262023	1	NONE Y						
7 WOLFS LN 5391712400 6619 WND	2300005950 SFD O 2300005951 SFD O			0		1 6/1/2023	1				1 9262023 1 10/11/2023	1	NONE Y						
4 WOLFS LN 5391712300 6615 WIND 1 WOLFS LN 5391720000 6712 WIND	2300005952 SFD O			0		1 6/1/2023	1				1 10/11/2023	- 1	NONE Y						
8 WOLFS LN 5391721000 6716 WIND	2300009953 SFD 0			0		1 6/15/2023 1 6/15/2023	1				1 9262023 1 9262023	- 1	NONE Y						
5391721100 6720 WND	2300005954 SFD O 2300005955 SFD O			0		1 6/15/2023	1				1 9262023	1	NONE Y						
3 WOLFS LN 5391713200 6725 WND 7 5391713100 6721 WND	2300005956 SFD O			0		1 6/15/2023	1				1 9/26/2023	- 1	NONE Y						
4 WOUTS LN	2300005957 SFD O			0		1 6/15/2023	1		$-\!$	_ -	1 9262023	1	NONE Y	oxdot		$\perp \perp \downarrow$			
1 WOLFS LN	2300005958 SFD O			0	-	1 6/15/2023	1	+	-1	-	1 9262023		NONE Y	++		+		-	
5463401400 ANTIBACO BIR	2300007115 SFD O					1 6/16/2023	1				1 12/13/2023	1	NONE Y			1 1			T
9T 2112	2300007116 SFD O			0		1 6/16/2023		+	\dashv		1 12/13/2023		NONE Y	\vdash		+			†
2 ST 5463400200 14815	2300007117 SFD O			0	-+	1 6/16/2023		++	-++	-	1 11/16/2023		NONE Y			+			+
4 GLENN ST 5245220400 3709				0	-+-	1 6/15/2023								\vdash		+	 	-	+
54C301500 MARINOL RF 2 ST 54C3402000 16-05 ST 44 GG LINN 5T 524C320400 PARTERIDE 6 ST 524C320400 PARTERIDE 7 ST 524C330400 PARTERIDE 7 ST 524C330400 PARTERIDE 7 ST				0	-		1					0	NONE Y	\vdash		+			+
2 PARTERRE 2 CT	2300007136 SFO O			0		1 013203	1					0	NONE Y						
	2300007137 SFD O			0		1 6/15/2023	1					0	NONE Y						
December December	2300007138 SFD O			0		1 6/15/2023	1					0	NONE Y						
5245210200 12518 CORNELIA	2300007139 SFD O					1 6/15/2023	- 1					0	NONE Y						
99999398 MACCLESFI	2300007302 SFD O					1 6/6/2023	1				1 12/13/2023	- 1	NONE Y						
99999491 MACCLESTI	2300007303 SFD O					1 6/6/2023	1				1 10/30/2023		NONE Y						_
912 920999994 MACCI FRE	2300007304 SFD O			0		1 662023	,				1 11/6/2023		NONE Y						+
ELDST	2300007305 SFO O			0		1 662023					1 12/22/2023		NONE Y						+
BLD ST 900				0												+			
99999273 MACCLESFI ELD ST 936	2300007306 SFD O			0		1 6/6/2023	1				1 11/22/2023	1	NONE Y						
90000004 MACCESS! 90000005 MACCESS! 90000007 MACCESS! 900000077 MACCESS! 900000077 MACCESS! 900000007 MACCESS! 10000000000000000000000000000000000	2300007307 SFD O					1 6/6/2023	1				1 11/13/2023	1	NONE Y						
5463902600 ADDLESTO 7 NLN	2300007334 SFD O			0		1 6/9/2023	1				1 12/1/2023	1	NONE Y						
7 NLN 99929148 ADDLESTO NLN 14313	2300007336 SFD O			0		1 69/2023	1				1 12/21/2023	1	NONE Y						
99999149 ADDLESTO NAME	2300007337 SFD O					1 6/9/2023	1					0	NONE Y						
99999147 ADDLESTO	2300007338 SFD O					1 6/9/2023	-					0	NONE Y						
99999147 ADDLESTO NLN 5463903500 ADDLESTO 4 NLN	2300007339 SFD O					1 69/2023					1 11/27/2023		NONE Y						
9245503600 12405 4 GRAHAM CT	2300007387 SFD O					1 6/20/2023	1				1 11/30/2023	1	NONE Y						
5245503900 12307	2300007389 SFO O			0		1 6/20/2023	,				1 11/9/2023		NONE Y						+
	2300007390 SFO O			0		1 6/20/2023					1 11/21/2023		NONE Y						
5245504700 12509 6 GRAHAM CT				0			1												-
5245503700 12306 7 GRAHAM CT	2300007391 SFD O			0			1				1 11/15/2023	1	NONE Y						
9999158 8813 CREEK BEND DR	2300007396 SFD O			0	\perp	1 6/13/2023	1	+	\rightarrow		1 11/22/2023	1	NONE Y	$\sqcup \bot$		\perp			
5391910400 7606 LINDEN 2 TREE AVE	2300007397 SFD O					1 6/13/2023	1				1 10/27/2023	1	NONE Y						
2 LINUEN TREE AVE 5391910300 1010 LINUEN TREE AVE 1217 1217	2300007398 SFD O			0		1 6/13/2023	1				1 10/26/2023	1	NONE Y						<u> </u>
2391921900 7417 LINDEN TREE AUX 2391921100 NOON 1700 LINDEN TREE AUX 23919220700 LINDEN TREE AUX 23919220700 LINDEN TREE AUX	2300007399 SFD O			0		1 6/13/2023	1		L_T		1 11/6/2023	1	NONE Y	Ш	T	ЩТ			<u> </u>
5391921100 7308 LINDEN 9 TREE AGE	2300007400 SFD O					1 6/13/2023	1				1 11/13/2023		NONE Y						
5391920700 TREE AVE 5 LINDEN 5 TREE AVE	2300007403 SFD O					1 6/13/2023	1				1 11/22/2023	,	NONE Y						
5 TREE AGE 7020 LINDEN 6 LINDEN 701920000 TREE AGE 701920000 7516	2300007404 SFD O					1 6/13/2023	1				1 11/8/2023		NONE Y			1 1			†
5391920200 TREE AVE 5391920200 TS18	2300007405 SFD O			0		1 6/13/2023		+++	\dashv	_	1 11/22/2023		NONE Y	+		+			+
1790E 60H 3 1780E 60H 3 1780E 60H 546000100 00 646000100 00 646000000 00 6460000000 00 6460000000000	2300007544 SFD O			0		1 6/3/2023							NONE Y	+		+			+
4 TH WAY 1764				0	-							0		\vdash		+			+
DEVONWOR TH WAY	2300007545 SFD O			0	-	-	1					0	NONE Y	$\perp \perp$		4			↓
5313342800 MOENGO 7 WAY	2300007882 SFO O			0		1 6/27/2023	1					0	NONE Y						↓
7 WAY 5313342600 MOENGO WAY 5313342600 MOENGO	2300007883 SFD O			0		1 6/29/2023	1				1 10/31/2023	1	NONE Y						
5313342900 5710 MOENGO WAY	2300007884 SFD O			0		1 6/27/2023	1					0	NONE Y						
531344500 Molenco Way 5313342700 Molenco 4 4 531341400 Molenco Molenc	2300007885 SFD O					1 6/27/2023	1					0	NONE Y						
5313411400 10802 MONTEVIDE	2300007886 SFD O					1 6/29/2023	,					0	NONE Y			1 1			†
8 CPE 5313411500 MONTEWDE 1 CPE 5313412400 MONTEWDE 7 MONTEWDE	2300007887 SFD O					1 6/29/2023	1					0	NONE Y	\vdash		+			+
5313412400 10807	2300007888 SFD O			0		1 6/27/2023					1 10/31/2023		NONE Y	+		+			+
	2300007888 SFD O			0		1 6/27/2023							NONE Y	\vdash		+		-	+
5313412500 10803 MONTHURE 0 PL 5412321000 7517 LAKE	2300007889 SFD O			0		1 6/29/2023					1 11/27/2023	0	NONE Y	\vdash		+			+
4 GARDA ST				0		1 6/30/2023	1	+++	\dashv		1 11/27/2023			+		+			+
5412330100 10214 LAKE BRACCIANO 5 AVE	2300007929 SFD O			0		1 6/30/2023	1				1 11/27/2023		NONE Y						<u> </u>
5412350300 BRACCIANO 5 ANE	2300007930 SFD O					1 6/30/2023	1				1 11/27/2023	1	NONE Y						
				vj.												 	 	-1	

Jarishibian Eukenbeid Reporting Year 2023 (Jan. 1 - Dec. 20) Resource Period St. Cycle Varience. various		ANNUA Housin	L ELEMENT PRO	OGRESS REPORT	Note: "+" Indica Calls in gray card	eles an eptional field der auto-catoutaten terrutas													
54 12350400 B RACCIANO AVE	2300007931 SFD O						1	6/30/2023			1 11/27/20	13 1	NONE	Y					
	2300007938 SFD O				0			6/30/2023	1		1 11/27/20		NONE						
7 GARDA ST 7002 95099559 PASPERER PASPEERER 7622 95099507 PASPEERER	2300007940 SFD O				0			6/26/2023	1		1 11/28/20		NONE						
99999607 RASPBERR Y AVE 7814	2300007941 SFD O				0			6/26/2023	1		1 11/15/20		NONE						
90009007 PLASTRETURE 90009004 PLASTRETURE 7510 PLASTRETURE 7510 PLASTRETURE 7510 PLASTRETURE 90009000 PLASTRETURE 90009000 PLASTRETURE 90009000 PLASTRETURE 90009000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 9000900000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 900090000 PLASTRETURE 90009000 PLASTRETURE 90000000 PLASTRETURE 90000000 PLASTRETURE 9000000 PLASTRETURE 9000000 PLASTRETURE 90000000 PLASTRETURE 9000000 PLASTRETURE 90000000 PLAS	2300007942 SFD O				0			6/26/2023			1 11/15/20	_	NONE						
Y AVE 7804 99999889 FRASPBERR	2300007945 SFD O				0			6/26/2023			1 11/16/20		NONE						
	2300007946 SFD O				0			6/27/2023			1 11/16/20	_	NONE						
9 Y AVE 5158611000 7339 9 M DR 7313	2300007961 SFD O				0		1	6/22/2023	1		1 10/23/20	13 1	NONE						
5158611100 Z313 2 LANSERSH M DR 5158615300 AV66 1148615400 AV66 71028615400 TUJUNGA 71028615400 TUJUNGA	2300007962 SFD O				0			6/22/2023	1		1 1923/20		NONE						
5158615300 TUJUNGA 4 AVE 5158615400 7402	2300007963 SFD O				0			6/22/2023			1 10/24/20		NONE						
5158615400 TUJUNGA 7 NOT 5158620000 TUJUNGA 4 TUJUNGA	2300007964 SFO O				0			6/22/2023			1 10/24/20		NONE						
7 103/16/24 7 103/	2300007967 SFD O				0		1	6/22/2023			1 10/24/20	13 1	NONE	_					
99999998 RASPERIR	2300008031 SFD O				0		1	6/26/2023			1 11/28/20	13 1	NONE	Y					
99999696 RASPBERR Y AVE	2300008033 SFD O				0		1	6/26/2023	1		1 11/28/20	13 1	NONE	Y					
99999895 RASPBERR Y AVE 7813	2300008034 SFD O				0			6/26/2023	1		1 11/28/20		NONE						
90093603 RASPBERR YANE YANE	2300008035 SFD O				0			6/27/2023			1 11/28/20		NONE			-			
90009000 PA-STREITER 90009000 PA-STREITER 90009000 PA-STREITER 90009000 PA-STREITER 90009000 PA-STREITER 90009000 PA-STREITER	2300008036 SFD O				0			6/26/2023			1 11/16/20		NONE			-			_
	2200000162 2 to 4 R				0		3	6/23/2023	3			0	NONE	Y					
0020610400 3208 JEWETT 1 ANE 0023010400 2105	2300005517 2 to 4 R 2300002949 ADU R				0			6/22/2023	•		4 12/28/20	13 4	NONE						
00000100000 1276 11714 8 ST 00000100400 2200 21817 1 ST 00000100400 2200 21817 4004010000 2200 21817 4004010000 2200 21817 000000 2200 21817 000000 2200 21817 000000 2200 21817	23000249 ADD R				0			6/16/2023				0	NONE						
5331720200 9708 KRISTA WNEYARD 5 WAY	2200016382 2 to 4 O					1	,	7/5/2023	2			0	\$8.35 (2017	n Y	ADU are Low Income due to square footage				
5331720300 2716 KRISTA VNEYARD 8 WAY	2200016383 2 to 4 O				0	1	,	7/5/2023	2			0	SB 35 (2017	n Y	ADU are Low Income due to square footage				
5331720400 2502 KRISTA VNEYARD 1 WAY	2200016364 2 to 4 O				0	1	1	7/5/2023	2			0	\$8.35 (2017	n Y	ADU are Low Income due to square footage				
5331720500 8805 KRISTA VNEYARD 4 WAY					0			7/5/2023						n Y	ADU are Low Income due to square footage				_
4 WAY					0	1	,						58 35 (2017	_					
5331720700 2816 KRISTA VINEYARD WAY 905					0	1	1	7/5/2023	2		1 11/28/20	0	SB 35 (2017	n Y	ADU are Low Income due to square footage				
99993391 MACCLESFI ELD ST 901 9999276 MACCLESFI	2300008344 SFD O				0			7/5/2023			1 112820		NONE						
90093276 MACCLESPI 90093303 MACCLESPI 90093305 MACCLESPI 90093305 MACCLESPI 90093307 MACCLESPI 90093307 MACCLESPI 90093307 MACCLESPI	2300008346 SFD O				0		1	7/5/2023			1 12/11/20	13 1	NONE						
913 9999355 MACCLESFI ELD ST	2300008347 SFD O				0		1	7/6/2023	,		1 12/7/200	3 1	NONE	Y					
99999397 MACCLESFI ELD ST	2300008348 SFD 0				0		1	7/5/2023	1		1 12/12/20		NONE	Y					
99999399 MACCLESFI ELD ST	2300008349 SFD 0 2300008154 SFD 0				0		1	7/5/2023			1 12/11/20		NONE						
9999247 8506 DELCON DR 9999246 8510 DELCON DR	230008155 SFD O				0		1	7/6/2023			1 112820	_	NONE	_					
29992244 B514 DELCON DR	2300008156 SFD O				0		1	7/6/2023			1 11/28/20		NONE	Y					
99999485 BELCON DR	2300008159 SFD 0				0		1	7/6/2023	1		1 11/30/20	13 1	NONE	Y					
99999241 B521 DELCON DR	2300008160 SFD 0				0		1	7/6/2023	1		1 11/30/20	_	NONE						
99992243 B517 DELCON DR	2300008161 SFD O				0			7/6/2023	1		1 11/28/20		NONE						
95699516 1904 MERTON ST 15091 9395657 RUTHERFO RD PARK	2300008163 SFD O				0		1	7/6/2023 7/7/2023			1 12/14/20	13 1	NONE						
98999510 PED PARK AME 15005 98999510 RUTHERFO PED PARK					0														
99993510 RD PARK 19999	2300008195 SFD O				0		1	7/7/2023				0	NONE	_		_			
99999512 RUTHERFO PD PARK AME 1459	2300008196 SFD O				0		1	7/7/2023				0	NONE						
0153102000 1409 MONTEREY 9 ST	230000857 SFD O				0		1	7/11/2023			1 11/14/20	0	NONE						
99999851 7510 SURRY HILLS DR 99999873 BEACONSFI	2300008399 SFD O				0			7/11/2023 7/11/2023			1 11/14/20		NONE	_		_			
90099851 7510 SURPINY PILLS DR 90099853 BEACONSPIN BEAC	2300038401 SFD O				0		1	7/11/2023			1 11/14/20		NONE						
5462500500 LADBROOK 7	2200015677 SFD O				0		_	7/12/2023				0	NONE	_					
7 WAY 1720924500 E 1301 6 PLACERD 0103002200 116 EYE ST	2300007324 ADU R 2200014879 SFD O				0	1		7/12/2023 7/13/2023				0	SB 35 (2017 NONE	n Y					
4 110 ETE 51 17209 10800 ANDERSON 2 ST 5245904200 124001 1 GRAHAM CT	2200016413 SFD O				0		1	7/13/2023				0	NONE						
5245504200 12401 1 GRAHAM CT	2300008301 SFD O				0		1					0	NONE						
524554000 12313 5 GRAHAM CT 5245504000 12503	2300008302 SFD O				0		1	7/13/2023			1 11/9/200		NONE						
5245504600 12503 3 CRN44AM CT 5245565000 12691 4 CRN49AM CT	2300008311 SFD O 2300008653 SFD O				0		1	7/13/2023			1 12/18/20	23 1	NONE				1		
4 GRAHAM CT 99999242 B518 DELCON DR	230008157 SFD O				0			7/14/2023			1 11/28/20	2 1	NONE	_					_
29229484 BELCON DR	2300008158 SFD O				0		1	7/14/2023			1 112820	23 1	NONE						
99999815 1900 MERTON ST	2300008164 SFD O				0			7/14/2023	1		1 12/13/20	23 1	NONE						
99999468 8509 ALMATA AVE	2300008237 SFD O				0		1	7/14/2023				0	NONE			_			
99999489 8503 ALMATA AVE	2300008238 SFD O				0		1	7/14/2023				0	NONE	Y			1		

Automities Extended Reporting Name 2023 (Sax 1 - Day 20) Feature Field St. Cycle correct waters		ANNUA	L ELEMENT PRO	GRESS REF	PORT	F	de: "+" indicates an optional field to in grey contain ado calculation for														
Flavoring Period 50: Cycle servers servers	2300008239 SFD O	Housing	g Element Impien	entation		E	its in grey contain acts consulation for		1	7/14/2023					0 NONE	Y	- 1				
9099819 MERTON ST 9099817 1908 MERTON ST	2300008239 SFD O 2300008240 SFD O					0			1	7/14/2023						Y					
99999818 MERTON ST 99999818 MERTON ST	2300008241 SFD O					0			+ :	7/14/2023						Y					
99999487 ALMATA AVE	2300008243 SFD O					0			1	7/14/2023						Y					
20092508 ALMATA AVE	2300008244 SFD O					0				7/14/2023	1					Y					
95999556 8514 ALMATA AVE	2300008245 SFD O					0			1	7/14/2023	,					Y					
99999798 8504 ALMATA AVE	2300008246 SFD O					0			1	7/14/2023	,					Y					
20092509 8503 ALMATA AVE	2300008247 SFD O								1	7/14/2023	1					Y					
90099997 8517	2300008248 SFD O								1	7/14/2023	,					Υ					
331441000 15010 4 1000 MONTEVIDE 5313411700 MONTEVIDE 7 15014 MONTEVIDE 7 0,75	2300008456 SFD O					0			1	7/14/2023	1			1 11/15/2023	1 NONE	Υ					
5313411700 10814 MONTEVIDE	2300008457 SFD O					0			1	7/14/2023	1			1 11/15/2023	1 NONE	Y					
5313412200 MONTEVIDE	2300008458 SFD O					0				7/14/2023	,			1 11/15/2023	1 NONE	Y					
7 MONTEVOR OPE 5313412200 T0015 1 T0015 1 T0015 1 T0015 1 T0015 1 T0015 4 O.P.L. O.P.L. O.P.L. O.P.L. O.P.L. O.P.L.	2300008459 SFD O					0			1	7/14/2023	1			1 11/15/2023	1 NONE	Υ					
99999585 7907 RIDGE FOREST DR	2300008708 SFD O								1	7/14/2023	1			1 11/17/2023	1 NONE	Υ					
9999583 7503 RIDGE FOREST DR	2300008712 SFD O								1	7/14/2023				1 11/17/2023	1 NONE	Y					
						0															
99999581 7812 FUNCE FOREST DR	2300008713 SFD O					0			1	7/14/2023	1			1 119/2023	1 NONE	Y					
99999582 7902 RIDGE FOREST DR	2300008714 SFD O								1	7/14/2023	1			1 119/2023	1 NONE	Y					
9158619500 7312 TUJUNGA 0 AVE	2300008728 SFD O					0			1	7/14/2023	1			1 12/18/2023	1 NONE	Y					
5158615600 7308 TUJUNGA 3 AVE	2300008729 SFD O					0			1	7/14/2023	1			1 12/18/2023		Y					
PORTEST ON 1510615000 TULANGGA 15106151000 TULANGGA 15106151000 TULANGGA 15106151000 TULANGGA 15106151000 TULANGGA 15106000000 TULANGGA 15106000000 TULANGGA	2300008730 SFD O					0			- 1	7/14/2023	1			1 12/18/2023		Y					
5158620700 7313 TUJUNGA 8 AVE	2300008732 SFD O					0			1	7/14/2023	1			1 12/18/2023		Y					
5158620800 TUJUNGA	2300008733 SFD O					0			1	7/14/2023	1			1 12/18/2023		Y					
	2300008735 SFD O 2300008736 SFD O					0			1 1	7/14/2023 7/14/2023	1			1 11/8/2023		Y					
5391621100 6818 WND 0 WOLFS LN	2300008737 SFD O					0			- 1	7/14/2023	1			1 11/6/2023	1 NONE	Y					
2007/21/2000 (2002/1900) 2007/21/2000 2007/2	2300008738 SFD O 2200016084 5+ R					0			1	7/14/2023	1			1 11/8/2023		Y					
7 3201 F ST 0010302100 3201 F ST 7	2200016084 5+ R 2200016085 5+ R					0	80 47			7/18/2023 7/18/2023	47				0 NONE 0 NONE	Y HIGEY Y HIGEY	Other	55 55			_
5391910100 7626 LINDEN 3 TREE AVE	2300008286 SFD 0					0			1	7/20/2023	1					Y					
5391922500 7521 LINDEN TREE AVE	2300008287 SFD O					0			1	7/20/2023	1			1 12/4/2023		Y					
5391922700 TREE AVE	2300008288 SFD O					0			1	7/20/2023	1			1 11/29/2023		Y					
5391922300 7909 LINDEN 4 TREE AVE	2300008290 SFD O					0			1	7/20/2023	1			1 12/18/2023		Υ					
391922700 ENCE NE AVE AVE AVE AVE AVE AVE AVE AVE AVE AV	2300008291 SFD O					0			1	7/20/2023	1			1 12/18/2023		Y					
5391921600 LINDEN 4 TREE AVE 7429	2300008292 SFD O					0			1	7/20/2023	1			1 12/28/2023		Y					
4 TRUE A/E TRUE TA/E 5391922100 LINDEN TRUE A/E 5391922000 TRUE A/E 5391922000 7314	2300008294 SFD O					0			1	7/20/2023	1			1 12/19/2023		Y					
5391921000 17612 APC 5391921000 17614 1.1004 M 6 TREE APC 7330 190192000 1.1004 M	2300008295 SFD O					0			1	7/20/2023				1 12/28/2023		Y					
5391920900 7330 4 1 TREE AVE 5391920800 1 TREE AVE 1 TREE AVE	2300008296 SFD O 2300008297 SFD O					0			1	7/20/2023						Y					
8502	2300008152 SFD O					0			1	7/21/2023	1			1 11/28/2023		Y					
90000456 DEL CON DR P 515002000 TUJANCA 5 0000 90900132 VERRACE 40E 90900131 VERRACE 40E 90900131 VERRACE 90900131 VERRACE 40E	2300008731 SFD O					0			1	7/21/2023	1			1 12/18/2023		Υ					
5 AVE 6000 999999132 VERSACE	2300008740 SFD O					0			1	7/21/2023	1			1 11/28/2023		Y					
999999131 VERSACE	2300008742 SFD O								1	7/21/2023	,			1 11/28/2023		Y					
999999129 VERSACE	2300008743 SFD O								1	7/21/2023	,			1 11/28/2023		Υ					
	2300008744 SFD O					0			1	7/21/2023	1			1 11/28/2023	1 NONE	Υ					
99990133 NSPEACE 99990133 NSPEACE 99990135 NSPEACE 99990135 NSPEACE 99990136 NSPEACE 99990137 NSPEACE 99990137 NSPEACE 49253000 MSSEACE 44253000 MSSEACE	2300008745 SFD 0					0			1	7/21/2023	1			1 11/28/2023	1 NONE	Y					
999999135 VERSACE AVE	2300008746 SFD O					0			- 1	7/21/2023	1			1 11/30/2023	1 NONE	Y					
999999139 VERSACE	2300008748 SFD O					0			1	7/21/2023	1			1 11/28/2023		Υ					
909090137 VERSACE ANE	2300008749 SFD O					0	\perp		1	7/21/2023	1	$\perp \perp$		1 11/30/2023		Y					
4925300300 8803 0 LATERACT	2300009292 SFD O					0	\perp		1	7/24/2023	1			1 12/11/2023		Y				1	
	2300009293 SFD O					0			1	7/24/2023 7/24/2023						Y					
4 CT 9999865 7740 SURRY	2300009309 SFD O 2300008908 SFD O					0			1	7/24/2023				1 11/30/2023		Y					
99999875 BEACONSFI	2300008909 SFD O					0			1	7/25/2023	,			1 11/15/2023		Y					
### LTD ACT ACT	2300008910 SFD O					0			1	7/25/2023	1			1 11/20/2023		Y					
5412720600 HUSLIA 5	2300009199 SFD O					0			1	7/25/2023	1			1 11/20/2023		Υ					
5412720700 10210 6 HUSLIA 8 BRATES AUE	2300009201 SFD O					0			1	7/25/2023	1			1 11/14/2023	1 NONE	Y					
DELCON DR	2300008162 SFD O					0			1	7/27/2023	1			1 11/28/2023		Y					
7816	2300008370 SFD O					0			- 1	7/27/2023	1			1 12/11/2023		Y					
90099071 STRUMBER PY LIN TO THE PROPERTY STRUMBER PROPERTY STRUMBER PROPERTY STRUMBER PROPERTY LIN TO STRUMBER PROPERTY LIN TO STRUMBER PROPERTY LIN TO SS	2300008371 SFD O					0			1	7/27/2023	1			1 12/11/2023		Y					
7624 96999676 STRAWBER RY LN	2300008372 SFD O					0			1	7/27/2023	1			1 12/11/2023		Y					
2000071 RASPERRY YAVE	2300008373 SFD O					0			1	7/27/2023	1	\perp		1 12/4/2023		Y					
9990071 PASPERRY YANE 909000081 STRANBER RYIN 7937 9990073 RASPERRY	2300008406 SFD O					0	-		1	7/27/2023	1	$\perp \perp$		1 12/4/2023		Y					
9999973 FASFPERR YANE	2300008407 SFD O					0			1	7/27/2023	1			1 12/4/2023		Y					
9909073 PASPERING YANE 90090505 STRUMBER RYIN 90090602 STRUMBER RYIN	2300008755 SFD O					0	-		1	7/27/2023						Y					
99999882 STRAWBER RY LN	2300008756 SFD O					0	1 1	1 1	1	7/27/2023					0 NONE	Y		l l	1 1	1 1	

Jurisdiction Extending Repairing Year 2025 (Jan. 1 - Dm. 20) Pleasing Period 30 Cycle Inspects Services		ANNUA Housin	L ELEMENT PRO	OGRESS REPORT	Name Code	"+" Indicates an optional field in gwy contain auto-calculation formulae									
7812 20022553 278 448458	2300008757 SFD O							1	7/77/2023				NONE	γ	
9999953 STRAWBER RY IN 7825 99999680 STRAWBER	2300008759 SFD O				0			_	7/27/2023				NONE	Y	-
8Y IN 7617	230008763 SFD O				0				7/27/2023				NONE	·	
87418 7813 99999670 STRANBER					0			1					NONE	· · · · · · · · · · · · · · · · · · ·	
99999570 STRANDER RY IN 7609 99999554 STRANDER	230008764 SFD O 230008765 SFD O				0		-	1					NONE	Y	
RYLN	2300008298 SFD O				0		-						NONE	v	
5391220300 7512 LINDEN TREE AVE					0							٥			
99999589 7915 RIDGE FOREST DR	2300009123 SFD O				0			1	7/31/2023		1 12/12/2022	1	NONE	Y	
99999587 7911 RIDGE FOREST DR	2300009124 SFD O							1	7/31/2023		1 12/12/2023		NONE	Y	
99999584 7506 RIDGE FOREST DR	2300009125 SFD O				0			1			1 12/11/2022		NONE	Y	
					0										
99999586 7910 RIDGE FOREST DR	2300009126 SFD O							1	7/31/2023		1 12/12/2023	1	NONE	Y	
5391630100 E724 WND 8 WOLFS LN	2300009130 SFD O				0			1			1 11/28/2023		NONE	Y	
5391620900 GLACER 5 BAY ST	2300009132 SFD O				0			1			1 11/28/2022		NONE	Y	
5391620800 GLACER 2 BAY ST	2300009133 SFD O				0			1			1 11/28/2022		NONE	Y	
259(33010) 6724 WIND. 8 3016/20000 GURLEY LA. 259(32000) GURLEY LA. 259(32000) GURLEY LA. 259(32000) GURLEY LA. 259(320700) GURLEY LA. 25	2300009134 SFD O				0			-1	7/31/2023		1 11/28/2022	- 1	NONE	Y	
5463800400 RUTHERFO 2 RD PARK	2300003229 SFD O							1	84/2023			0	NONE	Y	
5463800300 RUTHERFO	2300009230 SFD O							1	84/2023				NONE	ν	
9 RD PARK AVE 14925					0	+	+								
## 15000040 BUTHERD 7 BUTH	2300009231 SFD O				0			1	84/2023			0	NONE	v	
9999959 RUTHERFO RD PARK	2300009232 SFD O							1	84/2023			0	NONE	Y	
99999486 8513 81MATA AVE	2300008236 SFD O							1	88/2023			0	NONE	Y	
4517 99999118 BETHISHINE PD 4521 99999119 BETHISHINE	2300009693 SFD O							1	88/2023		1 12/18/2023		NONE	Y	
RD 4521 99999119 BEFKSHIRE	2300009694 SFD O								88/2023		1 12/18/2022		NONE	Y	
8D 4513 99999117 BERKSHIRE	2300009695 SFD O							1	862023		1 12/18/2022		NONE	ν	
8D 4509 99999116 BERKSHIRE	2300009696 SFD O				•			_	882023			0	NONE	Y	
9000117 SERVICE SERVIC	2300009697 SFD O							1	8/6/2023		1 12/18/2022		NONE	Υ	
99929407 BERKSHIRE	2300009700 SFD O				•				8/6/2023			0	NONE	Y	
8D 4517 99929408 BERKSHIRE	2300009701 SFD O				0			_	88/2023			0	NONE	Y	
8D 4501 99999113 BERKSHIRE	2300009746 SFD O				•				8/6/2023		1 12/18/2022		NONE	ν	
80 6105 999999127 CARUSO	2300009776 SFD O				0				88/2023			0	NONE	Y	
922000145 VERNACE	2300009777 SFD O				0				88/2023				NONE	y	
5158610200 ANE 5158610200 BEFOXSHIPE 6 BD 0014	2300009789 SFD O				0				88/2023			0	NONE	Y	
5412831100 CUYAMA 9 RIVER ST	2300009846 SFD O				0				88/2023		1 11/28/2022		NONE	γ	
### 1997 1997 1997 1997 1997 1997 1997 1	2300009299 SFD O				0				89/2023				NONE	Υ	
0 OPL 5313411900 10822	2300009300 BFD O				0				89/2023				NONE	Y	
3 OPL 5313412000 MCMTENERS	2300009301 SFD O				0				89/2023				NONE	Y	-
5 OPL 5313412100 10819	230009302 SFD O				0				89/2023				NONE	Y	
8 MONTEVIDE O.PL 1011	2300009465 SFD O				0		-		89/2023		1 12/12/2022		NONE	Y	
SUDJECT ST	230009466 SFD O				0				89/2023		1 12/12/2023		NONE	Y	
BLD ST 1020	2300009467 SFD O				0		-		89/2023		1 12222023		NONE	Y	
99999889 HARTLEPO OLAVE 1016	2300009467 SFD O				0		-		89/2023			٥	NONE	Y	
OLANE OLANE 200920044 HARTI FPO					0			_	89/2023				NONE	v	
99999884 HARTLEPO OLAME 1912					0		-					٥		Y	
99999886 HARTLEPO OLAVE 1004					0				89/2023			٥	NONE	v	
99999882 HARTLEPO OLAVE 1007	2300009471 SFD O				0				89/2023			0	NONE	Y	
000000000 000000000000000000000000	2300009472 SFD O								89/2023		1 12/22/2022		NONE		
3874100300 COLONA DE 8 LAS ROSAS	2200016227 SFD O				0			1	8/10/2023			0	NONE	Y	
99999857 7724 SURRY	2300009494 SFD O							1	8/10/2023		1 12/6/2023	1	NONE	Υ	
9999868 BEACONSFI ELD CT 5412831000 CUYAMA	2300009495 SFD O				0			1			1 11/28/2023	-	NONE	Υ	
5412831000 B018 CUYAMA 6 RIVER ST	2300009869 SFD O							1	8/10/2023		1 11/28/2023	1	NONE	Υ	
5412820700 10211 HUSLIA RIVER AVE	2300009912 SFD O				0				8/10/2023		1 12/12/2023	-	NONE	Υ	
6 PROPER ST 2412820700 HOSTIA 1 HOSTIA 1 HOSTIA 2412820600 HOSTIA 500 ROVER AVE	2300009915 SFD O				0			1	8/10/2023		1 11/30/2022	1	NONE	Y	
5412330200 BRACCIANO 8 AVE	2300009279 SFD O							1	8/11/2023		1 12/20/2023		NONE	Y	
5412330300 BRACCIANO 1 ANE	2300009280 SFD O				•			1	8/11/2023		1 12/20/2023		NONE	v	
A/E 10207 LAKE					0										
5412350100 BRACCIANO 9 AVE	2300009281 SFD O				0				8/11/2023		1 12/20/2022	1	NONE	Y	
5412350200 10211 LAKE BRACCIANO ANE	2300009282 SFD O				0			1	8/11/2023		1 12/26/2022	1	NONE	Y	
3721650100 6331 3PRINGDAL 7 E DR 5261621200 GREYMOUT	2300009533 MH O							1	8/11/2023			0	NONE	Y	
5261621200 SREYMOUT 9 H PI	2300001403 ADU R							1	8/14/2023			0	NONE	Υ	
999999143 VERSACE	2300009578 SFD O							1	8/15/2023		1 12/19/2022		NONE	Y	
999999141 VERSACE	2300009579 SFD O								8/15/2023		1 12/19/2023		NONE	Y	
9 GHEVNOUT 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	230009880 SFD O							1			1 12/19/2023		NONE	Y	
999999136 VERSACE	2300009682 SFD O							1			1 12/19/2022		NONE	Y	
999999134 VERSACE AVE	2300009683 SFD O				0			1	8/15/2023		1 12/19/2022	1	NONE	Y	

Jacobinian Ramolesi Spacing New 2011 (Jac 1 Tele 2) Financy Federal 30 C cyle common common	ANNUAL ELEMENT PROGRESS REPORT Housing Element implementation	Note: "-" Indicates an equipment field Only to pay continue and controllate formulae				
		1 8/15/2023 1	1 12/19/2023 1 NONE	Y		
90900142 VERICKE 220000864 SFD O 9090144 VERICKE 220000865 SFD O 9090144 VERICKE 220000865 SFD O 9090144 VERICKE 220000865 SFD O		1 8/15/2023 1	1 12/19/2023 1 NONE	Y		
92959146 VERSACE 230009886 SFD O		1 8/15/2023 1	1 12/19/2023 1 NONE	Y		
9959 0959 0959 0959 0959 0959 0959 0959		1 8/16/2023 1	g NONE	Y		
0094031300 810 4TH ST 2200012588 2 to 4 R		4 8/16/2023 4	0 NONE	Y	ADU are Low Income	
0004031300 010 4TH ST 2200012585 2 to 4 R 9000503000 31 CHG DR 230009354 ADU R 4 15330 30009146 ADDLESTO 2300009374 SFD O		1 8/18/2023 1		Y	due lo source footage	
9245594800 12515 2300000473 8ED O	0	1 8/18/2023 1	0 NONE	Υ		
9 SIRMAN CT 250000942 SFD O 24400010 1239 2440010 1239 2440040CT 2500009424 SFD O	0	1 8/18/2023 1		Y		
5245594100 12319 8 GRAHAM CT 2300009424 SFD O		1 8/18/2023 1	o NONE	Y		
5245504300 12409 4 GRAHAM CT 2300009425 SFD O	0	1 8/18/2023 1	0 NONE	Y		
Section Sect		1 8/18/2023 1	0 NONE	Y		
5245901900 3800 FARENTZ 2300039922 SFD O		1 8/18/2023 1	0 NONE	Y		
99999858 1725 SURRY 2300010004 SFD O		1 8/22/2023 1		Y		
99999853 7736 SURNY HSLS DR 2300010003 SFD O	9	1 8/22/2023 1	0 NONE	Y		
95999859 7729 SURINY HELS DR 2300010007 SFD O		1 8/2/2023 1 1 8/4/2023 1	0 NONE	Y		
9815 OR 20000771 SFO 0 98999128 ORLD 220000771 SFO 0 98999124 ORLD 220000772 SFO 0 98999124 ORLD 220000773 SFO 0		1 8/24/2023 1 1 8/24/2023 1	0 NONE 0 NONE	Y		
99999124 CARUSO 2300009772 SFD O ANE 6026 99999122 CARUSO 2300009773 SFD O	0	1 8/24/2023 1	0 NONE	Y		
99999122 CHOUSO 230009774 SFD O		1 8/24/2023 1	0 NONE	Y		
######################################	0	1 824/2023 1	0 NONE	Y		
9999355 FORDE 230000751 SFD C	0	1 8/4/2023 1	0 NONE	· ·		
99999593 RDGE 230009783 SFD O	0	1 8/24/2023 1	0 NONE	Y		
99999570 7914 REDGE FOREST DR 2300009784 SFD O		1 8/34/2023 1	1 12/21/2023 1 NONE	Y		
99999588 FOREST DR 2300009785 SFD O		1 8/24/2023 1	1 12/21/2023 1 NONE	Y		
99999992 7992 FEDGE 230009786 SFD O	0	1 8/24/2023 1	1 12/21/2023 1 NONE	Y		
5391633300 6033 2300010108 SFD O		1 8/4/2023 1		· ·		
0.0001 0.400 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.000000 0.000000 0.000000 0.000000 0.0000000 0.00000000	9	1 8/34/2023 1 1 8/34/2023 1	1 12/11/2023 1 NONE 1 12/11/2023 1 NONE	Y Y		
1 GLACEER 230010111 570 0 5301020000 6700 GROUND 6700 2300010112 SFD O		1 8/24/2023 1	1 12/11/2023 1 NONE	Y		
6 GLACER 20000112 910 O GLACER 20000112 910 O GLACER 20000112 910 O GLACER 20000113 910 O GLACER 20000113 910 O GLACER 20000114 910	0	1 824/2023 1	1 12/11/2023 1 NONE	Υ .		
3 BAY ST 0229 99999147 0229 2300010267 SFD O		1 8/24/2023 1	o NONE	Y		
9999791 8008 230008249 SFD O		1 8/28/2023 1	g NONE	Y		
99999793 8512 ALMATA AVE 2300008250 SFD O		1 8/28/2023 1		Y		
25522756 8700 ALMATA AME 2300008251 SFD O		1 8/28/2023 1	0 NONE	Y		
99999795 8516 ALMATA AVE 2300008252 SFD O		1 8/28/2023 1	0 NONE	Y		
99999797 8507 ALMATA AME 2300008253 SFD O	0	1 8/28/2023 1	g NONE	Y		
9899800 8704 2300001254 SFD O 13467 13467 2500001254 SFD O 445051300 STORETHW 230000197 SFD O 47E LN T		1 8/28/2023 1	0 NONE	Y		
5460501300 13467 2300009197 SFD O ATTELIN 2300009197 SFD O		1 8/28/2023 1	0 NONE	Y		
200009197 STO 0 0 0 0 0 0 0 0 0		1 8/28/2023 1	0 NONE	Y		
4613 96999400 BEFROSHREE 2300000750 SFD O BD 4601	0	1 8/28/2023 1	0 NONE	Y		
96999125 EBRICKSHIRE 2300010268 SFD O 402501200 S312 AVXN 2300010455 SFD O 5 ST 2300010455 SFD O		1 8/28/2023 1	0 NONE	Y Y		
4025821300 R308 403N	o	1 8/28/2023 1	0 NONE	Y		
8 ST 2350010456 SFD 0 492921400 3305 AVON 230010457 SFD 0 1 ST 3T 2300010457 SFD 0 4929231600 8317 AVON 2300010459 SFD 0		1 8/28/2023 1 1 8/28/2023 1	0 NONE 0 NONE			
4925210500 8912 ALBION 2300010632 8FD O		1 8/28/2023 1	0 NONE	Y		
1 RUTHBURG 2300010653 8FD O		1 8/28/2023 1 1 8/28/2023 1	0 NONE 0 NONE	Y Y		
2 CT 5462401000 CAMPRION 2200016334 SED O		1 829(303 1	0 NONE	Y Y		
54 12330400 10000 LAKE 2350009946 SFD O		1 8/30/2023 1		Y		
5412330500 10120 LAKE						
5412330500 10120 LAKE 8PACCUNIO 2300009947 SFD O			0 NONE	Y		
5412340400 10121 LAKE 101400 2300000045 SFD O N N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0	1 8/30/2023 1	0 NONE	Y		
2 51 7821		1 8/30/2023 1 1 8/31/2023 1		Y		
RY UN		1 8/31/2023 1	0 NONE	Y Y		
90999022 GOOSEBER 2300010362 SFD 0 7823 90999023 GOOSEBER 2300010364 SFD 0 8027	0	1 8/31/2023 1	0 NONE	Y .		
9999925 GOOSEBER 2300010368 SFD O		1 8/31/2023 1	0 NONE	Y .		+ + + + + -
	0	1 8/31/2023 1		Υ		
9299645 STRAWBER 2300010368 SFD O		1 8/31/2023 1	0 NONE	Y		
7730		1 8/31/2023 1	0 NONE	Y		
90999647 STRAWBER 200010369 SFO O RYLN 7731 90999659 STRAWBER 200010372 SFO O RYLN 7004		1 8/31/2023 1	0 NONE	Y		
99999957 STRAWBER 2300010373 SFD O		1 8/31/2023 1	0 NONE	Y		
7054 96909657 STRAMBER 2300010373 SFD O RYLN 96909658 STRAMBER 96909658 STRAMBER RYLN 1000000000000000000000000000000000000		1 8/31/2023 1		Y		
0152601700 MONTEREY 230000863 SFD O		1 9/26/2023 1	0 NONE	Y		

Jariathisan Eutonbrid Rejecting Teas 2023 (Jan 1 - Dan 21) Hawking Period 3b Cybe screens weren		ANNUA Housir	AL ELEMENT PF	ROGRESS REPORT	Note: "+" Indicates a Calls in gwy contain a	en eptionel field															
0152601800 MONTERFY	2300005854 SFD O							1 9/26/2023	,			0	NONE	Y							$\overline{}$
0152091800 7 ST 346403300 2 ADDLANCT O 2 ADDLANCT O 3231720100 2018 PLANCE	2300008975 SFD 0				0			1 9/15/2023	,				NONE	Υ						_	_
2 N ST 0231720100 2018 PLAKE 4 925821500 8313 AVON					0	1		98/2023				0	SB 35 (2017)	Y	ADU are Low Income due to square footage					_	_
4925821500 8313 AVON 4 ST 6915	2300010458 SFD O				0			1 9/29/2023	-			0	NONE	Y							
492921300 3313 AVON 4 5015 5015 5015 5015 5015 5015 5015 50	2300010460 SFD O				0			1 9/13/2023	1			0	NONE	Y							
7 GLACER BAY ST 5301630400 6518	2300010461 SFD O				0			1 9/13/2023	1			0	NONE	Y							
0 GLACER 8AY ST 5301630300 6514	2300010463 SFD O				0			1 9/13/2023	-			0	NONE	Y							
0 BAY ST 5391620300 6514 GACER 8AY ST 5362260200 7105 WND	2300010464 SFD O 2300010475 SFD O				0			1 9/13/2023				0	NONE NONE								
9 CAVE WAY 5392210400 7011 WND 0 CAVE WAY	2300010476 SFD O				0			1 9/13/2023	1			0	NONE	Υ							
99999855 TEGS SURRY HILLS DR	2300010478 SFD O				0			1 9/6/2023	1			0	NONE	Y							
9999874 BEACONSFI ELD CT	2300010480 SFD O				0			1 9/6/2023	1			0	NONE	Y							
5392220100 7528 RIDGE 8 FOREST DR	2300010503 SFD O				0			1 9/13/2023				0	NONE	Y							
5392260100 7101 WND 6 CAVE WAY	2300010504 SFD O				0			1 9/13/2023	-			0	NONE	Y							
5463800500 RUTHERFO 5 RD PARK AVE	2300010586 SFD O				0			1 9/15/2023	1			0	NONE	Y							
140300000 RUTHERFO S RUTHERFO S PARK 14015 14015 RUTHERFO RD PARK	2300010587 SFD O							1 9/15/2023	,			0	NONE	Y							
5463800600 RUTHERFO	2300010588 SFD O				0			1 9/15/2023					NONE	Y						_	_
900 PARK MASS 5463000000 RID PARK MASS 600 RID PARK MASS 14011 20000053 RID PARK					0											+ 1					
9999953 RD PARK AVE	2300010589 SFD O				0			1 9/15/2023	1			0	NONE	Y							
99999639 HARTLEPO OL AVE 914	2300010596 SFD O				0	\perp		1 95/2023	1			0	NONE	Y							
99999637 HARTLEPO OL AVE 910	2300010597 SFD O				0			1 95/2023	1			0	NONE	Y		1				_	
9899903 ND PARK 99999030 98999030 PARTLEPO 98999037 PARTLEPO 98999037 PARTLEPO 98999030 PARTLEPO 98999030 PARTLEPO 98999030 PARTLEPO 98999030 PARTLEPO	2300010598 SFD O				0	-		1 95/2023				0	NONE	Y						$-\!\!\!\!\!+\!\!\!\!\!\!-$	
9509023 HAPTLEPO 0, ANE 9509023 HAPTLEPO 0, ANE 9509023 HAPTLEPO 9509024 HAPTLEPO 9509024 HAPTLEPO 9509024 HAPTLEPO 9509024 HAPTLEPO 9509024 HAPTLEPO	2300010806 SFD O				0	+		1 95/2023				0	NONE			+				$-\!\!\!\!\!+\!\!\!\!\!\!-$	
99999531 HARTLEPO OL AVE 903	2300010808 SFD O				0			1 95/2023				0	NONE NONE	Y Y		1					
99999632 HARTLEPO OLAVE 907	2300010809 SFD O				0			1 95/2023				٥	NONE	Y							
OLANE 911	2300010610 SFD O				0			1 95/2023					NONE	Y							+-
					0			1 9/15/2023				0	NONE	Y .							
5313413760 10001 KUMAY 5 5313343100 MOENGO 50 WMAY 5313343100 STORE 5313343000 STORE 50 STORE 50 STORE 50 STORE 50 STORE 50 WMAY	2300010674 SFD O				0			1 9/15/2023	-			o	NONE	Y							
5313343000 5706 MOENGO WAY	2300010675 SFD O				0			1 9/15/2023				o	NONE	Y							
2 MOENGO 2007 34007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2300010831 SFD O				0			1 9/15/2023	,			0	NONE	Y							
5412720500 10218 HUSLIA 2 RIVER AVE	2300010940 SFD O				0			1 95/2023	1		1 12/27/200	3 1	NONE	Y							
5412820500 HUSLIA 5 RIVER AVE	2300010942 SFD O				0			1 95/2023	1			0	NONE	Y							
9999871 BEACONSFI BLD CT BCS 9999987 BEACONSFI	2300010943 SFD O				0			1 9/13/2023	1			0	NONE	Y							
99999867 BEACONSFI ELD CT	2300010944 SFD O				0			1 9/13/2023	1			0	NONE	Y							
96009867 BEACONSTIT 900090110 CARRISO 900090117 CARRISO 90009017 CARRISO 9000907 CARRISO 90009075 CARRISO	2300010995 SFD 0				0			1 9/14/2023	-			0	NONE	Y							
999999117 CARUSO ANE 8014	2300010996 SFD O				0			1 9/14/2023	1			٥	NONE	Y							
99999997 CAMUSO AVE 8010	2300010997 SFD O				0			1 9/14/2023	1			0	NONE NONE	Y							
96099975 CARESTON 96099976 CARESTON 900999718 CARESTON 900999711 CARESTON 910999711 CARESTON 910999711 GARESTON 910999711 GARESTON 91099711 GARESTON	2300010998 SFD O				0			1 9/14/2023				٥	NONE	Υ Υ							
99999976 CARUSO ANE 8019	2300010999 SFD O				0			1 9/14/2023				0	NONE	Y							
99999171 CMR NO	2300011001 SFD O				0			1 9/14/2023				0	NONE	· ·							-
51585 10300 4509 51585 10300 BERKSHIPE 9					0			1 9/14/2023					NONE	Υ							
9 RD 4805 9999952 BERKSHIRE	2300011006 SFD O				0			1 9/14/2023				0	NONE	Υ							
RD 4801 9999951 BERKSHIRE	2300011007 SFD O				0			1 9/14/2023				0	NONE	Y							
9999050 BEFORSHIRE	2300011008 SFD O							1 9/14/2023	,			0	NONE	Y						_	
9 BEFOCHIEL 9 9090522 EFOCHIEL 10090522 EFOCHIEL 9000521 EFOCHIEL 100 10090521 EFOCHIEL 101 102 103 103 103 103 103 103 103 103 103 103	2300011009 SFD O							1 9/14/2023	1			0	NONE	Y							_
95929958 CARUSO 26929958 ANE 2245099100 12007 7 GRAHMA CT	2300011021 SFD O				0			1 9/14/2023				0	NONE	Y							
5245505100 12607 7 GRAHAM CT	2300011043 SFD O				0			1 9/12/2023				0	NONE	Y							
5245504400 12415 7 GRAHAM CT	2300011045 SFD O				0			1 9/12/2023	1			٥	NONE	Y							
5245504500 12419 0 GRAHAM CT	2300011059 SFD O				0			1 9/12/2023				0	NONE	Y							
5245504900 12521 2 CRAHAM CT	2300011060 SFD O				0			1 9/12/2023	1			0	NONE	Y							
2692856 7612 SURRY HILLS DR 2692850 823 SYRON BAY DR	2300011072 SFD O				0			1 9/18/2023	1			0	NONE	Y							
99999880 823 BYRON BAY DR 101 IS LAKE					0	+	-	1 9/18/2023	1			0	NONE	Y		1	_			-+	
5412330600 10116 LAKE BRACCIANO AVE	2300011111 SFD O				0			1 9/20/2023	1			0	NONE	Y							_
5412330700 10112 LAKE BRACCIANO 3 AVE	2300011112 SFD O				0			1 9/20/2023	1			0	NONE	Y							
5412340200 10113 LAKE BRACCIANO 5 AVE	2300011113 SFD 0							1 9/20/2023				0	NONE	Y							
5412340300 BRACCIANO 8 AVE					0	+	+	1 9/20/2023					NONE	Y	 	+ +	_	1		-	-
					0	+								Υ Υ		+				$-\!\!\!\!\!+\!\!\!\!\!\!-$	
9999615 GOOSEBER RYAME 7607 99999616 GOOSEBER	2300011178 SFD 0				0	-		1 9/19/2023				0	NONE	Υ							
9599915 GOOSTBER RYAME 95999515 GOOSTBER RYAME 95999515 GOOSTBER RYAME 12/22	2300011183 SFD O				0	+		1 9/19/2023				0	NONE NONE	Y	1	+			-		_
99999618 GOOSEBER RY AME 12/22 12/22 12/22 12/22 12/22	230001184 SFD O				0	+		1 9/19/2023					NONE	Υ Υ			_			-+	
245712200 HEROTAGE 6 LIVE STATE 245712100 HEROTAGE 7 12794 255712100 HEROTAGE 2545712000 HEROTAGE 0 DR	2300011223 SFD O				0			1 9/15/2023					NONE	Υ Υ		1					+
3 DR 12706 5245712000 HERRYAGE	2300011225 SFD O				0	+++		1 9/15/2023	1			0	NONE	· ·		+ +			- 		+
O DR					0										1			1			

Jordanistan Estandari Reporting Year 2023 (Jan. 1-Dec. 37) Flanning Parlott III Cyple corners, vancous		ANNUAL E Housing El	LEMENT PROG	RESS REPORT		Note: "+" indicates as Cats in grey contain as	en aptional field						
24773000 17770 2477700 247700 247700 247700 247700 247700 247700 247700 247700 247700	2300011226 SFD 0							1 9/15/2023	1		0	NONE	Υ
2 DR 5245720300 12765 HERSTAGE	2300011227 SFD O							1 9/15/2023	,		0	NONE	Y
5245720200 LISTON ACCE	2300011228 SFD O							1 9/15/2023			0	NONE	v
5 DR 5245820700 12708 5245820700 FSDM FR	2300011230 SFD O							1 9/15/2023			0	NONE	Y
	2300011231 SFD O							1 9/15/2023			0	NONE	v
0 CT CT 5245820800 JARCDNEFEE E LN	2300011233 SFD O							1 9/15/2023				NONE	Y
6 LN 29999853 7518 SURRY HELS DR	2300011311 SFD O							1 9/25/2023				NONE	Y
4925810300 8127	2300011537 SFD O							1 9/26/2023				NONE	Y
49258 50300 5127 GYPSUM 2 WAY 49258 50600 8006 AVON 51 49258 50400 8614 AVON	2300011538 SFD O							1 9/26/2023			0	NONE	
4925810400 8614 AVON	2300011539 SFD O							1 9/26/2023	1		0	NONE	
5 ST 4925821700 8323 AVON 0 ST 4925821000 8320 AVON	2300011540 SFD O 2300011541 SFD O							1 9/26/2023 1 9/26/2023	1		0	NONE NONE	Y Y
9 ST 4925821800 8403 AVON ST 4925821900 8407 AVON	2300011543 SFD O 2300011544 SFD O							1 9/26/2023	1		0	NONE	Y
6 ST 5412830700 10205 MC	2300011544 SFD O 2300011165 SFD O							1 9/25/2023			0	NONE	Y
4929921900 8407 AVCN 6 6 827 5412830700 02005 MC CLOUD 86 PAYER AVE 5412830800 10001 MC CLOUD 1 1 PAYER AVE	2300011165 SFD O							1 10/2/2023				NONE	Y
	2300011607 SFD O							1 102/2023			0	NONE	
	2300011611 SFD O							1 10/2/2023	1		0	NONE	Y Y
5412410400 CROWN	2300011678 SFD 0							1 10/2/2023			0	NONE	Y
90009613 GOOGREER 90009614 GOOGREER 90009614 GOOGREER 90009613 GOOGREER 90009613 GOOGREER 90009613 GOOGREER	2300011717 SFD O							1 10/2/2023	,			NONE	v
0 HEIGHTS ST 7602 99929514 GOOSEBER					c	+++	+	1 105/2023					· · · · · · · · · · · · · · · · · · ·
99999614 GOOSEBER RY AVE 7601 99999613 GOOSEBER	2300011180 SFD O							1 10/5/2023				NONE	v
99999613 GOOSEBER RY AVE 7615								1 10/5/2023					v v
99999620 GOOSEBER RY AVE	2300011185 SFD O					\vdash	_	1 10/5/2023			0	NONE	Y
99999001 7318 PEACH GROVE LN								1 10/5/2023	1		0	NONE	Y
99999002 7312 PEACH GROWE LN									1		0		
99999003 7306 PEACH GROVE LN	2300011885 SFD O							1 10/5/2023	1		0	NONE	Υ
9999904 7300 PEACH GROWELN 99999055 HARTLEPO OC. AME 99999055 HARTLEPO 915	2300011886 SFD O								1		0	NONE	Y
9999968 HARTLEPO OL AVE 915 99999538 HARTLEPO								1 10/5/2023	1		0	NONE	Y
9099953 HAVTLEPO 9099951 HAVTLEPO 9099953 HAVTLEPO 9099953 HAVTLEPO 9099973 HAVTLEPO 1149 909971 HAVELEPO									1		0		Y
99999861 HARTLEPO OL AVE 1905								1 10/5/2023	1		0	NONE	Y
99999883 HARTLEPO OL AVE 1108								1 105/2023			0		v
99999726 HARTLEPO OLAVE 1114	2300012007 SFD O							1 10/5/2023	1		0	NONE	v v
99999731 HARTLEPO OLAVE 1110								1 10/5/2023			0	NONE	<u> </u>
99999728 HARTLEPO OLAVE 1118	2300012009 SFD O							1 105/2023			0	NONE	Y
90909731 HAFTLEPO 90909728 HAFTLEPO 9118 90909733 HAFTLEPO 04.00 90909733 HAFTLEPO 05.00 90909934 GROWELN	2300012010 SFD O							1 109/2023			0	NONE	v
99999000 GROVE LN 99999000 T412 PEACH GROVE LN	230001888 SFD O							1 109/2023				NONE	Y
99999916 GROVE LN GROVE LN	2300011889 SFD O							1 109/2023	1		0	NONE	Y
GROVE LN 7501 9999992W. CARAMPOI	2300011890 SFD O							1 10/9/2023	1		0	NONE	Y
999990235 CARAMOC. 999990235 CARAMOC. API 999990235 CARAMOC. API 999990230 CARAMOC. API 999900237 CARAMOC. 999900237 CARAMOC.	2300011891 SFD O							1 109/2023			0	NONE	v
APL 7512 999999289 CAMAMRO	2300011892 SFD O							1 10/9/2023			0	NONE	v
999999287 CANAMICO	2300011895 SFD O							1 10/9/2023	1			NONE	v
99999877 802 BYRON 99999877 802 BYRON 8AY DR 4925811000 8512 AVON	2300011726 SFD O							1 10/10/2023	,		0	NONE	
4925811000 8512 AVON 2 ST 4925823200 8613 AVON	2300012037 SFD O				c			1 10/11/2023	1		0	NONE	Y
3 ST 4925810000 8121 GYPSLM 9 WAY 4925820200 8504 AVON	2300012038 SFD O 2300012039 SFD O							1 10/11/2023			0	NONE	Y
	2300012040 SFD O							1 10/11/2023	1		0	NONE	
4925822000 8411 AVON 5 ST 11013	2300012041 SFD O							1 10/11/2023	1		0	NONE	Y
## 450,000 OF THE PROPERTY OF	2300011300 SFD O							1 10/12/2023			Ö	NONE	Y
9 EVERCLEAR 9 AVE 11032	2300011301 SFD O							 1 10/12/2023			o	NONE	v
5412430700 EVERCLEAR 6 AVE 11100	2300011303 SFD O							1 10/12/2023			Ö	NONE	Y
3 EVERCLEAR 3 AVE 11112	2300011314 SFD 0							1 10/12/2023	1		0	NONE	Y
7 EVERCLEAR 1 1027	2201140 310 0								1		0	NONE	Y
6 EVERCLEAR 6 AVE 5412440300 EVERCLEAR	2300011479 SFD O							1 10/12/2023	1		0	NONE	ν
5412440300 EVERCLEAR 1 AVE	2300011480 SFD O							1 10/12/2023	1		0	NONE	Y
7 EVERCLEAR	2300011462 SFD O							1 10/12/2023	1		0	NONE	Y
5412410200 CROWN 7 HEIGHTS ST	2300011484 SFD 0				c			1 10/12/2023	1		0	NONE	Y
94 124-9000 ENSIGILARS 94 124-9000 ENSIGILARS 94 124-9000 ENSIGILARS 95 124-9000 ENSIGILARS 95 124-9000 ENSIGILARS 95 124-9000 ENSIGILARS 95 124-9000 ENSIGILARS 95 124-9000 ENSIGILARS 95 124-9000 ENSIGILARS	2300011486 SFD O							1 10/12/2023	1		0	NONE	Υ
5412440600 11101 0 EVERCLEAR 0 AVE.	2300011487 SFD O							1 10/12/2023	1		0	NONE	Υ
5412430200 11124 EVERCLEAR AVE	2300011489 SFD 0							 1 10/12/2023	1		0	NONE	Υ
94124-0000 11134 94124-000 11132 94124-000 11132 94124-000 0000 00000 0000 94124-0000 00000 00000 94124-0000 000000 000000 94124-0000 0000000000	2300011491 SFD O							1 10/12/2023	1		0	NONE	Υ
5412430500 EVERCLEAR	2300011498 SFD O						\perp	1 10/12/2023	1		0	NONE	Y
5412430300 EVERCLEAR	2300011499 SFD O						\perp	1 10/12/2023	1		0	NONE	Y
5412440400 EVERCLEAR 4 EVERCLEAR 11033							-	1 10/12/2023	1		0	NONE	Y
4 EVERCLEAR 5412440700 11033 5 EVERCLEAR 7 1135	2300011502 SFD O						-	1 10/12/2023	1		0	NONE	Y
3 EVERCLEAR 5412430100 EVERCLEAR 6 2412430500 CROWN 6 HEGATTS ST	2300011503 SFD O							1 10/12/2023	1		0	NONE	
5412410500 CROWN 6 HEIGHTS ST	2300011504 SFD O					Ш		1 10/12/2023	1		0	NONE	Y

Avisabilium Eutondold Repuring Year 2023 (Jan. 1-Cm. 27) Fanning Parked SS Cylin surrous assessed		ANNUAL ELEMENT I	PROGRESS REPORT plementation		Note: ">" Indicates an optional field Cells in gray contain advicational for	malas										
Section Sect	2300011555 SFD 0						1 10/12/2023	1		0	NONE	Y				$\overline{}$
5464002800 2404 ADDLINGTO	2300011911 SFD O			0			1 10/13/2023				NONE	Υ				
7 NST 2458 5464002700 AND MCTO	2300011913 SFD O			0			1 10/13/2023				NONE	Υ				+
7 ADDINGTO NET 2006 5464032700 ADDINGTO NET 7004 SURRY HELS DR	2300011983 SFD O			0			1 10/13/2023				NONE	Υ				
99999885 814 BYRON	2300011984 SFD O			0			1 10/13/2023	1		0	NONE	· Y				
9999885 814 BYRON BAY OR 7610 9999817 GCOSEBER RYAKE 7614	2300012185 SFD O						1 10/13/2023	,		0	NONE	Y				_
RY AVE 7614 99999619 GOOSEBER	2300012186 SFD O						1 10/13/2023			0	NONE	Y				
RY AVE 7622 99999529 GOOSEBER	2300012189 SFD O			0			1 10/13/2023	1		0	NONE	Y				
95999519 GOOSEBER RY AME 95999529 GOOSEBER RY AME 95999521 GOOSEBER	2300012190 SFD O			0			1 10/13/2023			0	NONE	Υ				
8Y AM 7535 99999527 GOOSEBER 8Y AM 7535	2300012191 SFD O			0			1 10/13/2023			0	NONE	Y				
8Y AVE 7630 20020640 GOOSERFE	2300012192 SFD O			0			1 10/13/2023				NONE	Y				+
9999840 GOOSEBER RYAME 9999801 ALMATAAME	2300008255 SFD O			0			1 10/16/2023				NONE	Υ				+
95593514 STOO AKERO AVE	2300008256 SFD O			0			1 10/16/2023				NONE	Y				+
9999812 8510 AKERO AVE	2300012018 SFD O			0			1 10/16/2023				NONE	Υ				+
99999794 8515 ALMATA AME	2300012020 SFD O			0			1 10/16/2023				NONE	Υ				_
99999792 ALMATA AVE	2300012021 SFD O			0			1 10/16/2023				NONE	Υ				+
5391630700 GEORGE	2300012031 BFD O			0			1 10/16/2023				NONE	· ·				
6 GACER BAY ST 5391630600 6611				0			1 10/16/2023				_	· ·				
#MANTA AVE 239130700 GS07 6 GA/ST 239130600 GA/ST 339130600 G611 ANY ST 339130000 G610 3 G610	2300012032 SFD O 2300012033 SFD O			0	+	+	1 10/16/2023				NONE NONE	Υ Υ				
300 131 000 13	2300012033 SFD O			0	+	+	1 10/16/2023				NONE	Y				
1 BAY ST 6006	2300012035 SFD O			0			1 10/16/2023			٩	NONE	Υ Υ				
99999973 CARUSO AVE 6002				0			1 10/16/2023			٥	NONE	Y				
99999971 CARUSO AVE 9916	2300012043 SFD O			0			1 10/16/2023			٩	NONE	Υ Υ				
9999988 CARUSO AVE 9912				0						٥						
90000071 C-MRUSC) 90000060 C-MRUSC) 90000060 C-MRUSC) 90000060 C-MRUSC) 90000060 C-MRUSC) 90000060 C-MRUSC) 90000060 C-MRUSC)				0			1 10/16/2023	1		0	NONE	Y Y				
99999966 CARUSO AVE 5917				0			1 10/16/2023	1		0	NONE	Y				
99999980 C-MUSD AMB 9999972 C-MUSD AMB 9999972 C-MUSD AMB 9999974 C-MUSD AMB 9999974 C-MUSD AMB 9999974 C-MUSD AMB 99999999 C-MARSHALA 99999999 S-MUSD AMB C-C 999999999 C-MUSD AMB C-C 999999999 C-MUSD AMB C-C 999999999 C-MUSD AMB C-C 99999999999 C-MUSD AMB C-C 999999999 C-MUSD AMB C-C 99999999 C-MUSD AMB C-C 99999999 C-MUSD AMB C-C 99999999 C-MUSD AMB C-C 9999999999 C-MUSD AMB C-C 99999999 C-MUSD AMB C-C 99999999 C-MUSD AMB C-C 99999999 C-MUSD AMB C-C 9999999 C-MUSD AMB C-C 999999 C-MUSD AMB C-C 999999 C-MUSD AMB C-C 99999 C-MUSD AMB C-C 999999 C-MUSD AMB C-C 99999 C-MUSD AMB C-C 999				0				1		0	NONE					
99999972 CAMUSO AVE 9007	2300012048 SFD O			0			1 10/16/2023	1		0	NONE	Y				
99999974 CARUSO AVE 8713	2300012049 SFD O			0			1 10/16/2023	1		0	NONE	Y				
4924501500 TAMBURLA 2 NE CT	2300012292 SFD O			0			1 10/16/2023	1		0	NONE	Y				
4924431400 8803 KENWICK 7 ST 874	2300012294 SFD O			0			1 10/16/2023	1		0	NONE	Y				
7 ST 4924430700 0014 7 ROUSERTON 7 CT	2300012295 SFD O			0			1 10/16/2023	1		0	NONE	Y				
99999918 7407 PEACH GROVE LN	2300011894 SFD O			0			1 10/19/2023	1		0	NONE	Y				
999999231 7501 PEACH GROVE LN	2300011896 SFD O			0			1 10/19/2023	1		0	NONE	Y				
999999236 7513 PEACH GROVE LN	2300011897 SFD O			0			1 10/19/2023	1		0	NONE	Y				
99999922 7419 PEACH GROVE LN	2300011898 SFD O			0			1 10/19/2023	1		0	NONE	Y				
99999926 7425 PEACH GROVE LN 7500	2300011899 SFD O			0			1 10/19/2023	1		0	NONE	Y				
7500 593966285 CARAMBCL 7818 993969272 CARAMBCL	2300011900 SFD O			0			1 10/19/2023	1		0	NONE NONE	Y Y				
999996272 CARAMBOL APL 7412				0			1 10/19/2023			٥	_	Y				
A PL 7412 999999274 CANAMICL A PL 1407				0				1		0	NONE NONE	Y				
999996275 CARAMBOL APL 7419				0			1 10/19/2023			٥	_	Υ Υ				
999996281 CARANBOL APL 7406	2300011905 SFD O			0			1 10/19/2023			٥	NONE NONE	Υ Υ				
APL 10109 LAKE				0						,						
999900275 - 14497 14	2300012068 SFD O			0			1 10/19/2023	1		٥	NONE	Y				
5412331000 BRACCIANO 1 AVE	2300012069 SFO O						1 10/19/2023	1		o	NONE	Υ				
5412330800 BRACEJANO 6 AVE	2300012071 SFD O			0			1 10/19/2023			o	NONE	Υ				+
AVE 54127390000 10104 LAKE					+	+										+
5412330000 10104 LAKE BRACCIANO AVE				0	\bot					0	NONE	Y				
5313413600 10805 KUMA 2 WAY 5313413500 10809 KUMA 9 WAY 5313413400 10813 KUMA	2300011945 SFD O 2300011946 SFD O			0	+	+	1 10202023	1		0	NONE NONE	Y				+
9 WAY 5313413400 10813 KUMA 6 WAY 5313412800 10812 KUMA	2300011947 SFD O			0			1 10/20/2023	1		0	NONE	Y				
9 WAY	2300011948 SFD O 2300011949 SFD O			0			1 10202023	1		0	NONE NONE	Y Y				
3 WAY 99999884 BAY DR	2300012218 SFD O			0			1 10/20/2023			0	NONE	Y				
99999888 819 BYRON BAY DR 12712	2300012219 SFD 0			0			1 10/20/2023	1		0	NONE	Y				
33 154 1200 1 16000 KUMA 3 WEYEN 90000856 B B WEYEN 90000856 B B W C R 2073142 M C C R 400008500 G M G A C R 40008500 G M G A C R C R 40008500 G M G A C R C R C R C R C R C R C R C R C R C	2200015522 SFD O			0			1 10/23/2023	1		0	NONE	Y				
4 ST 99999813 8614 AKERO AVE	2300012379 SFD O 2300012019 SFD O			0			1 10232023			0	NONE	Y				
	2300012495 SFD O			0			1 10262023	1		0	NONE	Y		-1		
5463803800 14916 5 COYLE CIR	2300007543 SFD O			0			1 10/27/2023	1		0	NONE	Y				
1 COYLE CR 1 12507	2300008550 SFD O 2300012380 SFD O				+++	+	1 10/27/2023			0	NONE NONE	Y	+++	-		+
DR 12514	2300012380 SFD O			0	+	+	1 10/31/2023				NONE	Υ Υ				+
2600002214 MADELYN OR 12510	2300012381 SFD O			0	+	+	1 10/31/2023				NONE	Υ Υ				+
3450000000 1-9017 1-9016 1-9017 1-9016 1-9017 1-9016 1-9017 1-9016 1	2300012382 SFD O					+	1 10312023				NONE	Υ Υ				+
1702801000 COTTONNO	2300012383 SFD O			0		+	1 10/31/2023				NONE	Υ Υ		-		+
				0							SB 35 (2017)			-		+
99999151 EUZABETH LN						1		1				Y ADU are Low Income due to square footage				-
99999992 ELIZABETH LN	2300011988 2 to 4 O					1	1 10/3/2023	2		0	SB 35 (2017)	Y ADU are Low Income due to square footage				

Jerishistan Edwardhil Repering Year XXX (Jan 1 - Dec XI) Planning Feder St. Cylor Hossen, Wassen		ANNUAL ELE Housing Elem	MENT PROGRESS REPORT		Note: "+" Indicates an optional field Cells in gray contain advantables form	in .									
99999994 ELIZABETH LN	2300011989 2 to 4 O				1		1 10/3/2023	2		0	88 35 (2017)	Y ADU are Low Income due to square footage			$\overline{}$
EN E017 PAGE 99999998 ELIZABETH LN	2300012140 2 to 4 O			0			1 106/2023	2				ADU are Low Income due to square footage			+
UN 7003 PAIGE 999999991 ELIZABETH UN	2300012141 2 to 4 O			0			1 108/2023					ADU are Low Income due to square footage			+
LN SO12 AVA	2300012142 2 to 4 O			0			1 109/2023					due to square footage ADU are Low Income due to square footage			
999999162 9012 AVA ANGELE CT 999999157 90999 999999157 DEF 7732 SURF 99999961 HELS DR	2300012143 2 to 4 0						1 106/2023	2		0		due to square footage ADU are Low Income due to square footage			
95999851 7732 SURRY HELS DR	2300011727 2 to 4 O				1		1 10/10/2023	2		0	SB 35 (2017)	Y ADU are Low Income clue to square footage			
5183011200 B12 DARLING POINT DR	2300012630 SFD O			۰			1 11/1/2023	1		0		Y			
9412910200 7205 NIGH	2300012831 SFD O 2300010754 SFD O						1 11/1/2023	1		0		Y Y			
2 RIVER ST 5412910400 7815 NIGU 8 ST 12910500 7811 NIGU	2300010755 SFD O 2300010756 SFD O			0			1 11/2/2023	1		0	NONE	Y			
1 RVER ST 5412920100 7803 NIGU 6 RVER ST 5412920100 7731 NIGU	2300010757 SFD O			0			1 11/2/2023	1		0	NONE	Y			
5412920000 7731 NIGU 9 RIVER ST 5412920300 7727 NIGU 2 RIVER ST	2300010758 SFD O 2300011564 SFD O			0			1 11/2/2023	1		0		Y			
5392340200 SAVANNAH 8 HEIGHT AVE	2300012556 SFD O						1 11/2/2023	1		0	NONE	Y			
5392340300 7707 SAVANIAH HEIGHT AVE	2300012558 8FD O						1 11/2/2023			0	NONE	Y			
5352340400 SAVANNAH 4 HEIGHT AVE	2300012559 SFD O			•			1 11/2/2023	,		0	NONE	Y			
5392330700 7700	2300012561 SFD O			0			1 11/2/2023	,		0	NONE	Υ			
6 SECON FOR SECO	2300012962 SFD O			•			1 11(2)2023	,		0	NONE	Y			
99999496 BERKSHIRE	2300012054 SFD O			0			1 11/3/2023			0	NONE	Y			+
5158610900 RD 7 LANKERSHI 7 M DR	2300012055 8FD O			٠			1 11/3/2023	1		0		Y			
5158621300 T308 LANKERSHI M DR	2300012056 SFD O			۰			1 11/3/2023	1		0		Y			
51586201 BERKSHIRE RD 7305	2300012057 SFD O			۰			1 11/3/2023	1		0		Y			
2 TUJUNGA 2 AVE 5412820300 10305	2300012058 SFD O			0			1 11/3/2023			0		Y Y			
9 RIVER AVE 5412820400 HUSLIA	2300012274 SFD O			0			1 11/3/2023			0		У			
5183011400 804 DAYLING	2300012629 SFD O			0			1 11/7/2023			0		Y			
5183011300 DAYLING 6 POINT DR 5360103300 6510 6 BANGOR PL							1 11/7/2023	1		0	NONE	Y			
	2300012976 SFD O			۰			1 11/7/2023	1		0		Y			
5390312000 6502 1 BANGOR PL 5390340500 6511	2300013007 SFD O						1 11/7/2023	1		0		Y Y			
5360340500 6511 9 BANGOR PL 95699908 7500 PEACH GROVE LN	2300013008 SFD O			0			1 11/9/2023	1		0		Υ Υ			
999999235 7512 PEACH GROVE LN	2300012598 SFD O						1 118/2023			0		Y			+
909999237 7518 PEACH GROVE LN 7805 909999238 PAPAYA	2300012599 SFD O						1 11/8/2023	1		0		Y			
999999298 PAPAYA GROVE DR 7809				۰			1 118/2023	1		0		Y			
99900000	2300012801 SFD O						1 11/8/2023			0		Y Y			
92999279 CARAMBOL	2300012603 SFD O						1 118/2023	,		0		Υ			
999999278 CARAMBOL	2300012604 SFD O			0			1 11/8/2023			0		Y			
922292334 PAPAYA GROVE DR	2300012606 SFD O			۰			1 118/2023			0	NONE	Y			
999999302 PAPAYA GROVE DR	2300012607 SFD O			۰			1 118/2023	1		0		Y			
999999303 PAPAYA GROVE DR 7514 KWI	2300012508 SFD O			0			1 11/8/2023	1		0		Y Y			
93999271 MEADOW CT 7915 939999301 PAPAYA	2300012809 SFD O 2300012810 SFD O			۰			1 118/2023			0		Y Y			+-
929962301 PAPAYA 929962301 PAPAYA 96999732 HAVITLEPO 96999732 HAVITLEPO 96999735 HAVITLEPO	2300012968 SFD O			0			1 118/2023			0		Y			+
99999725 HARTLEPO OLAVE	2300013185 SFD O						1 11/8/2023	1		0		Y			
99999729 HARTLEPO OLAVE 1006	2300013189 SFD O			۰			1 11/8/2023	1		0		Y			
5.1628E-10 CHICATONICAS 950099727 NAMETI LEPO 9500908072 NAMETI LEPO 950090800 NAMETI LEPO 950090800 NAMETI LEPO 9500908000 NAMETI LEPO 950090800 NAM	2300013197 SFD O			0			1 11/8/2023	1		0		Y Y			
96999555 HARTLEPO	2300013214 SFD O			0			1 118/2023	1		0		Υ			+
95999724 HARTLEPO	2300013216 SFD O						1 11/8/2023	1		0		Y			+
S.1628E+10 DROITWICH SPA ST	2300013218 SFD O			٠			1 118/2023	1		0	NONE	Y			
1201500300 #WETT 8 AND	2300008838 SFD 0			۰			1 11/13/2023	1		0	NONE	Y			
9403001200 RUTHERFO BO PAPER BY BY BY BY BY BY BY BY BY BY BY BY BY	2300012557 SFD O						1 11/13/2023	1		0	NONE	Y			
99999422 RUTHERFO PD PARK APR	2300012560 SFD O						1 11/13/2023	1		0	NONE	Y		l I	
5463801900 RUTHERFO 6 RD PARK	2300012963 SFD O						1 11/13/2023	1		0	NONE	Υ			
5464002500 ADDLINGTO 8 N ST	2300012804 SFD O						1 11/13/2023	1		0		Υ			
	2300013236 SFD O			۰			1 11/15/2023	1		0		Υ			
U WAY	2300013238 SFD O				\square		1 11/15/2023			0		Y Y		1	
5245210300 12510 CORNELIA 6 WAY 5153041300 MALERS 7 MALERS				۰	++-		1 11/15/2023			0		Y Y		+ +	
5183041300 7413 MILERS PONT IN 5183041400 7409 0 PONT IN	2300012967 SFD O			0			1 11/16/2023	,		0		Υ			+
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Jeriahiban Edwichid Rejering Nad XXII (Jan. 1 - Dec. 31) Hasting Period 3b Cylor Hassens, waters		ANNUAL ELEM Housing Eleme	ENT PROGRESS REPORT nt Implementation		Note: "+" Indicates an optional field Cells in grey contain auto-calculation formal	in.									
5430510200 8904	2300012962 SFD O						1 12/8/2023	1		0	NONE	·			
6 DRESDEN DOLLE DR 9430510300 PRESDEN DOLLE DR 9 DOLLE DR 9 DOLLE DR 9430511600 ST 1 AVAILA GARCIEN ST GARCIEN ST	2300012963 SFD O			0			1 12/8/2023				NONE	· · · · · · · · · · · · · · · · · · ·			
9 DOLLS DR 5430511600 8911	2300012984 SFD O			0			1 12/8/2023					v .			
5430511600 8911 MIRANDA 7 GANDEN ST															
5430511700 8907 MRANDA 0 GARDEN ST 5430521700 81101USH	2300012985 SFD O			0			1 12/8/2023	1		0		Υ			
5430521800 8105 LUSH	2300012986 SFD O 2300012988 SFD O			0			1 12/8/2023	1		0		Y Y			
0 PL 5430522100 8107 LUSH 8 PL	2300012989 SFO O			0			1 12/8/2023	1		0	NONE	Υ			
95/0022100 8107/LUSH 8 PL 91/0022200 8111/LUSH 1 PL 929990153 CHIKCHAN WARP 940001100 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 2 RUTHERPO 3 RUTHERPO 3 RUTHERPO 4 RUTHERPO 5 R	2300012990 SFD O 2300013060 SFD O			0			1 12/8/2023	1		0		Y			
55,845 1405															
2 RD PARK	2300013861 SFD O			0			1 12/8/2023	1		٥		¥			
3464000200 ADDLINGTO 1 N ST	2300013882 SFD O			0			1 12/8/2023	1				Y			
1737790100 8500 AKERO 3 AKE 1701420300 905 WATTS	2300013739 SFD O 2200010478 ADU R			0			1 12/8/2023	1				ν			
4 DR 5023 999990145 CHUKCHAN	2300013050 BFD O			0			1 12/11/2023	1				Y Y			
1701400300 S00 WATTS 4 DR 509990145 CHUKCHAN 51,000 5115010000 5124 5115010000 5124 512501000 5126010000 5126010000 51260100000 5126010000000000000000000000000000000000	2300011995 SFD O			0			1 12/13/2023	1		0		Υ			
5.1828E+10 DROTWICH	2300013922 SFD O						1 12/13/2023	1		0	NONE	Υ			
5.1628E+10 DROTTWICH	2300013923 SFD O						1 12/13/2023	1		0	NONE	Υ			
5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10 ORNOTWICH 555A 255A 2T 5.1028E-10 ORNOTWICH 555A 2T 5.1028E-10	2300013924 SFD O						1 12/13/2023	1		0	NONE	Υ			
5.1828E+10 DROTTWICH	2300013925 SFD O						1 12/13/2023	1		0	NONE	Υ			
5.1828E+10 DROITWICH SPA.ST	2300013926 SFD O						1 12/13/2023	1		0	NONE	Y			
5.182982+10 DIRECTWICH \$2.5000000000000000000000000000000000000	2300013945 SFD O			٥			1 12/13/2023	1		0	NONE	Y			
5183011600 704 DARLING 5 POINT DR	2300013997 SFD O						1 12/13/2023	1		0		Υ			
55.0011600 DAPLING 5 POINT DR 5246001700 MADELI'N MADELI'N 5246000700 152527 MADELI'VI 152527 1	2300014113 SFD O			۰			1 12/13/2023	1		0		Y			
5246000700 1.2522 MADELYN DR	2300014114 SFD O			0	\bot		1 12/13/2023	1		0		ν			
5246000800 7 DR	2300014115 SFD O			0			1 12/13/2023	1		0		Y			
4 MACHINI 524000000 MACHINI 524000000 MACHINI 6000000000 MEADON 6000000000000000000000000000000000000	2300013515 SFD O						1 12/18/2023	1		0		Y			
999999285 MEADOW CT 5392921000 7911							1 12/18/2023	1		0		Υ			
3 GROVE DR	2300013518 SFD O 2300013520 SFD O			0			1 12/18/2023	1		0		Y Y			
3 SPANATA CONTROL OF THE STATE	2300013308 SFD O						1 12/19/2023					Y			
5412810300 8013 NIGU	2300013416 SFD O			0			1 12/19/2023	1		0		Y			
2 RIVER ST 5412710300 8001 NIGU 9 RIVER ST 5412830000 CLOUD 5	2300013418 SFD O			0			1 12/19/2023	1		0	NONE	Y			
RATATANAM TANAMAN	2300013419 SFD O						1 12/19/2023	1		0		Y Y			
3 RWER ST 5412710200 7917 NIGU 5412810100 8005 NIGU	2300013439 SFD O 2300013440 SFD O			0			1 12/19/2023	1				Y			
	2300013441 SFD O 2300013475 SFD O			0			1 12/19/2023	1				Y Y			
91 193 193 193 193 193 193 193 193 193 1	2300013479 SFD O						1 12/19/2023	1				Υ			
5412821200 10212 MC CLOUD 5 mg/m aug	2300013481 SFD O						1 12/19/2023	1		0	NONE	Υ			
5412821300 10276 MC CLOUD 8 PAYER AVE	2300013462 SFD O			۰			1 12/19/2023	1		0	NONE	Υ			
5412821400 10220 MC CLOUD 1 RIVER AVE	2300013500 SFD O			0			1 12/19/2023	1		0	NONE	Y			
5412821500 TUSUZ MC CLOUD 4 RIVER AVE	2300013501 SFD O						1 12/19/2023	1		0		Y			
5412821500 CLOUD 4 PATER AVE 5412821700 CLOUD 0 PATER AVE 5412821600 CLOUD 7 PATER AVE	2300013502 SFD O			0			1 12/19/2023	1		0		Υ			
	2300013503 SFD O			0			1 12/19/2023	1		0		Υ			
3 CLOUD	2300013504 SFD O						1 12/19/2023	1		0		Y			
999999289 MEADOW CT 5350521200 7903	2300013519 SFD O			0			1 12/19/2023	1		0		Y			
999990249 MEADOW MEADOW CT 5390921200 PPAPAYA 91092030100 PPAPAYA 44090000000000000000000000000000000000	2300013522 SFD O			0		+	1 12/19/2023			0		Y Y		-	
GROVE DR				0		1 1				Ĭ					
5412810400 8019 NIGU	2300013524 SFD O 2300013841 SFD O				\bot	\perp	1 12/19/2023			0		Y Y			
5 RIVER ST				0			1 12/19/2023	1				Y Y			
941290000 8020 NGU, 10 10 10 10 10 10 10 10 10 10 10 10 10	2300013717 SFD O			۰			1 12/19/2023	1		0		Y			
5412810700 10309 MC CLOUD 4 RIVER AVE	2300013755 SFD O			٥			1 12/19/2023	1		0		Υ			
929990143 CHUKCHAN SLAVE	2300014281 SFD O						1 12/19/2023	1		0		Y			
999990134 CHUKCHAN SIAWE				0			1 12/19/2023	1		0		Y			
99990134 CHARCHAN 99990142 CHARCHAN 99990142 CHARCHAN 99990133 CHARCHAN 99990133 CHARCHAN 99990133 CHARCHAN 100990135 CHARCHAN	2300014285 SFD O				\bot	\perp	1 12/19/2023	1		0		Υ			
999990133 CHUKCHAN SI AVE 5002	2300014286 SFD O			0	\bot		1 12/19/2023	1		0		Υ			
999990135 CHUKCHAN SIAWE 5294031800 5201	2300014287 SFD 0 2300013752 SFD 0			0		+	1 12/19/2023			0		Y	+	+	
5294031800 EDGEFELD 4 ST 5010 5294100200 LEONAND 9 ALVARADO				0	+	+				0					
9 ALVARADO BD	2300014057 SFD O					$\perp \perp \perp$	1 12/21/2023	1		0	NONE	¥			
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Johannian Estandari Reporting Year 2023 (John 1 Ches. 20) Flavoring Period III Cyple services, venuesa.		ANNUAL ELEMENT P Housing Element Impl	ROGRESS REPORT ementation		Note: "+" Indicates an option Calls in grey contain advocate	and field usation limites													
0060810100 1800 Q St	1900005881 5+ R			0			7/6/2019	0	49	3/29/2023	49 NONE	Y							T
5.1503E+10 7245 Stine Rd	2100011820 5+ R			0			10/11/2021	0 11 61	0	12/22/2023	72 NONE	Y	HOME Other 20						
0090310900	2200000162 2 to 4 R			0			1/6/2022	0	3		3 NONE								
5 2817 1.3201E+10 Markale St 4.0086Fa to 9019 Lifeton	2100012232 SFD O			0			10/20/2021	0	1		1 NONE								
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1.7212E+10 Shellmacher Are	2100013869 SFD O			0			12/6/2023	0	1	2/21/2023	1 NONE	Y							
5.3153E+10 S503 Dnammond St	2100013943 SFD O						12/7/2021	0	1	10/6/2023	1 NONE	Y							
5.4626E+10 Ladbrook Way	2100014552 SFD O						12/23/2021	0	1	5/24/2023	1 NONE	Y							
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0070921700 2512 Surset 0 Ave Unit B	2200000068 ADU R						14/2022	0	1		1 NONE	Y							
5.3316E+10 9220 Old Wood Dr 6316	2200001142 SFD O			9			2/3/2022		1	1/19/2023	1 NONE	Y		 					
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5.3914E+10 Walkers Glen	2200001449 SFD O						2/10/2022	0	1	1/4/2023	1 NONE	Y							
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1.3201E+10 Cranesbill	2200001786 SFD O						2/16/2022	0 1		3/15/2023	1 NONE	Y	Other Other 55						
1 3301F+10 2823 Mallow	2200001787 SFD O			0			2/17/2022	0 1		12/5/2023	1 NONE	Y	Other Other 55						_
1.3201E+10 Way 1.3201E+10 Markvale St 1.3201E+10 2706	2200001788 SFD O			0			2/17/2022	0 1		12/5/2023	1 NONE	Y	Other Other 55						+
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1.3201E+10 7410 Cranes bill Ave	2200001973 SFD O						2/17/2022	0 1		12/5/2023	1 NONE	Y	Other Other 55					1	
1.3201E+10 7401 Glendale Ave 1.3201E+10 2812	2200001794 SFD O						2/17/2022	0 1		12/6/2023	1 NONE	Y	Other Other 55						$\overline{}$
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1.3201E+10 7412 Willis Ave	2200001798 SFD O			0			2/17/2022	0 1		12/5/2023	1 NONE	Y	Other Other 55						
1.3201E+10 Way	2200001800 SFD O			0			2/17/2023	0 1		125/2023	1 NONE		Other Other 55						
2807 Mallow	2200001801 SFD O			0			2/17/2022	0 1		12/5/2023	1 NONE		Other Other 55					\rightarrow	
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visy visy 2719 Malow	2200001806 SFD O			0			2/17/2022	0 1		12/5/2023	1 NONE		Other Other 55					-+-	+
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1.3201E+10 Way	2200001815 SFD O			0			2/17/2022	0 1		12/5/2023	1 NONE		Other Other 55						
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1.3201E+10 7417				0			2/18/2022			12/6/2023	1 NONE			 					
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1.3201E+10 Glendale Ave	2200001835 SFD O			0			2/18/2022	0 1		12/6/2023	1 NONE		Other Other 55						
1.3201E+10 Martvale St	2200001837 SFD O			0			2/18/2022	0 1		12/6/2023	1 NONE	Y	Other Other 55						
1.3201E * 10 Martonia 52	2200001838 SFD O			0			2/18/2022	0 1		12/6/2023	1 NONE	Y	Other Other 55						
1 22016-10 Ave	2200001839 SFD O 2200001840 SFD O			0			2/18/2022 2/18/2022	0 1		12/5/2023	1 NONE 1 NONE		Other Other 55 Other Other 55						
7408 Willis	2200001841 SFD O						2/18/2022	0 1	+ + +	1252023	1 NONE		Other Other 55	+ +				-+-	
1.3201E+10 Ave 7405 1.3201E+10 Glendale Ave	2200001836 SFD O						2/18/2022	0 1		12/5/2023	1 NONE		Other Other 55						1
Glendale Ave	2200001842 SFO O			0			2/18/2022	0 1	+	12/5/2023			Other Other 55	+				-+	+
7415 Willia	2200001843 SFD O			9			2/18/2022	0 1	+ + +	1252023	1 NONE	Y	Other Other 55	+ +				-	+
1.3201E+10 2518 Martvale St	2200001844 SFD O			0			2/18/2022	0 1		12/5/2023	1 NONE	Y	Other Other 55						+
1.3201E+10 2814 Mari Vale	2200001845 SFD O			0			2/18/2022	0 1		12/5/2023	1 NONE	Y	Other Other 55						
	2200001847 SFD O			0			2/18/2022	0 1	+	125/2023	1 NONE	Y	Other Other 55	1		<u>_</u>			+
1.3201E+10 Way 1.3201E+10 2819 Mallow Way 1.3201E+10 2805	2200001848 SFD 0			0			2/18/2022	0 1	+	12/6/2023	1 NONE	Y	Other Other 55 Other Other 55	+-+	-		1	-+-	
1.3201E+10 Markele St 2710 Mallow	2200001849 SFD O 2200001850 SFD O			0			2/18/2022 2/18/2022	0 1	+ + +	12/5/2023	1 NONE	Y	Other Other 55 Other Other 55	+ +				-	
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1.3201E+10 7414	2200001854 SFD O						2/18/2022	0 1		12/6/2023	1 NONE		Other Other 55						$\overline{}$
1.3201E+10 Arrivale 52	2200001855 SFD O			0			2/18/2022	0 1		12/6/2023	1 NONE	Y	Other Other 55	+				-	+
1.3201E+10 Markvale St 2709 Markvale St	2200001857 SFD O			0			2/18/2022	0 1		12/6/2023	1 NONE		Other Other 55	1 1				-	+
1.3201E+10 Markosis St 5.3136E+10 11112 Pasto Way 1013	2200001871 SFD O			0			2/18/2022	0	1	2/16/2023	1 NONE								
5.3437E+10 Brookline Ln	2200002105 SFD O			0			2/23/2022	0	1	1/10/2023	1 NONE	Y							$\perp =$
5.3914E+10 Walkers Glen	2200002313 SFD O						3/1/2022	۰	1	1/3/2023	1 NONE	Y						1	
5.3914E+10 6800 Walkera Glen	2200002335 SFD O						3/1/2022	0	1	1/17/2023	1 NONE	Y							
5.3914E+10 Hawkins	2200002343 2 to 4 O						3/1/2022		+ + + .	5/1/2023	2 88 35 (2017)	Y	ADU are Low Income due to square footage	+ +				-	+
Cove Dr 2425				0					+++-				due to square footage	+-+	-		1	-+-	+
5.46292+10 Cove Dr 2420 5.46292+10 Highgate Greens Dr 4315 Gabbro	2200002441 SFD O			0			3/4/2022	0	1	8/2/2023	1 NONE	Y							
Ct Ct	2200002781 SFD O			0			3/11/2022	0	,		1 NONE			1					
5.1488E+10 4314 Gabro C2 5.1488E+10 4308 Gabbro	220002783 SFD O			0			3/11/2022		1		1 NONE			+-+	-		1	-+-	+
3 87336 10 5403 Via	2200002789 SFD O 2200002969 SFD O			0			3/11/2022		1		1 NONE 1 NONE			+ +				-	+
500400	2200002985 SFD O			0			3/16/2022			623/2023	1 NONE	Y		+ +				-	+
Springs Dr									+ + + + '					+				-+	+
5.3914E+10 Diamond Springs Dr	2200002991 SFD O			0			3/16/2022		1 1	4/5/2023	1 NONE	Y						-	
5.3914E+10 Diamond Springs Dr	2200002997 SFD O			0			3/16/2022	0	1	8/18/2023	1 NONE	Y	<u> </u>						
Serinas Dr 6511 5.3914E+10 Diamond Serinas Dr 6603	2200002998 SFD O						3/16/2022	0	1	12/4/2023	1 NONE	Y							
Springs Dr 6803 5.3914E+10 Diamond	2200002999 SFO O			0			3/16/2022	0	1 .	7/18/2023	1 NONE	Y		1 1			+	-	+
Springs Dr				0							MONE	ــــــــــــــــــــــــــــــــــــــ							

Junisdiction Edwarded Rejurding Their 2023 (Jan. 1 - Cm.; 37) Pleasing Parked 36 Cycle servers consens	1	ANNUAL E Housing El	LEMENT PROG	RESS REPORT	No.	e: "+" Indicates an optional fo h in gwy corlder auto-calculator	d Servelae															
	2200003000 SFD O							3/16/2022 0				1 7/17/2023	1	NONE	Y							
5.3914E+10 Diamond Scriptos Dr 6503 5.3914E+10 Diamond	2200003002 SFD O				0			3/16/2022 0				1 4/21/2023		NONE	Y							
Sections Dr.	2200003003 SFD O				0			3/16/2022 0				1 54/2023		NONE								
Springs Dr					0			3/16/2022 0				1 54(2023		NONE			-					
Scrings Dr	220003004 SFD O				0			3/16/2022 0				1 4/11/2023	1	NONE	Y							
Springs Dr					0								1									
Springs Dr	2200003009 SFD O				0			3/16/2022 0				1 11/27/2023	1	NONE	Y							
Springs Dr	2200003010 SFD O				0			3/16/2022 0				1 9/19/2023	1	NONE	Υ							
5.3914E+10 Diamond Springs Dr	2200003012 SFD O				0			3/16/2022 0				1 5/25/2023	- 1	NONE	Y							
5.3914E+10 Diamond Springs Dr	2200003013 SFD O				0			3/16/2022 0				1 7/5/2023	- 1	NONE	Y							
5.3914E+10 Diamond Springs Dr	2200003015 SFD O				0			3/16/2022 0				1 4/11/2023	1	NONE	Y							
5.3914E+10 Diamond Springs Dr	2200003024 2 to 4 O				0			3/16/2022 0		1		1 7/26/2023	2	88 35 (2017)	Y	ADU are Low Income due to square footage						
5.39/4E*10 Binmond Springs Dr 5177 Diamond Springs Dr 2235 5.4625E*10 Highgate Green Dr 6356	2200003030 2 to 4 O				0			3/16/2022 0		1		1 6/2/2023	2	SB 35 (2017)	Y	ADU are Low income due to square footage						
2326 5.4625E+10 Highgate Greens Dr	2200003134 SFD O							3/18/2022 0				1 6/19/2023	1	NONE	Y							
	220003433 SFD O 220003434 SFD O				0			3/25/2022 0				1 3/30/2023	- 1	NONE NONE	Y							
Littleichn St.					0			3/25/2022 0 3/25/2022 0				1 3/20/2023		NONE	Y							
4.9254E+10 ittleiche 52	2200003436 SFD O				0			3/25/2022 0				1 3/20/2023	1	NONE	Y							
4.9254E+10 Littlejohn St	2200003440 SFD 0				0			3/25/2022 0 3/25/2022 0				1 2/28/2023	1	NONE NONE	Y					-		
4.9253E+10 Edition St. 8016 4.9253E+10 Rubburg Way	2200003705 SFD O							3/30/2022 0				1 4/10/2023		NONE	Y							
Ln Ln	220003020 010 0				0			44/2022 0				1 1/20/2023	- 1	NONE	Y							
5.3911E+10 5700 Sunchase Dr	2200003832 SFD O				0			4/4/2022 0				1 1/17/2023	1	NONE	Y							
5.391 tE+10 Sunchase Dr	2200003834 SFD O				0			4/4/2022 0				1 4/13/2023	- 1	NONE	Y							
13720 5.4623E+10 Stonethwaite Ln	2200004121 SFD O				0			4/7/2022 0				1 8/16/2023		NONE	Y							
5.4125E+10 Arundel Way	2200004128 SFD O							4/7/2022 0				1 1/4/2023	1	NONE	Y							
5.3136E+10 11026 Pasto Way 11023 Pasto	2200004313 SPD O				0			4/12/2022 0				1 2/16/2023	- 1	NONE	Y							
5.3136E+10 Way 11022 Paulo	2200004315 SFD 0				0			4/12/2022 0 4/12/2022 0				1 4/20/2023	- 1	NONE NONE	Y		-					
5.3136E+10 11019 Paulo Way	2200004318 SFD O				0			4/12/2022 0				1 1/12/2023	- 1	NONE	Y							
Parterne Ct	2200004327 SFD O				0			4/12/2022 0				1 1/3/2023	1	NONE	Y							
5.2552E+10 12416 Comella Way	2200004328 SFD O				0			4/12/2022 0					- 1	NONE								
5.2452E+10 12502 Consilia Way 8402	2200004329 SFD O				0			4/12/2022 0 4/13/2022 0				1 1/10/2023	1	NONE	Y							
4.9254E+10 8402 Liftsiphy St 4.9254E+10 5312	2200004406 SFD O				0			4/13/2022 0 4/13/2022 0				1 4/18/2023	1	NONE	Y							
4.9254E+10 5312 5.9254E+10 Effector St 4.9254E+10 5304 4.9254E+10 5304	2200004407 SFD O 2200004408 SFD O				0			4/13/2022 0				1 5/8/2023	- 1	NONE	Y							
					0			4/13/2022 0 4/13/2022 0				1 4/14/2023 1 4/18/2023	- 1	NONE NONE	Y					-		
8410					0			4/13/2022 0				1 4/19/2023	- 1	NONE	Y							
4.9254E+10 Littleichn St 4.9254E+10 Littleichn St 4.9254E+10 Littleichn St 4.9254E+10 Efficien St	2200004412 SFD O 2200004413 SFD O				0			4/13/2022 0 4/13/2022 0				1 5/5/2023 1 5/11/2023	- 1	NONE NONE	Y							
					0			4/13/2022 0				1 5/22/2023	1	NONE	Y							
4.9254E+10 8512 4.9254E+10 8320 4.9254E+10 8320 4.9254E+10 8902	2200004415 SFD O				0			4/13/2022 0 4/13/2022 0				1 5/31/2023	1	NONE NONE	Y							
Littlejohn St.	22000H10 010 0				0			4/13/2022 0				1 5/22/2023	1	NONE	Y					1		
4.9254E+10 8510 4.9254E+10 8514 4.9254E+10 Littleschn St 4.9254E+10 Littleschn St	220000418 SFD O				0			4/13/2022 0				1 5/22/2023	1	NONE	Y							
4.9254E+10 Lifesion St 4.9245E+10 Lifesion St 4.9254E+10 Lifesion St 4.9254E+10 St Control	2200004419 SFD O 2200004423 SFD O				0			4/13/2022 0 4/13/2022 0				1 4/20/2023	1	NONE NONE	Y							
4.9254E+10 8516 Liffeinin St	2200004424 SFD O				0			4/13/2022 0				1 3/6/2023	- 1	NONE	Y							
4.9254E+10 8316 5.9254E+10 8936 4.9254E+10 Lifesion St 4.9254E+10 Lifesion St	2200004425 SFD O 2200004426 SFD O				0			4/13/2022 0 4/13/2022 0				1 6/12/2023	1	NONE NONE	Y							
4.9254E+10 Littleiche für	2200004427 SFD O				0			4/13/2022 0				1 2/1/2023	1	NONE								
Serie Serie					0			4/13/2022 0 4/13/2022 0				1 54/2023 1 6/1/2023	- 1	NONE NONE	Y							
5.3914E+10 Dr	2200004440 SFD O				0			3/15/2022 0				1 3/15/2023	1	NONE	Y							
5.3914E+10 Dr 5.3914E+10 Dr 5.3914E+10 Dr	2200004441 SFD O 2200004453 SFD O				0			4/13/2022 0 4/13/2022 0				1 3/6/2023 1 3/23/2023	1	NONE NONE	Y							
5.3913E+10 Heading	2200009554 SFD O				0			4/13/2022 0				1 3/23/2023		NONE	Y							
Cove Dr	2200004456 SFD O				0			4/13/2022 0				1 3/24/2023	1	NONE	Y							
5.3914E+10 Dr 7103 5.3913E+10 Hankkins Crow Dr	2200004457 2 to 4 O							4/13/2022 0		1		1 2/23/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage						
Cove Dr 1.7209E+10 \$522 Lotus LD E-1400E+10 4506 Coul	2200004642 SFD 0				0			4/19/2022 0				1 11/8/2023	1	NONE								
5.1489E+10 4506 Coal Rock Ct 10303 5.412E+10 Breitenbush	2200004988 SFD O 2200005078 SFD O				0			4/25/2022 0 4/25/2022 0		-1		1 2/24/2023	1	NONE NONE	Y		1 +		+			
Ave					0			4/25/2022 0 5/2/2022 0				1 1/11/2023		NONE	Y			-	1		 	
5.4634E+10 Havenciff St	2200005342 SFD O				0			5/2/2022 0				1 1/3/2023	1	NONE	Y							
5.4605E+10 13501 Faringford Ln	2200005375 SFD O							50)2022 0				1 5/24/2023	1	NONE	Y							
5.3134E+10 10620 Assuration PL	2200005587 SFD O				0			5/6/2022 0			_	1 2/16/2023	1	NONE	Y		$\perp \perp$		1	$oxed{\bot}$		
5.3153E+10 4903 Shelby Lynn Ave	2200009631 SFD O				0			5/6/2022 0				1 2/16/2023	1	NONE	Y			_				
5.3153E+10 4831 Shelby Lynn Ave	2200009633 SFD O				0			5/6/2022 0				1 2/16/2023	1	NONE	Y		\vdash					
5.3153E+10 4915 Shelby Lynn Ave					0			5/6/2022 0				1 2/16/2023		NONE	Y							
5.3153E+10 4909 Shelby Lynn Ave					0			5/6/2022 0				1 2/16/2023	1	NONE	Y							
5.3153E+10 4825 Shelby Lynn Ave	2200005636 SFD 0				0			5/6/2022 0				1 4/14/2023	1	NONE	Y							
5.3153E+10 4921 Shelby Lynn Ave 3519	2200005637 SFD O							5/6/2022 0				1 2/16/2023	- 1	NONE	Y							
4.9244E+10 Kemwick St	2200005657 SPD 0				0			5/9/2022 0				1 4/18/2023	1	NONE	Y		↓ ∓					
3.8663E+10 Pendulum Dr	2200005862 SFD O				0			5/5/2022 0					1	NONE	Y							
3.8663E+10 Pendulum Dr 11007 Penlu	2200005863 SFD O				0			5/9/2022 0	\square			1 6/7/2023	1	NONE NONE	Y		$\sqcup \sqcup$					
5.3136E+10 Way 11007 Pests	2200005784 SFD O 2200005786 SFD O				0			5/11/2022 0 5/11/2022 0				1 1/12/2023	1	NONE	Y		+		+	+ -		
5.3136E+10 Way 7722 5.4127E+10 Cuyarra Roser St 7603	2200005789 SFD O							5/11/2022 0				1 7/5/2023		NONE	Y							
5.4127E+10 Cuyarran Riser St	2200005791 SFD O							5/11/2022 0				1 3/24/2023		NONE	Y							
River St.					0							1							1		 	

Surantina Estandad Reparting Year 2023 (Jan. 1: Dos. 20) Flavorar Period 30: Cale surrent street		ANNUA! Housing	ELEMENT PRO	OGRESS REPORT		Note: "+" Indicates an Cells in gwy contain au	n optional field												
5.1480E+10 4306 Rolling Rock Ave	2200005967 SFD O								5/16/2022 0		1 6/27/2023	1	NONE	Y					
3.8863E+10 12118	2200005993 SFD O				0				5/16/2022 0		1 6/23/2023	1	NONE	Y					
5.4633E+10 Addlesson Ln	2200005995 SFD O				0				5/16/2022 0		1 1/11/2023		NONE	Y					
5.4633E+10 Addlesion Ln	2200005996 SFO O				0			_	5/16/2022 0		1 1/26/2023	1	NONE	Y					
5.4633E+10 14110 Addistro I n	2200005998 SFD O				0				5/16/2022 0		1 1/12/2023		NONE	Y					
3.8706E+10 Grande D	2200008013 SFD O				0				5/16/2022 0		1 11/20/2023		NONE						
	2200008054 SFD O				0				5/17/2022 0		1 3/1/2023	- 1	NONE	Υ					
5.3911E+10 Sunchase Dr 6506 Tulle	2200008058 SFD O				0				5/17/2022 6		1 3/10/2023	1	NONE	Υ					
5.3911E+10 Ln	2200006063 SFD O				0				5/17/2022 0		1 3/8/2023	- 1	NONE						
5.3911E+10 Sharagolden	2200005064 SFD O 2200005101 SFD O				0				5/17/2022 0 5/18/2022 0		1 3/2/2023	1	NONE						
Ln Ln					0				5/15/2022 0 5/23/2022 0		1 2/13/2023	1	NONE	Y					
5.4634E+10 2019 Havenciff St	2200006281 SFD O				0				5/23/2022 0		1 1/30/2023	1	NONE	Y					
5.4634E+10 2018 Howeroff St 1.1616E+10 2414.5 O St 7802 5.4127E+10 Coyama	2200005409 SFD O				0				5/23/2022 0 5/25/2022 0		1 3/22/2023 1 6/27/2023	1	NONE NONE	Y					
5.4127E+10 Cuyama River St	2200006446 SFD O				0			:	5/25/2022 0		1 4/20/2023	1	NONE	Y					
River St. 7715 5.4127E+10 Cuyama River St. 1713	2200005448 SFD O				0				5/25/2022 0		1 6/29/2023	1	NONE	Y					
5.4636E+10 Doverham Way	2200008803 SFD O				0				6/1/2022 6		1 2/6/2023		NONE	Y					
5.4636E+10 Doverham Way 5.4636E+10 Doverham Way 1700 5.4636E+10 Doverham 1700 5.4636E+10 Doverham	2200008804 SFD O				0				6/1/2022 0		1 2/1/2023		NONE	Υ					
5.4636E+10 Doverham	2200008805 SFO O				0				6/1/2022 0		1 1/17/2023		NONE	Υ					
5.412E+10 Breitenbush	2200008514 SFD O				0				6/1/2022 6		1 1/11/2023		NONE	Υ					
5.4625E+10 Laddrook Way 6/13	2200008548 SFD O				0				6/7/2022 6		1 12/1/2023	1	NONE	Υ					
	2200008911 SFD O								6/7/2022 6		1 4/20/2023	1	NONE	Υ					
5.3911E+10 Sharagolden S1 5.3911E+10 G716 Tulia Ln 6712 Tulia	2200008912 SFD O				0				67/2022 6		1 2/17/2023		NONE						
5.3911E+10 6712 Tulia Ln 7810 5.4127E+10 Cuyarra	2200008917 SFD O 2200008965 SFD O				0				6/7/2022 0 6/7/2022 0		1 3/30/2023	1	NONE	Y					
Rher St					0							,							
5.4127E+10 Cuyarma Rher St					0				6/7/2022 0		1 3/24/2023	1	NONE						
3.8666E+11 12109 Pendulum Dr					0				6/7/2022 0			1	NONE	Y					
5.1480E+10 4402 Rolling Rock Are	2200008992 SFD O				0				6/7/2022 0		1 1/5/2023	1	NONE	Υ					
5.1489E+10 4318 Rolling Rock Ave	2200008993 SFO O				0				6/7/2022 6		1 2/22/2023	1	NONE	Y					
5.1489E+10 9520 Lakestone Dr	2200008994 SFD O				0				6/7/2022 6		1 1/31/2023	- 1	NONE	Y					
5.4624E+10 Camerion Way 5.4624E+10 915	2200007064 SFD O				0				6.9/2022 6		1 5/19/2023	- 1	NONE	Y					
E TIME IN 10916 Pasto	2200007119 SFD O 2200007254 SFD O				0				5/10/2022 0 5/13/2022 0		1 2/28/2023		NONE NONE	Y					
5.3136E+10 10912 Panto Way	2200007255 SFD O				0				5/13/2022 0		1 4/20/2023	- 1	NONE	Y					
5.3136E+10 Way	2200007256 SFD O 2200007348 SFD O				0				5/13/2022 0 5/15/2022 0		1 7/21/2023	1	NONE NONE						
5.3845E+10 Are 5.3845E+10 S902 Versace Ave	2200007352 SFD O				0				5/15/2022 0		1 3/30/2023		NONE						
5.3845E+10 5901 Caruso Ave	2200007354 SFD O				0				5/15/2022 0		1 3/30/2023		NONE	Y					
5.3840E+10 Age 5.3840E+10 5909 Caruso Age 5.3840E+10 5904 Caruso	2200007358 SFD O				0				5/15/2022 0		1 3/30/2023 1 3/30/2023	1	NONE NONE						
5.3845E+10 9904 Caruso Ana 5.3845E+10 Versaco Ana 5.3845E+10 Versaco Ana 5.3845E+10 9900 Caruso 5.3845E+10 9900 Caruso	2200007361 SFD O				0				5/15/2022 0 5/15/2022 0		1 3/30/2023		NONE						
Versido Ave 5.3845E+10 5900 Caruso	2200007433 SFD O				0				5/15/2022 0		1 3/30/2023		NONE						
5.3845E+10 Ace 701 5.1827E+10 Kidlington Ct	2200007555 SFD O								5/20/2022 0		1 1/3/2023	1	NONE	Υ					
5.1827E+10 704 Kidington Ct 5.1827E+10 Kidington Ct	2200007568 SFD O				j				5/20/2022 0		1 1/12/2023	1	NONE	Υ					
5.1827E+10 Kidlington Ct	2200007571 SFO O								5/20/2022 6		1 1/18/2023	,	NONE	Υ					
5.1489E+10 Diamond	2200007583 SFD O								5/20/2022 6		1 1/10/2023		NONE	Y					
5.1489E+10 Diamond	2200007584 SFD O				0				5/20/2022 0		1 1/23/2023		NONE	Y					
Rock Cl 4413 5.1489E+10 Diamond	2200007585 SFD O				0				5/20/2022 6		1 4/11/2023	1	NONE	Y					
3.8662E+10 Parch 0 m Dr	2200007586 SFD O				0				5/20/2022 0		1 2/7/2023	,	NONE	Y					
5.4635E+10 Addlesson Ln	2200007622 SFO O				0				5/21/2022 0		1 2/2/2023	,	NONE	Y					
5.4635E+10 14121	2200007623 SFO O				0				5/21/2022 0		1 2/6/2023		NONE	Y					
5.4633E+10 14122	2200007624 SFD O				0				5/21/2022 0		1 2/6/2023	1	NONE	Y					
5.4602E+10 441.22 Additionate in 1.7 Additionate in	2200007625 8FD O				0				5/21/2022 0		1 2/16/2023		NONE	· ·	 		+		_
Way 19020 5.4636E+10 Ambridge	2200007626 SFO O				0				5/21/2022 0		1 2/28/2023		NONE	Y		-	1		_
5.4638E+10 Ambridge	2200007627 SFD O				0				5/21/2022 0		1 3/6/2023		NONE	· ·	\vdash	_	-		_
5.4123E+10 Report St.	2200007637 SFO O				0				5/21/2022 6		1 5/18/2023		NONE		\vdash	_	-		_
5.4123E+10 Rher St 5.4123E+10 Rher St	2200007638 SFD O				0				5/21/2022 0		1 5/18/2023	1	NONE	Y					
5.4123E+10 7502 KNysk Sheer St 5.4123E+10 7414 Knysk Sheer St 5.4123E+10 7418 Knysk Sheer St 5.4123E+10 Rheer St	2200007839 SFD O 2200007842 SFD O				0				5/21/2022 0 5/21/2022 0		1 5/18/2023 1 5/18/2023	1	NONE	Y	+	-	1		
718 5.1827E+10 Wareickshire	2200007700 SFD O				,				1/22/2022 0		1 1/27/2023		NONE	Y					
4.9253E+10 Ruthburg	2200007704 SFD O								5/22/2022 0		1 3/20/2023	,	NONE	Υ					
4.9253E+10 Ruthburg Ware 3.8663E+10 12024 Pendulum Dr	2200007945 SFO O							_	5/25/2022 0		1 2/15/2023	1	NONE	Y					
3.8663E+10 12012 Dend tim Dr	2200007947 SFO O				9				5/28/2022 0		1 1/25/2023	1	NONE	Y					
5.1489E+10 Diamond	2200007949 SFO O				0				5/25/2022 0		1 3/28/2023		NONE	Y					
Rock Ct 4401	2200007953 SFO O				0				5/25/2022 0		1 2/24/2023	1	NONE	Y			1		_
5.1489E+10 Diamond Rock Ct 4400 5.1489E+10 Diamond Rock Ct	2200007954 SFO O				0				5/28/2022 0		1 2/13/2023		NONE	Y					_
	2200007967 SFD O				0				5/28/2022 0 5/28/2022 0		1 4/20/2023	1	NONE	Y	 		+		_
5.3136E+10 10504 Pasto Way	2200007970 SFD O								5/25/2022 0		1 8/18/2023	1	NONE	Υ					
5.3911E+10 6712 Sunchase Dr	2200008045 SFO O								5/29/2022 6		1 5/4/2023	1	NONE						
5.3911E+10 Sunchase Dr Sunchase Dr 5.3911E+10 606 Sargor Pl 5.4125E+10 11005 Auradi Viey 5463401008 Havendif Sr	2200008048 SFD O 2200008326 SFD O				0				5/29/2022 0 7/6/2022 0		1 5/25/2023	1	NONE NONE		-	_			
5.4125E+10 Arundel Way 5463401008 2104	2200008326 SFD O 2200008328 SFD O				0				7/6/2022 6 7/6/2022 6		 1 3/14/2023			Y	\vdash		-	-	
Havenoiff St					U					 				1	 			 	

Artishilan Ridanihid Reparting than 2023 (doi:10.00.20)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Model: "" Indicates an optional field City to serv contain administration formula			
5.463-4E+10 2101 2200008329 SFD			7/6/2022 0	1 227/2023 1 NONE Y	
	0		7/0/2022 0	1 4/3/2023 1 NONE Y	
5.4634E+10 Z100 Havenoit S2 Z200035330 SFD S1627E+10 Mempeld C2 Z20003601 SFD Mempelde C2	0		7/12/2022 0	1 1/12/2023 1 NONE Y	
3.8663E+10 12036 2200008675 SFD	0		7/13/2022 0	1 3/28/2023 1 NONE 1	
5.3138E+10 8915 Hills 2200008693 2 to 4	0		7/13/2022 0 1	1 7/19/2023 2 58 35 (2017)	ADU are Low Income due to super-forces Aft to a functioner Aft to a functioner
5.3126E+10 View Dr 220000803 210 4 5.3128E+10 900 Hills 2200008701 2 to 4			7/13/2022 0 1	1 7/19/2023 2 58/35 (2017)	due to square footage
5.3138E+10 View Dr 2200008702 2 to 4			7/13/2022 0 1 7/13/2022 0 1	1 7/18/2023 2 58 35 (2017) 1 1 7/19/2023 2 58 35 (2017) 1	day to assume footage ADU set Low income
9004 Hills			7/13/2022 0 1	1 7/18/2023 2 88/35 (2017)	
5.3136E+10 View Dr. Z00008704 210.4 5.3136E+10 View Dr. Z00008705 210.4 View Dr. Z00008705 210.4			7/13/2022 0 1	1 7/18/2023 2 SB 35 (2017) Y	
5.3136E+10 View Cr 220008766 210.4			7/13/2022 0 1 7/13/2022 0 1	1 7/19/2023 2 38 35 (2017) 1 1 7/19/2023 2 58 35 (2017) 1	due lo pragare fontane A DU are Locates
2000 DF			7/13/2022 0 1	1 84(2023 2 88.35(2017)	das la source footane ACU are Low Roome das la source footane das la source footane
	0 0		7/14/2022 0	1 1/12/2023 1 NONE N	
5.4623E+10 Stonethwalls 2200008842 SFD			7/18/2022 0	1 5/23/2023 1 NONE Y	
3.8663E+10 Pendum Dr 2200008543 SFD	0		7/18/2022 0	1 2/1/2023 1 NONE Y	
4466 5.1489E+10 Diamond 2200008844 SFD Rock CI	•		7/18/2022 0	1 7/6/2023 1 NONE Y	
5.1489E+10 Diamond 2200008845 SFD Rock Ct			7/18/2022 0	1 5/22/2023 1 NONE Y	
5 1486-10 Cassed 200000014 3FD Cassed 200000014 3FD Cassed 200000014 3FD Cassed 200000014 3FD Cassed 200000014 3FD Cassed 20000014 3FD Cassed 2000			7/21/2022 0	1 3/24/2023 1 NONE N	
5.4636E+10 Ambridge 2200009014 SFD	0		7/21/2022 0	1 3/10/2023 1 NONE 1	
Rodit Dr 15013 5.4636E+10 Ambridge 2200009017 SFD	0		7/21/2022 0	1 4/27/2023 1 NONE Y	
Knolis Dr 5.4635E+10 14200 2200009021 SFD Addition Ln			7/21/2022 0	1 2/16/2023 1 NONE Y	,
Addission in 5.4636E+10 34128 5.4635E+10 2200009022 SFD			7/21/2022 0	1 3/6/2023 1 NONE Y	
Addition Lh			7/21/2002 0		
5.4635E+10 Addistion Ln 2200009024 SFD 8006E+10 Addistion Ln 2200009024 SFD 8006E+10 Addistinct Ln 220000909090909090909090909090909090909			7/21/2022 0	1 2/28/2023 1 NONE Y	
22000000 000	0		7/22/2022 0	1 6/6/2023 1 NONE Y	
CE 24045E+10 7430 2200009059 SFD Alternatic CI 2200009059 SFD 5.3153E+10 Grass Dr 220009062 SFD Grass Dr			7/25/2022 0 7/25/2022 0	1 6/14/2023 1 NONE 1 1 5/10/2023 1 NONE 1	
5.3153E+10 Grass Dr 2200009082 SFD 5.3153E+10 Large Ave 2200009083 SFD 5.3153E+10 Large Ave 2200009083 SFD			7/25/2022 0 7/25/2022 0	1 5/10/2023 1 NONE 1	
5.3153E+10 4914 Shelby 5.3153E+10 4914 Shelby 1.3170 Ave 2200000083 SFD 5.3153E+10 4007 Sweet 2200000084 SFD Green Dr. 2200000084 SFD			7/25/2022 0	1 5/102023 1 NONE Y	
Grass Dr 400 Shelby 1,575 Ann 2200009085 SFD 1,575 Ann 2200009085 SFD			7/25/2022 0	1 55/2023 1 NONE Y	
			7/25/2022 0	1 5/5/2023 1 NONE Y	
			7/25/2022 0	1 5/10/2023 1 NONE 1	
			7/26/2022 0	1 3/6/2023 1 NONE Y	
#418 22000014 8ED			7/35/2022 0	1 2/21/2023 1 NONE 1	
5.1466E+10 Diamond 2.200009145 SFD Rock Ct 4424					
5.1465E-10 (Datebild) 220009745 SFD 5.1465E-10 Decomd 220009146 SFD 5.465E-10 Hawnolf 52 220009252 SFD			7/28/2022 0 7/27/2022 0	1 6212023 1 NONE Y	
Havenolif St 205 Quincy			882022 0	1 8/16/2023 1 NONE 1	
	0		882022 0	1 5/23/2023 1 NONE Y	
5.3911E+10 F76 Tulis 2200009794 SFD	0		88/2022 0	1 6/7/2023 1 NONE Y	
5.391 E+10 Ln 220009/55 SFO			88/2022 0	1 6/6/2023 1 NONE 1	
5.3911E+10 GF00 Tulis 2200009795 SF0 Ln 5.3912E+10 GF13 2200009797 SF0 Sunchase Dr			8/6/2022 0 8/6/2022 0	1 8/3/2023 1 NONE 1 1 5/2/5/2023 1 NONE 1	
Sunchase Dr			88/2022 0		
St Unit B	R		8/10/2022 0	1 6/3/2023 1 NONE Y	
	0		8/10/2022 0	1 11/1/2023 1 NONE Y	
E 1879E-10 Ct 22000021 STD			8/15/2022 0 8/17/2022 0	1 2/2/2023 1 NONE 1 1 1/2/2023 1 NONE 1	
5.1827E+10 6513 Rugby 2200010144 SFD			8/17/2022 0	1 1/12/2023 1 NONE N	
	0 0		8/17/2022 0	1 1/12/2023 1 NONE Y	
5.162/E+10 Ct 220010146 SFD			8/17/2022 0 8/19/2022 0	1 2/16/2023 1 NONE 1	
5 1827F+10 5514 Rugby 2300010183 8FD			8/18/2022 0	1 39/2023 1 NONE Y	
Ct 7. 1827E+10 Warwichshire 2200010184 SFD	•		8/16/2022 0	1 3/9/2023 1 NONE Y	
5.1827E+10 Warnickshire 2200010185 SFD	0		8/18/2022 0	1 2/28/2023 1 NONE 1	
5.1489E+10 4427 Cost 2200010208 SFD	0 0		8/18/2022 0	1 6/14/2023 1 NONE 1	
5.2455E+10 3805 Farentz 2200010278 SFD	0		8/19/2022 0	1 5/11/2023 1 NONE Y	
5.2456E+10 Ct 22000101279 SFG			8/19/2022 0 8/19/2022 0	1 5/11/2023 1 NONE 1 1 5/24/2023 1 NONE 1	
5.2459F+10 3812 Farentz 2300010283 SED	0		8/19/2022 0	1 5/11/2023 1 NONE Y	
5.1489E+10 Diamond 2200010414 SFD	0		8/23/2022 0	1 3/28/2023 1 NONE Y	
Rock Ct S.1469E+10 421 Coal 2300010417 SFD	0 0		8/23/2022 0	1 5/2/2023 1 NONE N	
5.1480E+10 4415 Coal 2200010418 SFD Rock CI 7303	0		8/33/2022 0	1 444/2023 1 NONE Y	
5.1450E+10 Rock CI 2300010418 SFD Rock CI 7303 Emmand 2300010434 SFD Command C			8/23/2022 0	1 1/10/2023 1 NONE Y	
5.3918E+10 Emerald 2200010435 SFD Green Ave	°		8/23/2022 0	1 1/12/2023 1 NONE Y	
7420 5.3918E+10 Emerald 2200010436 SFD Green Ave	0		8/23/2022 0	1 1/20/2023 1 NONE Y	
7018 7018 7018 7018 7018 7018 7018 7018	0		8/23/2022 0	1 2/14/2023 1 NONE Y	
Green Ave. 7316 5.3016E+10 Emerald 2200010438 SFD Green Ave. 7310	0		8/23/2022 0	1 1/12/2023 1 NONE 1	
			8/23/2022 0	1 1/10/2023 1 NONE N	
5.30162*10 terransis 2.200010439 5**D 5.3018E*10 7304 5.3018E*10 Censon Avec Conson Avec 5.1027E*10 S020 Repty 2200010514 SFD			8/23/2022 0	1 1/12/2023 1 NONE Y	
5.1827E+10 C022Rugby 2200010514 SFD 5.1827E+10 C022Rugby 2200010514 SFD			8/24/2022 0	1 1/1/2/2/3 1 NONE 1	
3324 1,7212E+10 Shellmacher 2200010530 SFD			8/25/2022 0	1 6292023 1 NONE Y	
	0		8/25/2022 0	1 4/19/2023 1 NONE Y	
5.4628E+10 Ambridge 2200010567 SFD Novinib Page 1700 Novinib Page			8/29/2022 0	1 7/18/2023 1 NONE Y	
River St	0		8/29/2023 0	1 7/18/2023 1 NONE N	
5.4124E+10 Flower St 20001053 SFD Flower St 20001053 SFD Flower St 200010584 SFD Flower St 200010584 SFD Flower St 200010585 SFD Flower St 200010585 SFD Flower St 200010585 SFD Flower St 200010585 SFD Flower St 200010585	0		8/29/2023 0 8/29/2023 0	1 7/18/2023 1 NONE 1 1 7/18/2023 1 NONE 1	
341230*10 Rher St 220010985 SFD	·			1 //162023 1 NONE 1	

Jurabulan Estandol Reparting Year 2023 (Jan. 1 - Cm. 31) Flavorar Period 35 Color servers servers		ANNUAL ELEME Housing Elemen	ENT PROGRESS REPOR	т	Made: "+" ted Cells to grey or	table an optional field order advocation benefits												
5.4636E+10 Ambridge	2200010715 SFD O						8/90/2022	0			1 4/24/2023	1	NONE	Y				
5.4636E+10 Ambridge	2200010716 SFD O						8/30/2022	0			1 4/11/2023		NONE	Y				
5.4635E+10 Knolls Dr 14212 Addlesion Ln	2200010717 SFD O						8/30/2022	0			1 4/3/2023		NONE	Y				
5.4635E+10 14201 Addlesion Ln	2200010718 SFD O				0		8/30/2022	0			1 3/14/2023	,	NONE	Y				
5.4635E+10 14206 Addenton Ln	2200010720 SFD O				0		8/30/2022	0			1 3/30/2023	,	NONE	Y				
5.4635E+10 Addlesion Ln	2200010721 SFD O				0		8/30/2022	0			1 4/10/2023	,	NONE	Y				
5.4634E+10 2110 Busford	2200010826 SFD O				0		8/31/2022				1 3/24/2023		NONE	Y				
Ln .					0		8/31/2022	0			1 4/3/2023		NONE	Y				
7408							9/1/2022	0			1 2/14/2023		NONE	Y				
5.3016E+10 Emerated General Free Feb. 5.3018E+10 Emerated General Feb. 5.3054E+10 SE05 Creek Bend Dr. 7600	2200010863 SFD O						9/1/2022	0			1 1/20/2023		NONE	Y				
5.3954E+10 6805 Creek Bend Dr	2200010864 SFD O				0		9/1/2022	0			1 2/28/2023	- 1	NONE	Y				
	2200010868 SFD O				0		9/1/2022	0			1 3/21/2023	1	NONE	Y				
5.1460E+10 4403 Coal 5.1460E+10 4403 Coal	2200011052 SFD O 2200011053 SFD O				0		9/7/2022 9/7/2022	0			1 6/6/2023	- 1	NONE NONE	Y				
5.4634F+10 2106 Busford	2200011080 SFD O				0		9/7/2022	0			1 4/3/2023	1	NONE	Y				
5.4625E+10 Highgate Greens Dr	2200011393 SFD O				0		9/13/2022	0			1 10/31/2023		NONE	Y				
Greens Dr 5.1488E+10 4102 Gabro Ct 15004	2200011485 SFD 0				0		9/15/2022	0			1 6/5/2023	1	NONE	Y				
5.1468E+10 4102 Calero 5.4608E+10 Archidge 5.4608E+10 Archidge 5.4608E+10 Archidge 5.4608E+10 Archidge 5.4608E+10 Archidge 5.4607E+10 Famingfoot Ln	2200011619 SFD O				0		9/19/2022	0			1 5/12/2023	1	NONE	Y				
5.4636E+10 Ambridge Knolls Dr	2200011620 SFD O				0		9/20/2022	0			1 5/10/2023	1	NONE	Y				
5.4607E+10 13638 Faringford Ln					0		9/21/2002	0	-	\perp	1 11/15/2023	1	NONE	Y				
5.3138E+10 6305 Wildflower St	2200011779 2 to 4 O				0		9/21/2002	0	1	\perp	1 84/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.3138E+10 (5309 Wildflower St					0		9/22/2002	0	1		1 7/18/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.4635E+10 Addlesion Ln	2200011895 SFD 0				0		9/22/2002	0			1 5/8/2023	1	NONE	Y				
5.4635E+10 14218 Addiesion Ln	2200011897 SFD 0				0		9/23/2022	0			1 4/21/2023	1	NONE	Y				
5.3138E+10 (6313 Wildflower St	2200011962 2 to 4 O				0		9/25/2022	0	1		1 7/18/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.3138E+10 6321 Wildflower St	2200011969 2 to 4 O				0		9/26/2022	0	1		1 7/18/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.3138E+10 6317 Wildflower St 5.1490F+10 4402 Coal	2200011970 2 to 4 O				0		9/26/2022	0	1		1 7/18/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.1489E+10 4402 Cost Rock C1 5.1489E+10 4403 Cost Scak C1 5.2459E+10 12625	2200011982 SFD O 2200011983 SFD O				0		9/26/2022 9/26/2022	0			1 4/19/2023 1 5/30/2023	- 1	NONE NONE	Y				
					0		9/28/2022	0			1 4/6/2023	-	NONE	Y				
Fairlaun Dr 12617					0		9/28/2022 9/28/2022	0			1 54/2023 1 4/13/2023	- 1	NONE	Y				
5.2453E+10 Fairtean Dr					0		9/28/2022	0			1 4/13/2023		NONE	Y				
5.2453E+10 Fairlasen Dr 5.2453E+10 Fairlasen Dr 5.2453E+10 12515 5.2453E+10 12515	2200012132 SFD O				0		9/28/2022	0			1 54/2023	1	NONE	Y				
5.2453E+10 Fairborn Dr 5.2453E+10 Fairborn Dr 5.2453E+10 Fairborn Dr 5.3917E+10 5509 Wind	2200012133 SFD O 2200012134 SFD O				0		9/28/2022 9/28/2022	0			1 5/11/2023 1 5/11/2023	1	NONE	Y				
	2200012143 SFD 0				0		9/29/2022	0			1 2/15/2023	- 1	NONE	Y				
5.3917E+10 0513 Wind Wolfs Ln 7613 5.3917E+10 Woodbend	2200012146 SFD O 2200012151 SFD O				0		9/29/2022	0			1 2/15/2023	1	NONE NONE	Y				
5.3917E+10 Woodband Ct 7625 5.3917E+10 Woodband	2200012151 SFD O				0		9/29/2022				1 38/2023		NONE	Y				
5.3917E+10 Woodbend 7610 5.3917E+10 Woodbend	2200012152 SFD O				0		9/29/2022	0			1 3/6/2023	1	NONE	Y				
S.3917E+10 Woodband C.2 7801 S.3917E+10 Woodband	2200012155 SFD O				0		9/29/2022				1 40/2023		NONE	Y				
C1 (5517 Wind					0		9/29/2022				1 43/2023		NONE	Y				
5.3917E+10 6522 Wind Wolfs Lp	2200012157 SFO O				0		9/29/2022	0			1 4/3/2023	- 1	NONE	Y				
5.3917E+10 Wolfs Ln 5511 5.3917E+10 Wind Wolfs	2200012159 SFD 0				0		9/29/2022	0			1 4/7/2023	1	NONE	Y				
5.3917E+10 6507 Wind Welfs Lo 5.3917E+10 6503 Wind Welfs Lo	2200012160 SFD O 2200012161 SFD O				0		9/29/2022 9/29/2022	0			1 4/7/2023 1 4/7/2023	- 1	NONE	Y				
5.3917E+10 Wolfs Lm 5.3917E+10 Wolfs Lm 7605	2200012162 SFD O				0		9/29/2022	0			1 4/7/2023	-	NONE	Y				
5.3917E+10 Woodbend	2200012165 SFD O				0		9/29/2022	0			1 4/3/2023		NONE	Y				
	2200012224 SFD 0				0		9/90/2022	0			1 5/23/2023	1	NONE	Y	ADU are Low Income			
5.3138E+10 9017 Hills View Dr	2200012281 2 to 4 O				0		10/3/2022	0	1	+	1 7/18/2023 1 7/18/2023	2	SB 35 (2017) SB 35 (2017)	Y	due to square footage ADU are Low Income due to square footage			
5.3918E+10 Emerald	2200012288 SFD 0						10/3/2022	0			1 3/7/2023	1	NONE	Y				
5.3918E+10 Emerald General Ave 7312 5.3918E+10 Emerald General Ave 7311 5.3918E+10 Emerald General Ave 7311	2200012289 SFD O						10/3/2022	0			1 3/16/2023	1	NONE	Y				
5.3918E+10 Emerald	2200012316 SFD O						10/3/2022	0			1 3/20/2023	1	NONE	Y				
5.4634E+10 2102 Busland Lin 4414 Cred	2200012429 SFD O				0		10/6/2002	0			1 4/3/2023	1	NONE	Y				
5.1489E+10 4414 Coal Rock Ct 5.1489E+10 4420 Coal Rock Ct					0		10/10/2022	0	-	-	1 6/12/2023 1 5/30/2023	1	NONE	Y	 			
5.1469E+10 Rock Ct	2200012540 SFD 0				0		10/10/2022	0			1 7/25/2023	1	NONE	Y				
5.3918E+10 Emerald Green Ave					0		10/10/2022	0			1 3/10/2023	1	NONE	Y				
S.3917E+10 Wolf Ln	2200012630 SFD O				0		10/11/2022	0	- -	-1	1 2/15/2023	- 1	NONE	Y	+			+
Ct					0		10/11/2022	0	-	\perp	1 3/8/2023	1	NONE NONE		1 1			
5.2455E+10 3909 Farentz	2200012743 SFD O				0		10/13/2022	0			1 5/23/2023		NONE	Y	<u> </u>			
	2200012745 SFD O				0		10/13/2022	0			1 5/11/2023	1	NONE	Y				-
5.2455E+10 Ct 7512 5.3918E+10 Ernerald Green Ave 5.3136E+10 G311 Red	2200012777 SFD O				0		10/14/2022	0	1	\perp	1 3/30/2023	1	NONE	Y	ADU are Low Income			
5.3138E+10 Leaf Way	2200012885 2 to 4 O				0		10/17/2022	0	1	+	1 84/2023	2	SB 35 (2017) SB 35 (2017)	Y	ADU are Low Income ADU are Low Income ADU are Low Income the to source feeture		_	
5.3138E+10 8904 Brown Hills Dr	2200012886 2 to 4 O				0		10/17/2022	0	1		1 84/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.3138E+10 Wildflower St	2200012887 2 to 4 O				0		10/17/2022	0	1		1 8/4/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			
5.4125E+10 11018 Arundel Way					0		10/19/2022	0			1 3/14/2023	1	NONE	Y				
5.3911E+10 Sunchase Dr	2200013112 SFD O				0		10/19/2022	0			1 6/12/2023	1	NONE	Y				
5.3911E+10 6802 Sunchase Dr 5.3912E+10 6513	2200013113 SFD 0				0		10/19/2022	0			1 7/6/2023	1	NONE	Y				
5.3912E+10 6513 Sunchase 5.3911E+10 5unchase Dr	2200013114 SFD O 2200013115 SFD O				0		10/19/2022	0	-	+	1 7/12/2023	1	NONE NONE	Y				
					0				-	-		i i			 			
5.3912E+10 Sunchase Dr	2200013116 SFD 0				0		10/19/2022	0			1 6/19/2023	1	NONE	Y		1		

Jordanickon Eulon-Deld Reporting Year 2023 (Jan. 1 - Con. 20) Praesting Parkell St. Cycle serveron. Versions		ANNUAL Housing	ELEMENT PROG Element Implem	GRESS REPORT entation		indicates an optional field ny contain advisional formula.															
5.3911E+10 6716 Sunchase Dr	2200013117 SFD 0						10/19/2022	0			1 6/12/2023	1	NONE	Υ							
E 34378 - 10 1118	2200013181 SFO O				0		10/20/2022	0	_		1 4/25/2023	1	NONE	Y							
5501 Wind	2200013276 SFD O				0		10/24/2022	0			1 2/15/2023	1	NONE	Y							
5.4636E+10 Wolfs Ln 5.4636E+10 Ashridge Knolls Dr	2200013360 SFD O						10/25/2002	0			1 5/25/2023	1	NONE	Y							
5.4635E+10 14224	2200013453 SFD 0				0		10/27/2022				1 5/16/2023		NONE	v							
Addlession Ln					0				-					Y						-	
Addlesion Ln	2200013455 SFD 0				0		10/27/2022	0				1	NONE								
5.2455E+10 Ct	2200013951 SFD O 2200013952 SFD O				0		11/8/2022	0	+		1 5/3/2023	1	NONE NONE	Y		 				-	
E 7848E-10 5911	2200014068 SFD O				0		11/10/2022				1 3/30/2023		NONE	· ·						-	
					0				-					Y						-	
5.4125E+10 Arundel Way					0		11/21/2022	0	4		1 4/18/2023	1	NONE								
5.4636E+10 Ambridge Knolls Dr	2200014537 SFD O				0		11/28/2022	0			1 6262023	1	NONE	Y							
5.4125E+10 Gardson St 5.3437E+10 1227	2200014555 SFD 0				0		11/28/2022	0	4		1 4/18/2023	1	NONE NONE	Y							
Brookline Ln	2200014626 SFD O 2200014628 SFD O				0		11/29/2022	0	-		1 5/4/2023	1	NONE	Y						-	
5.3845E+10 Spoking Ln 5.3845E+10 Version for	2200014859 SFD O				9		11/30/2022				1 3/30/2023		NONE	Y							
7716					0				-											-	
Green Ave	2200014661 SFD O				0		11/50/2022	0	4		1 4/27/2023	1	NONE	Y							
5.3918E+10 Errerald Green Ave	2300014662 SFD O				0		11/90/2022	0			1 4/11/2023	1	NONE	Y							
5.3918E+10 Ernerald Green Ave	2200014864 SFD O				0		11/30/2022	0	1 7	1 T	1 5/9/2023	1	NONE	Y		T			1 7	. [
Green Ave 7412 5.3918E+11 Emerald	2200014665 SFD O						11/90/2022	0			1 4/20/2023	1	NONE	Y							
5.3138E+10 6301 Wildhower St	2200014699 2 to 4 O						11/30/2022	0	1		1 84/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			1			
E 3139E - 10 8908 Brown	2200014700 2 to 4 0				0		11/30/2022	0	1		1 84/2023	2	88 35 (2017)	Y	ADU are Low Income	1	_	1		-+	
5308	2200014701 2 to 4 O				0		11/30/2022	0	1		1 84/2023	2	SB 35 (2017)	Y	due lo sourre footage ADU are Low Income						
5.3138E+10 Wildhower St 5.3138E+10 Wildhower St					0		11/30/2022							Y	due to square footage		_			-	
					0		11/30/2022		1		1 84/2023	2	88 35 (2017)	Y	ADU are Low Income due to square footage ADU are Low Income						
5.3138E+10 8902 Hills View Dr 5.3138E+10 6315 Red Leaf Way 8900 Brown	2200014703 2 to 4 O 2200014704 2 to 4 O				0		11/30/2022	0	1		1 84/2023	2 2	SB 35 (2017)	Y	ADU are Low income					-	
5.3138E+10 Leaf Way 5.3138E+10 Hills Dr	2200014705 2 to 4 O				0		11/30/2022	0	1		1 8/4/2023	2	88 35 (2017)	Y	due to source footage ADU are Low Income due to source footage						
5.9255E+10 8503 Frankle Lou St	2200014844 2 to 4 O						12/5/2022	0	1		1 12/18/2023	2	SB 35 (2017)	Υ	ADU are Low Income due to source footage						
5.9255E+10 8507 Frankie Lou St	2200014845 2 to 4 O				0		12/5/2022	0	1		1 10/10/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage						
4.9255E+10 8515 Frankie Lou St	2200014846 2 to 4 O				0		12/5/2022		+		1 10/10/2023		SB 35 (2017)	Y	ADU are Low Income		_			-	
					0			•	1			2			due to square footage						
4.9255E+10 8519 Frankle Lou St	2200014847 2 to 4 O				0		12/5/2022	0	1		1 10/10/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage						
4.9255E+10 8523 Frankle Lou St	2200014849 2 to 4 O				0		12/5/2022	0	1		1 10/10/2023	2	SB 35 (2017)	Υ	ADU are Low Income due to square footage						
5.2455E+10 3907 Areas Ln 7913	2200014883 SFD O				0		12/5/2022	0			1 6/1/2023	1	NONE	Υ							
5.3918E+10 Emerald reen	2200014920 SFD O				0		12/6/2022	0			1 5/16/2023	1	NONE	Y							
Ln Ln	2200014926 SFD O				0		12/6/2022	0			1 8/11/2023	1	NONE	Υ							
5.343/E+10 Brookline Ln 5701	2200014927 SFD O 2200015105 SFD O				0		12/5/2022	0	+		1 6/5/2023	1	NONE NONE	Y		 				-	
Detrain 11	2200015122 SFD O				0		12/8/2022	0			1 5/25/2023	1	NONE	Y						-	
5.3848E+10 8009	2200015123 SFD O				0		12/8/2022	0			1 5/25/2023	1	NONE	Y							
	2200015124 SFD 0				0		12/8/2022	0			1 5/25/2023	1	NONE	Y							
5.3848E+10 Beltram PI 5.3848E+10 6012 5.3848E+10 6012	2200015125 SFD O 2200015126 SFD O				0		12/8/2022	0	+		1 5/25/2023 1 5/25/2023	1	NONE	Y		 				-	
5804	2200015126 SFD 0				0		12/8/2022	0	_		1 5252023	1	NONE	Y							
5.3848E+10 5915 Beltrami PI	2200015153 SFD O				0		12/6/2022	0			1 5/25/2023	1	NONE	Y							
1.7376E+10 BEGG Delean	2200015204 SFD O				0		12/8/2022	0			1 5/17/2023	1	NONE	Y							
1.7376E+10 8612 Delcon Or 1.7376E+10 8618 Delcon	2200015205 SFD O 2200015206 SFD O				0		12/8/2022	0	+		1 5/18/2023	1	NONE NONE	Y		1		1		-+	
1 TATES A 10 BE24 Delcon	2200015207 SFD O				0		12/9/2022	0	+		1 5/14/2023	1	NONE	Y	- - - - - - - - - - 			1		-	
1.7376E+10 8630 Delcon Dr	2200015208 SFD O				0		12/9/2022	0			1 5/18/2023	1	NONE	Y							
1.7376E+10 8702 Delcon Dr	2200015209 SFD O				0		12/9/2022	0	4		1 5/17/2023	1	NONE	Y		1					
1.7376E+10 5705 Delcom Dr 1.7376E+10 5705 Almata	2200015210 SFD O 2200015226 SFD O				0		12/9/2022	0	+		1 5/19/2023 1 8/30/2023	1	NONE	Y		 		+	1		
1.7376E+10 8615 Delcon	2200015239 SFD O				0		12/9/2022	0			1 5/18/2023	1	NONE	Y				1			
1.7376E+10 8621 Delcon Dr MAZZ Delcon	2200015240 SFD O				0		12/9/2022	0			1 5/19/2023	1	NONE	Y							
1.7376E+10 B527 Delcon D 1.7376E+10 B523 Delcon D 1.7376E+10 B523 Delcon	2200015241 SFD O				0		12/9/2022	0	\perp		1 5/17/2023	1	NONE	Y		-		1			
	2200015242 SFD O 2200015243 SFD O				0		12/9/2022	0	+	_	1 5/17/2023	1	NONE	Y		1		1		-+	
5.4636E+10 Ambridge	2200015280 SFD O						12/12/2022	0			1 10/4/2023	1	NONE	· ·				1			
Knolls Dr					0				+	_	1 10/11/2023			· Y		1		1		-+	
Knolla Dr					0		12/12/2022		\perp			1	NONE			-		1			
4.9255E+10 8502 Frankle Lou St	2200015304 2 to 4 O				0		12/12/2022	0	1		1 12/20/2023	2	SB 35 (2017)	Y	ADU are Low Income due to square footage			1			
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Jurisdiction	Bakersfield	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

· iaiiiiig i oiloa	our cycle	12/31/2013 - 12/31/2023												
						Tab	le B							
					Regional	Housing Nee	ds Allocation	Progress						
							ued by Afford							
		1						2					3	4
Inc	come Level	RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	9,706	-	-	-	182	-	3	192	133	10	-	560	9,146
Very Low	Non-Deed Restricted	0,700	-	-	-	-	-	-	-	-	40	-	000	5,7.10
	Deed Restricted	5,800	-	-	-	76	1	13	37	8	-	127	399	5,401
Low	Non-Deed Restricted		-	-	-	-	-	-	1	5	-	131		
	Deed Restricted	6,453	-	-	-	4,388	1	3	9	12	-	-	4,413	2,040
Moderate Above Moderate	Non-Deed Restricted	14,331	-	-	-	4,388 3,117	1.178	1,673	1,218	2,363	1,142	1,319	12,010	2,321
Total RHNA		36,290	-	-		3,117	1,170	1,073	1,210	2,303	1,142	1,319	12,010	2,321
Total Units		36,290				7,763	1,180	1,692	1,457	2.521	1,192	1,577	17,382	18,908
TOTAL OTHES			-	-	-	1,163	1,180	1,692	1,457	2,521	1,192	1,5//	17,382	10,900
				Progress toward ex	tremely low-incon	ne housing need, a	s determined purs	uant to Governmer	nt Code 65583(a)(1)					
		5											6	7
		Extremely low-income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Inco	me Units*	4,853		-	-	-	-	-	20	-	-	-	20	4,833

^{*}Extremely low-income houising need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column. Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

Hease note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

LI Deed Restricted

LI Non Deed Restricted

MI Deed Restricted

MI Non Deed Restricted

Above Mod Income

Jurisdiction	Bakersfield	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description Local Jurisdiction Tracking ID⁺ Parcel Size (Acres) Description of Existing Uses Rezone Type General Plan Designation Minimum Density Allowed Maximum Density Allowed Realistic Capacity Income Summary Row: Start Data Entry Below

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Jurisdiction	Bakersfield	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4		
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation		
Funding.		On-going	The City receives approximately \$6 million annually in HUD funding for community and housing projects. In 2023, HUD approved the City's HOME-ARP allocation plan of \$5 million allocated to Fiscal Year 2021. The City was also awarded the Transformative Climate Communities (TCC) state grant funding, administered by the Strategic Growth Council (SGC), a portion of which will fund affordable housing projects in Southeast Bakersfield. This provide up to \$8 million for affordable housing.		
Outreach.	Continue to provide education and outreach to developers of housing projects.	On-going	The City holds scheduled meetings with developers of housing projects as requested to help educate and guide through process.		
1	Continue homeownership assistance programs.	On-going	Continued working with a community development organization to provide silent second mortgages up to \$40,000 to low income homebyers that can be applied towards down payment, closing cost, to subsidize interest rates and mortgage insurance premiums. The City funds this program with \$500,000 in HOME funds.		

1-3a: Homeless Prevention Services.	Continued allocation of ESG and HOPWA funds to service providers. Other State and Federal Funds.	On-going	The City continued funding and implementing projects funded with ESG and HOPWA funds. Projects for the 2022-23 Year are still in process, and reporting will be available in September of 2024. The following information is based on the most recent 2022-2023 CAPER. Approximately 14,979 persons were served through the Emergency Solutions Grant Program. This was broken down in the following ways: \$174,000 was spent on Emergency Shelter Operations and Services (489 people served), \$108,420 was spent on Rapid Re-Housing and Homeless Prevention (99 Households served), and \$25,000 was spent on Outreach Services (293 people served). Additionally, approximately \$903,507 was provided to Kern County Public Health to provide HOPWA services in the City under the following categories: Tenant Based Rental Assistance, Facility Based Housing, Short-Term Rental and Mortgage Assistance and Housing Services. In recent years the State introduced the Housing Homeless Assistance Grant. The City of Bakersfield began partnering with the State of California on the HEAP and HHAP Grants. Grants were made to local service providers in collaboration with the Local CoC and Kern County. *HHAP 2019: (\$3.26 Million) currently being used for Shelter Operations, Case Management, Rental Assistance, Coordinated Entry, and Rapid Rehousing. *HHAP 2020: (\$1.54 Million) currently being used on Case Management, Homeless Management Information Systems, and Landlord Incentives HHAP 2021: (\$3.99 Million) currently being used on Case Management, Homeless Management Information Systems, and Landlord Incentives The City has also used CARES funds to address homeless prevention and services and will report on the following grants in the next couple of years: *\$3.28 million in CARES Rental & Mortgage Assistance *\$44 million in CARES Homeless Prevention *\$3.46 million in CARES Homeless Prevention *\$3.46 million in CARES Rapid Rehousing, Homeless Prevention, Homeless Outreach, Coordinated Entry, and Youth Rental Assistance.
1-3b: Supportive and Transitional Housing.	Amend zoning code to identify supportive and transitional housing in allowed uses.	Completed	On Feb. 18, 2021 the City of Bakersfield amended Section 17.04.285 relating to food and/or shelter service agency and added Sections 17.04.602, 17.04.608, and 17.04.626 relating to supportive housing, target population, and transitional housing, in order to be consistent with State of California Department of Housing and Community Development guidelines and requirements.

	T		Partnerships between the City, County and local service providers have led to
1-3c: Homeless Shelter	Facilitate the development and	0	the increase of shelter beds in the City of Bakersfield by 410 beds. The City
Development.	rehabilitation of SRO units and other	On-going	helped fund construction of 270 of these beds, including a new 150 bed
-	emergency shelters.		Navigation Center funded through local city funds.
			City has awarded funds to multiple senior housing projects curently in
			predevelopment. These projects include: Bakersfield Senior Center mixed use
	Assist in the development of senior		project that will include 36 units of affordable housing for seniors along with a
1-3d: Senior Housing.	housing.	On-going	community center to serve local seniors; 4th Street Apartments, which is
			adjacent to the Bakersfield Senior Center, will include 16 units of affordable
			housing for seniors; and Letzring Senior Housing will include 150 units of
	Continue to support housing for		affordable housing for seniors. The City allocates up to \$50,000 in Community Development Block Grant funding
1-3e: Disabled Persons.	persons with disabilities and	On-going	for Home Access grants annually. These grants assist disabled clients with
	developmental disabilities.	Jan gamig	accessibility and mobility improvements to existing housing.
1-3f: Reasonable	Ensure compliance with reasonable	Commisted.	Added to Bakersfield Municipal Code on 2/3/2021. All reasonable accommodation
Accommodation.	accommodation provisions.	Completed	requests can be made through the City's ADA/504 Coordinator.
			The City continues to support the development of farmworker housing. The City
1-3g: Farmworker	Assess need for farmworker housing.	On-going	contributed \$2.5 million in HOME and PSVS funding towards the contruction of
Housing.	Assess need for farmworker floating.	on going	Sagewood Apartments. The 72-unit complex will be restricted to farmworker
	O antique a allah a mati an unith mantal		families and was completed December 2023.
1-4a: Rental Assistance.	Continue collaboration with rental	On going	The City of Bakersifeld had the goal of 40 units and acheived 74 units for fiscal
1-4a. Reillai Assistance.	assistance provider, Housing Authority of Kern County.	On-going	year 22-23 with the total funding of \$288,307.
1-4b: Public Housing.	Assist in the expansion of public	On-going	See 1-4a.
	housing.	On-going	See 1-4a.
1-5a: Development	Continue developer assistance through	On-going	The City continues developer assistance.
Process Assistance.	approval process.	on going	·
1-5b: Development	Assist affordable housing projects.	On-going	The City of Bakersfield allocated local sales tax funding to support the
Incentives		-	development of affordable housing. The City continues to provide developer assistance. The City provided support
1-5b: Development			for the development of four affordable housing complexes and released the
Incentives.	Assist affordable housing projects.	On-going	HOME ARP NOFA with a total of \$4.06 million for multifamily rnetal housing.
			HOME ARP projects will be awarded in 2024
1-5b: Development			The City of Bakersfield adopted a revised accessory dwelling unit (ADU)
Incentives	Assist affordable housing projects.	On-going	ordinance and reduced impact fee payments associated with the development of
111061111469			these units.
1-5c: Density Bonus.	Implement Density Bonus Ordinance.	On-going	The City continunes to provide density bonuses for the development of
	,	- 33	affordable housing.

2-1a: Available Vacant Land.	Annually update vacant land inventory.	On-going	The City continues to have adequate amount of vacant land zoned for residential use.
2-1b: Development Monitoring.	Monitor development including employment growth, housing and sales.	On-going	The City continues to monitor development and growth.
2-2a: Zoning for All Incomes.	Monitor land zoned for all housing types and affordability.	On-going	The City continues to monitor all housing types.
2-2b: Housing Opportunity Sites.	zoned land to meet RHNA.	On-going	The City continues to have adequate amount of zoning land for multi-family housing.
2-2c: Adequate Infrastructure.	Ensure adequate infrastructure to meet RHNA.	On-going	The City continues to have adequate infrastructure to meet housing needs.
2-2d: Large Family Units.	Encourage development of large rental units.	On-going	The City continues to encourage large rental units.
2-2e: Small Units.	Encourage development of small rental and owner units.	On-going	The City continues to encourage small units.
3-1a: Prevent Disruptive Land Uses.	Protect existing residential from encroachment of incompatible uses.	On-going	The City continues to prevent disruptive land uses to existing residential neighborhoods.
3-1b: Code Enforcement.	Provide adequate funding and staffing to support code enforcement programs.	On-going	With mid-year budget amendments, the City will maintain a staff of 27 authorized full time code enforcement officers.
3-1c: Public Facility Improvements.	Install and upgrade public service facilities.	On-going	In low and moderate income neighborhoods the City has allocated over \$2.5 million in CDBG funds towards curb, gutter and sidewalk improvements; park lighting upgrades; and park facility upgrades and rehabilitation.
3-1d: Foreclosure Assistance.	Continue to refer homeowners to foreclosure assistance services.	On-going	Provided as needed.
3-2a: Housing Rehabilitation.	Continue to fund housing rehabilitation.	On-going	The City provides HOME entitlement funds to support housing rehabilitation.
3-2c: Reduce Lead Based Paint.	Act to reduce lead based paint hazards.	On-going	Provided as needed.
3-2d: Rehabilitation Funding.	Continue to fund community organizations for housing rehabilitation and acquisition.	On-going	The City has provided over \$150,000 annually to community organizations for housing projects.
3-3a: Monitor At-Risk Housing.	Continue regular contact with the California Housing Partnership Corporation.	On-going	The City regularly monitors at-risk units.
3-3b: Monitor and Preserve Affordable Housing.	Monitor and help preserve 195 affordable housing units.	On-going	The City annually monitors affordable housing.

Provide assistance to preserve affordable units.	As needed	The City continues to look to provide rehabilitation funding to preserve affordable units.
Provide assistance to preserve affordable units.	As needed	Provided as needed.
Implement fair housing program.	On-going	The City contracts with Greater Bakersfield Legal Assistance to provide fair housing services. Approximately 200 people have been provided Fair Housing services through the allocation of \$100,000 CDBG funds.
Implement public outreach and education program.	On-going	The City holds regular community meetings and regularly attends community events a year to educate public on City housing assistance programs.
Encourage equitable affordable locations.	On-going	The City evaluates all proposed housing projects and encourages equitable locations. The City maintains a map of equitable areas to help guide new construction projects.
Continue to investigate discrimination complaints.	On-going	Provided as needed by the Greater Bakersfield Legal Assistance.
Mitigation for displaced housing.	On-going	Provided as needed.
Provide infill incentives with HOME funds.	On-going	The City continues to provide HOME funds to infill housing projects. 101 units were put to construction which qualify as infill.
Fund infill housing development projects.	On-going	The City completed 28 units of infill housing
Use GIS tools to identify housing infill opportunities.	On-going	The City is currently working on its TCC planning grant to complete an Affordable Housing Site Analysis in its central core.
	On-going	The City continues to encourage mixed-use housing projects.
Efforts to balance employment growth with affordable housing.	On-going	The City encourages mixed use development and placing employment centers in close proximity to housing.
Promote and support local programs.	On-going	Continued to support GRID alternatives and energy service providers PG&E in order to provide energy improvements for low income housing units.
Continue energy and water conservation programs.	On-going	The City implements the State's green building code and implements residential water conservation programs.
Continue intergovernmental coordination.	On-going	City works collaboratively with County and other agencies to address homelessness and housing needs.
Coordinate with the High Speed Rail Authority and evaluate the impacts to existing housing and housing needs from the High Speed Rail project.	On-going	City Council adopted the Station Area Plan in May 2018 which included housing development in the City's urban core. The City continues to coordinate with the HSR Authority to address impacts to exitsing housing.
	affordable units. Provide assistance to preserve affordable units. Implement fair housing program. Implement public outreach and education program. Encourage equitable affordable locations. Continue to investigate discrimination complaints. Mitigation for displaced housing. Provide infill incentives with HOME funds. Fund infill housing development projects. Use GIS tools to identify housing infill opportunities. Encourage mixed uses. Efforts to balance employment growth with affordable housing. Promote and support local programs. Continue energy and water conservation programs. Continue intergovernmental coordination. Coordinate with the High Speed Rail Authority and evaluate the impacts to existing housing and housing needs	affordable units. Provide assistance to preserve affordable units. Implement fair housing program. Implement public outreach and education program. Encourage equitable affordable locations. Continue to investigate discrimination complaints. Mitigation for displaced housing. Provide infill incentives with HOME funds. Fund infill housing development projects. Use GIS tools to identify housing infill opportunities. Encourage mixed uses. Encourage mixed uses. Encourage mixed uses. Encourage mixed uses. Continue energy and water conservation programs. Continue energy and water conservation programs. Continue intergovernmental coordination. Coordinate with the High Speed Rail Authority and evaluate the impacts to existing housing and housing needs As needed On-going

	General Commen	nts

 Jurisdiction
 Bakersfield

 Reporting Period
 2023
 (Jan. 1 - Dec. 31)

 Planning Period
 5th Cycle
 1201/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Commercial Development Bonus Approved pursuant to GC Section 65915.7 Description of Commercial Development Bonus Date Approved Units Constructed as Part of Agreement Project Identifier Description of Commercial Development Bonus Summary Row: Start Data Entry Below

Jurisdiction	Bakersfield	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only			Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the chcklist here:	
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS [†]	Extremely Low-	Very Low- Income ⁺	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Bakersfield	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the p

Project Identifier

1

Prior APN ⁺	Current APN	Street Address	Project Name [⁺]
Summary Row: Sta	art Data Entry Belo	W	
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Note: "+" indicates an optional field

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Table F2 Above Moderate Income Units Converted to Moderate Income Pursua

planning agency may include the number of units in an existing multifamily building that were converted to this table, please ensure housing developments meet the requirements described the converted to the con

	Unit T	ypes		Aff	ordability by Hou
	2	3			
Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted
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ant to Government Code section 65400.2

deed-restricted rental housing for moderate-income households by the imposition of affordability covenan cribed in Government Code 65400.2(b).

sehold Incomes	s After Conversi	Units credited toward Income RHN. 5		
Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate
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ts and restrictions for the unit. Before adding information to

Moderate A	Notes
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Date Converted	<u>Notes</u>

Jurisdiction	Bakersfield		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting
Reporting Period	2023	(Jan. 1 - Dec. 31)	jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.
Planning Period	5th Cycle	12/31/2015 - 12/31/2023	ANNUAL ELEMENT PROGRESS REPORT

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

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Housing	Flomont	Imn	lemer	tation	

Table G Locally Owned Lands included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
	Locally Owned Lar	nds Included in the I	Housing Element Sit	es Inventory that ha	ve been sold, leased, or otherw	ise disposed of
Project Identifier						
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APN	Street Address	Project Name*	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
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Jurisdiction	Bakersfield		NOTE: This table
Reporting Period	2023	(Jan. 1 - Dec. 31)	surplus/excess la

ANNUAL ELEMENT PROGRES: Housing Element Implemer

For Kern County jurisdictions, please format the APN's

Table H Locally Owned Surplus Site

Parcel Identifier

1	2	3	4
APN	Street Address/Intersection	Existing Use	Number of Units
Summary Row: Start D	ata Entry Below		
148-240-01 PTN	800 Wible Road	Vacant	0
532-020-03	8119 Stine Road	Vacant	0
020-383-02 PTN	604 Montclair Street	Vacant	0
020-471-11 PTN & 020-471-10 PTN	4212 & 4220 La Mirada Drive	Vacant	0
149-222-42	3615 Stockdale Hwy	Commercial	3
533-012-61	Hwy 178 and Hwy 184	Vacant	0
387-150-24	Hwy 178 west of Comanche	Vacant	0
020-521-01 PTN	4508 Woodlake Drive	Vacant	0
149-212-10 PTN	3401 Elcia Drive	Vacant	0
49-211-09 PTN & 149-110-10 PTN	3404 & 3400 Elcia Drive	Vacant	0
020-373-02 PTN	4601 Charter Oaks	Vacant	0
020-373-11 PTN	701 Montclair Street	Vacant	0
020-374-04 PTN	708 Montclair Street	Vacant	0
020-481-15 PTN	4405 Hillsborough Drive	Vacant	0
020-481-11 PTN & 020-481-12 PTN	4404 & 4400 Kentfield Drive	Vacant	0
020-482-06 PTN	4317 Kentfield Drive	Vacant	0
020-512-10 PTN	4417 Woodlake Drive	Vacant	0
020-513-02 PTN	4416 Woodlake Drive	Vacant	0
020-522-03 PTN & 020-522-04 PTN	4414 & 4408 Kensington Avenue	Vacant	0
020-524-07 PTN & 020-524-08 PTN	4401 & 4405 Kensington Avenue	Vacant	0
531-011-07	Hwy 178 and Morning Drive	Vacant	0
531-011-19	Hwy 178 and Morning Drive	Vacant	0
003-030-01 PTN	2331 Beech Street	Vacant	0

003-101-01 PTN	2316 B Street	Vacant	0
164-010-20	3330 Wood Lane	Vacant	0
164-010-19	3320 Wood Lane	Vacant	0
164-010-18 PTN	3310 Wood Lane	Vacant	0
164-010-38 PTN	3308 Wood Lane	Vacant	0
164-040-30 PTN	3301 Wood Lane (prev. 1117 Wible Road)	Vacant	0
020-521-02 PTN	4504 Woodlake	Vacant	0
020-373-08 PTN	713 Montclair	Vacant	0
020-373-05 PTN	4505 Charter Oaks	Vacant	0
020-374-12 PTN	608 Montclair	Vacant	0
020-352-01 & 020-471-01 & 020-471-02 & 020-471-03 PTN & 020-471-04 PTN	4416, 4412, 4408, 4404, & 4400 La Mirada	Vacant	0
020-351-55 & 020-474-24 & 020-474-23 & 020-474-19 & 020-471-18 PTN & 020-474-17 PTN & 020-474-16 PTN	4417, 4413, 4409, 4405, 4401, 4317, & 4313 La Mirada	Vacant	0
020-474-13 PTN & 020-474-12 & 020-474-11 & 020-474-10 & 020-474-09	4301, 4233, 4229, 4225, & 4221 La Mirada	Vacant	0
020-261-03 PTN	4212 Joseph	Vacant	0
020-262-02 PTN	140 Dunlap	Vacant	0
020-262-03 PTN	136 Dunlap	Vacant	0
020-262-04 PTN	132 Dunlap	Vacant	0
020-262-05 PTN	128 Dunlap	Vacant	0
020-262-06 PTN	124 Dunlap	Vacant	0
164-010-10 PTN	3227 Belle Terrace	Vacant	0
020-524-28 PTN	4404 Marella Way	Vacant	0
020-524-29 PTN	4400 Marella	Vacant	0
020-524-24 PTN	4310 Marella Way	Vacant	0
020-524-25	4308 Marella Way	Vacant	0
020-522-18 PTN	Malibu Ct	Vacant	0
020-482-27 PTN	4309 Marella Way	Vacant	0
020-482-28 PTN	4305 Marella Way	Vacant	0
020-482-36 PTN	4304 Hillsborough	Vacant	0
020-524-12 PTN	4421 Kensington	Vacant	0
020-524-12 PTN			_
<u> </u>	4421 Kensington	Vacant	0
020-524-12 PTN	4421 Kensington 4421 Kensington	Vacant Vacant	0

020-261-06 PTN			
	4308 Joseph Drive	Vacant	0
020-265-22 PTN	140 Candy St	Vacant	0
020-265-21 PTN	136 Candy St	Vacant	0
020-265-03 PTN	133 Dunlap	Vacant	0
020-265-04 PTN	129 Dunlap	Vacant	0
020-265-05 PTN	125 Dunlap	Vacant	0
020-265-06 PTN	121 Dunlap	Vacant	0
020-265-07 PTN	117 Dunlap	Vacant	0
020-265-08 PTN	113 Dunlap	Vacant	0
020-265-09 PTN	109 Dunlap	Vacant	0
020-265-10 PTN	105 Dunlap	Vacant	0
020-265-11 PTN	101 Dunlap	Vacant	0
020-263-03 PTN	14 Dunlap	Vacant	0
020-294-04 PTN	11 Morrison St	Vacant	0
020-294-05 PTN	7 Morrison St	Vacant	0
020-294-06 PTN	1 Morrison St	Vacant	0
020-262-07 PTN	120 Dunlap St	Vacant	0
020-295-02 PTN	121 Morrison St	Vacant	0
020-295-03 PTN	117 Morrison St	Vacant	0
020-295-04 PTN	113 Morrison St	Vacant	0
020-295-05 PTN	109 Morrison St	Vacant	0
020-295-06 PTN	105 Morrison St	Vacant	0
020-293-14 PTN	26 Morrison St	Vacant	0
020-293-13 PTN	22 Morrison St	Vacant	0
020-293-02 PTN	23 N Stine Road	Vacant	0
149-221-21 PTN	195 S. Garnsey Ave	Vacant	0
149-320-06 PTN	205 S Garnsey Ave	Vacant	0
149-320-07 PTN	209 S Garnsey Ave	Vacant	0
149-320-03 PTN & 149-320-04 PTN	212 & 218 S Garnsey Ave	Vacant	0
149-222-14 PTN	209 Williamson Way	Vacant	0
149-211-09 PTN	3404 Elcia Drive	Vacant	0
149-211-10 PTN	3400 Elcia Drive	Vacant	0
149-212-10 PTN	3401 Elcia Drive	Vacant	0
149-250-42 PTN & 149-250-43 PTN	3201 Mona Way & 601 Alamo Rd	Vacant	0
149-250-47 PTN & 149-250-48 PTN & 149-250-49 PTN	627, 619, & 611 Alamo St	Vacant	0
532-050-19	6417 Thorton Ave	Vacant	0

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must contain an invenory of ALL ands the reporting jurisdiction owns

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

S REPORT ntation

as follows:999-999-99-9

es

es	1	1
Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes
Excess	0.15	Future availablitiy
Surplus Land	0.56	Future availablitiy
Excess	0.23	Possible future availability
Excess	0.25	Possible future availability
Excess	0.32	Possible future availability
Excess	0.99	Possible future availability
Excess	3.25	Possible future availability
Excess	0.1	Uneconomic Remnant
Excess	0.07	Uneconomic Remnant
Excess	0.09	Uneconomic Remnant
Excess	0.05	Uneconomic Remnant
Excess	0.07	Uneconomic Remnant
Excess	0.12	Uneconomic Remnant
Excess	0.1	Uneconomic Remnant
Excess	0.1	Uneconomic Remnant
Excess	0.1	Uneconomic Remnant
Excess	0.13	Uneconomic Remnant
Excess	0.05	Uneconomic Remnant
Excess	0.09	Uneconomic Remnant
Excess	0.1	Uneconomic Remnant
Excess	7.25	Possible future availability with utility easement
Excess	8.5	No Access with utility easement
Excess	0.06	Uneconomic Remnant
H		

Excess	0.06	Uneconomic Remnant
Excess	0.69	
		Possible future availability
Excess	0.64	Possible future availability
Excess	0.67	Possible future availability
Excess	0.17	Possible future availability
Excess	0.68	Possible future availability
Excess	0.04	No Access Uneconomic Remnant
Excess	0.13	Uneconomic Remnant
Excess	0.06	No Access Uneconomic Remnant
Excess	0.03	Uneconomic Remnant
Excess	0.75	Possible future availability
Excess	1.1	Possible future availabilty, possible easement throughout
Excess	0.99	Possible future availability, possible easement throughout
Excess	0.02	Uneconomic Remnant
Excess	0.11	No Access Uneconomic Remnant
Excess	0.08	No Access Uneconomic Remnant
Excess	0.06	No Access Uneconomic Remnant
Excess	0.03	No Access Uneconomic Remnant
Excess	0.01	No Access Uneconomic Remnant
Excess	0.11	No Access Uneconomic Remnant
Excess	0.003	No Access Uneconomic Remnant
Excess	0.07	No Access Uneconomic Remnant
Excess	0.2	Possible future availability
Excess	0.18	Possible future availability
Excess	0.02	No Access Uneconomic Remnant
Excess	0.04	Uneconomic Remnant
Excess	0.17	Possible future availability
Excess	0.01	No Access Uneconomic Remnant
Excess	0.005	Uneconomic Remnant
Excess	0.003	No Access Uneconomic Remnant
Excess	0.002	No Access Uneconomic Remnant
Excess	0.003	No Access Uneconomic Remnant
	0.002	Uneconomic Remnant
Excess	0.01	oneconomic Remnant

		Unacanamia Dampant with Utility
Excess	0.12	Uneconomic Remnant with Utility Easement(s)
Excess	0.01	Uneconomic Remnant with Utility Easement(s)
Excess	0.12	Uneconomic Remnant with Utility Easement(s)
Excess	0.11	Uneconomic Remnant with Utility Easement(s)
Excess	0.005	No Access Uneconomic Remnant
Excess	0.007	No Access Uneconomic Remnant
Excess	0.006	No Access Uneconomic Remnant
Excess	0.003	No Access Uneconomic Remnant
Excess	0.003	No Access Uneconomic Remnant
Excess	0.005	No Access Uneconomic Remnant
Excess	0.02	No Access Uneconomic Remnant
Excess	0.06	No Access Uneconomic Remnant
Excess	0.1	Uneconomic Remnant
Excess	0.02	Uneconomic Remnant
Excess	0.01	No Access Uneconomic Remnant
Excess	0.01	No Access Uneconomic Remnant
Excess	0.01	No Access Uneconomic Remnant
Excess	0.0003	No Access Uneconomic Remnant
Excess	0.13	Uneconomic Remnant
Excess	0.1	Uneconomic Remnant
Excess	0.07	Uneconomic Remnant
Excess	0.03	Uneconomic Remnant
Excess	0.002	Uneconomic Remnant
Excess	0.04	Uneconomic Remnant
Excess	0.01	No Access Uneconomic Remnant
Excess	0.13	Possible future availability
LACESS	0.13	No Access Uneconomic Remnant.
Excess	0.11	Have prior agreement with adjacent property owners to acquire.
Excess	0.12	No Access Uneconomic Remnant
Excess	0.34	Possible future availability
Excess	0.15	Have prior agreement with adjacent property owner to acquire.
Excess	0.05	Uneconomic Remnant
Excess	0.09	Uneconomic Remnant
Excess	0.02	Uneconomic Remnant
Excess	0.08	Uneconomic Remnant
		Have prior agreement with adjacent
Excess	0.02	property owner to acquire.
Excess	0.11	Have prior agreement with adjacent property owner to acquire.
Excess	0.4	Possible future availability
	I	1

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Jurisdiction	Bakersfield	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F) ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

							Table J							
		Student ho	using developm	ent for lower income s	tudents for whic	ch was granted a	density bonus	pursuant to subp	aragraph (F) of	paragraph (1) of	subdivision (b)	of Section 6591	5	
Project Identifier Project			Project Type	Date	Units (Beds/Student Capacity) Approved Capacity) Granted Density Bonus					Notes				
	1	1		2	3				4				5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: St	art Data Entry Below													

Jurisdiction	Bakersfield	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNU

Local governments are required to inform HCD about any local tenant preference ordinance the local gove Effective January 1, 2023, local governments adopting a tenant preference are required to create a v

Does the Jurisdiction have a local tenant preference policy?

If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.

Notes

AL ELEMENT PROG

Table

Tenent Preferei

rnment maintains when the jurisdic webpage on their internet website

RESS REPORT

K

nce Policy

ction submits their annual progress report on housing approvals and production, pe containing authorizing local ordinance and supporting materials, no more than 90 c

	3 649, 2022, Cortese nes operational).

Jurisdiction	Bakersfield	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Please update the status of the proposed uses listed in the entity's application for funding a or 50515.03, as applicable.

Total Award Amount \$

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested		
Climate Action Plan	\$238,910.00	\$204,127.73		
Municipal Services Review	\$125,937.00	\$91,351.99		
6th Cycle Housing Element	\$298,541.00	\$263,000.75		
General Plan Update	\$86,612.00	\$0.00		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tal

Completed Entitlement Issued by Affordability Summary					
Income L	evel				
VoryLow	Deed Restricted				
Very Low	Non-Deed Restricted				
Low	Deed Restricted				
	Non-Deed Restricted				
Madausta	Deed Restricted				
Moderate	Non-Deed Restricted				
Above Moderate					
Total Units					

Building Permits Issued by Affordability Summary				
Income Level				
Vorulow	Deed Restricted			
Very Low	Non-Deed Restricted			

Low	Deed Restricted
Low	Non-Deed Restricted
Moderate	Deed Restricted
Moderate	Non-Deed Restricted
Above Moderate	
Total Units	

Certificate of Occupand	y Issued by Affordability Summary
Income Le	vel
Very Low	Deed Restricted
Very Low	Non-Deed Restricted
1	Deed Restricted
Low	Non-Deed Restricted
Madanda	Deed Restricted
Moderate	Non-Deed Restricted
Above Moderate	
Total Units	

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

and the corresponding impact on housing within the region or jurisdiction, as applicable, categorial

750,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task Status
In Progress
In Progress
In Progress
Other (Please Specify in Notes)

ole A2)

Current Year
0
0
0
0
0
0
0
0

Current Year
0
0

127
131
0
0
1319
1577

Current Year
11
0
110
43
0
0
1045
1209

ized based on the eligible uses specified in Section 50515.02

Other Funding	Notes
None	
None	
None	
Other	