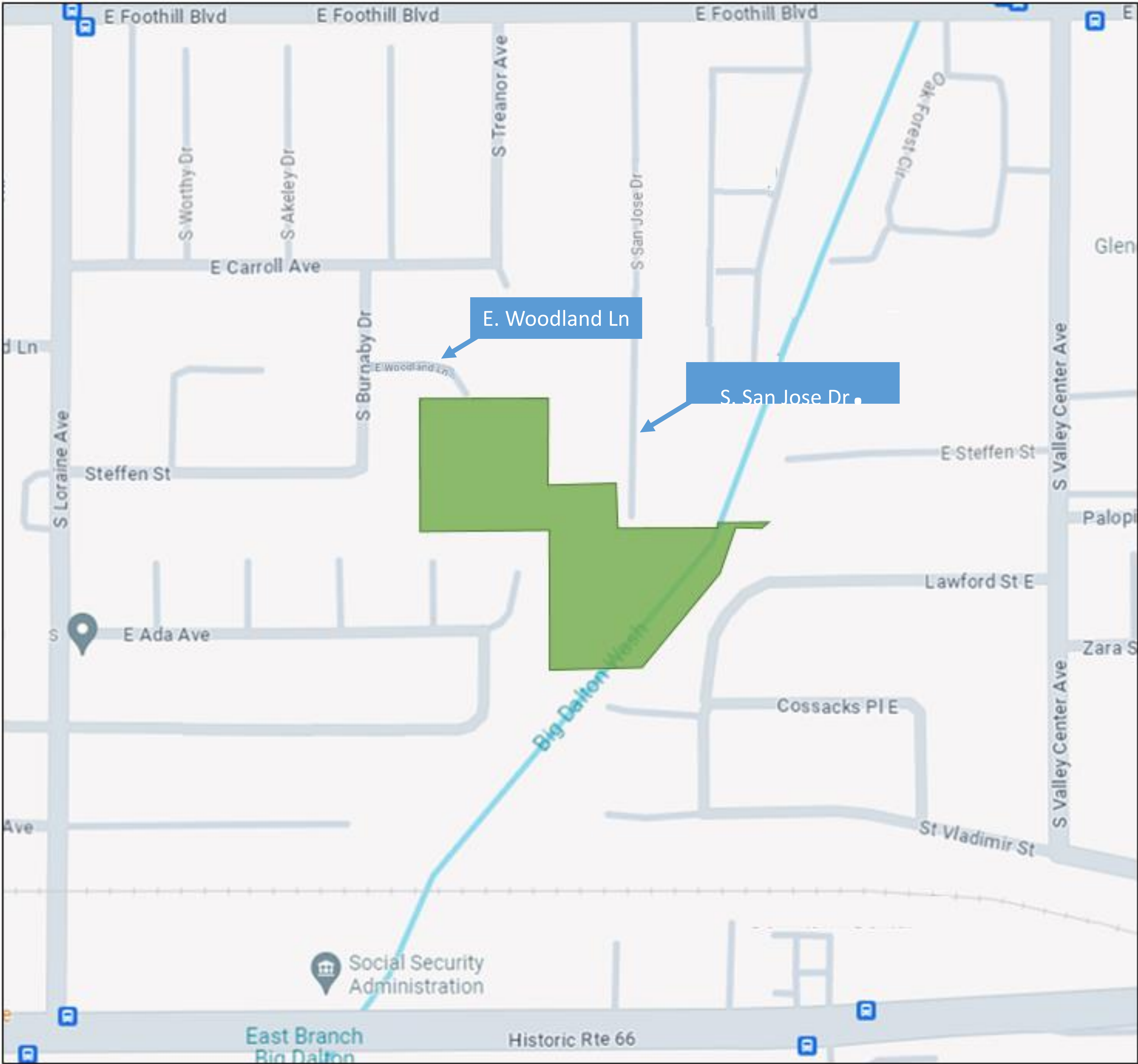
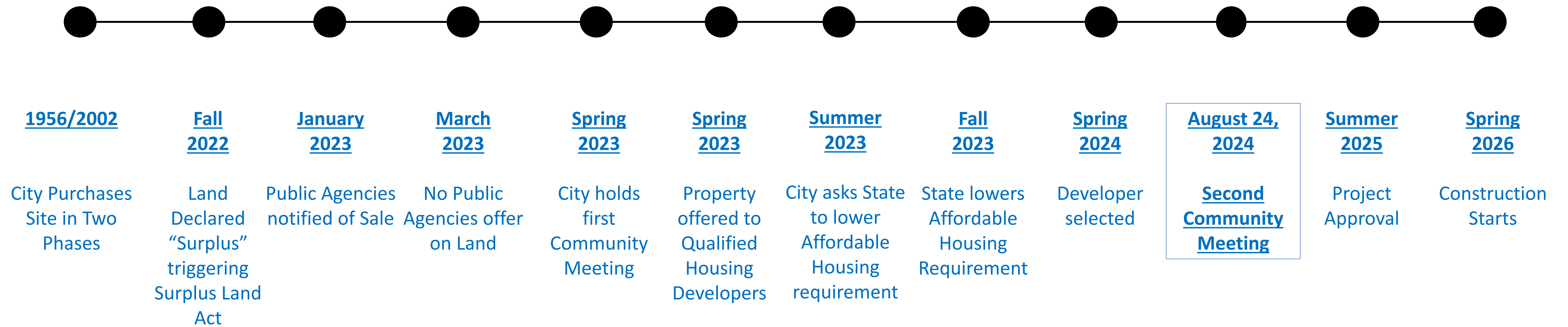


**Welcome**

# Vicinity Map



# Property Timeline



# Applicable State Laws

## **1. Surplus Land Act**

- Enacted 1968
- State Law defining the process and requirements to sell surplus land

## **2. State Density Bonus Law**

- Enacted 1979
- Provides for increased density and modified design standards based on number of Affordable homes built

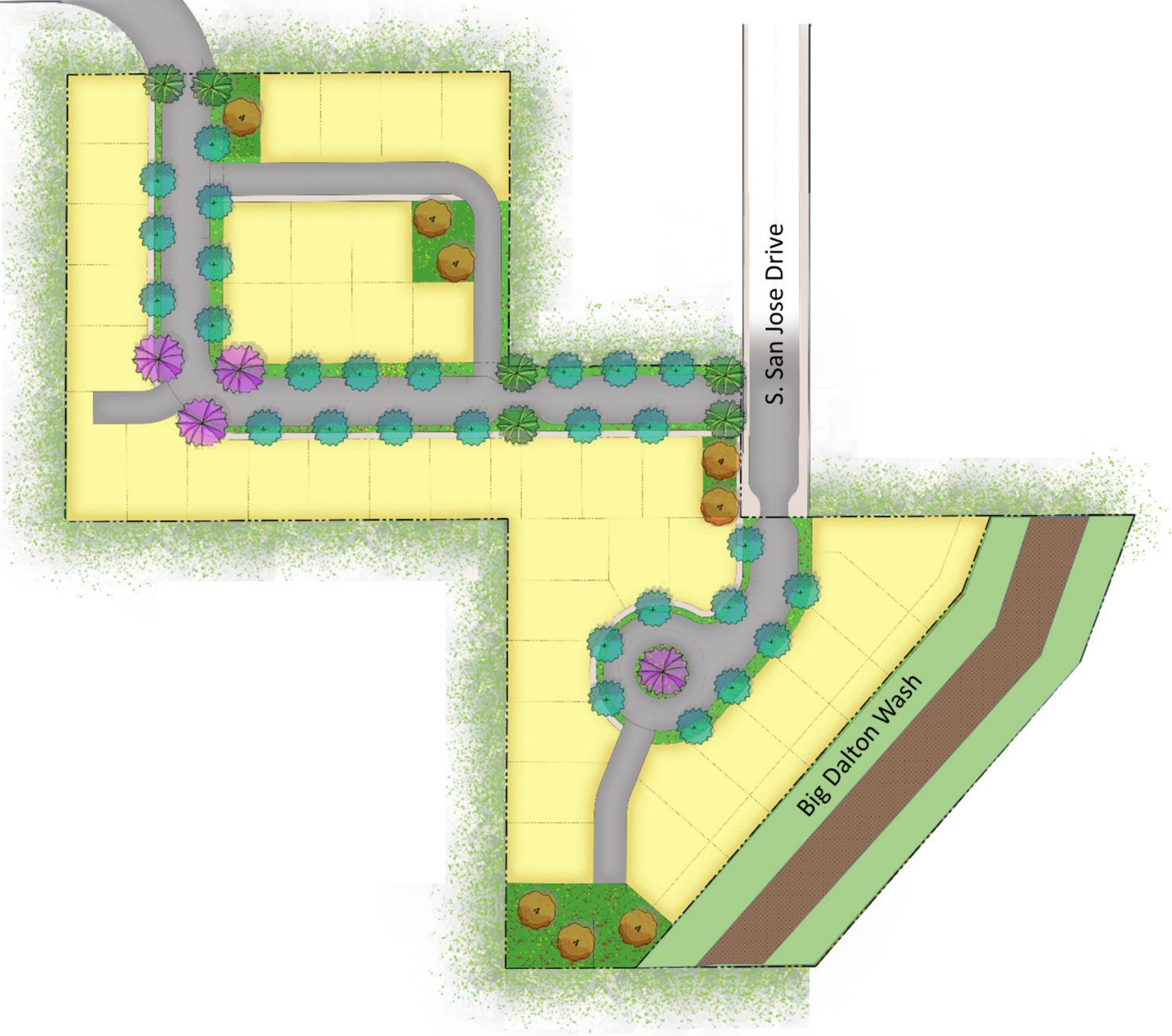
## **3. State Housing Accountability Act & State Housing Crisis Act**

- Enacted 1982 and 2019
- A project's base density is determined by the General Plan Land Use Designation.
- City may not restrict development complying with State Laws without facing significant financial penalties



# Conceptual Site Plan

E. Woodland Ave



S. San Jose Drive

Big Dalton Wash



**Comments**