

**ELIGIBLE AND INELIGIBLE
RURAL TOWNS OR PLACES IN CALIFORNIA**

I. PURPOSE: This Exhibit identifies eligible and ineligible (non-rural) areas in California, specifically; (a) ineligible towns or places in California that are a part of, or associated with an ineligible urban area which require maps with boundary lines separating rural and non-rural areas; (b) eligible towns by county in non-metropolitan statistical areas (MSA) between 10,000 and 20,000 population; and (c) eligible towns previously rural with populations under 25,000. (Only Farm Labor Housing loans and grants can be made in urban areas). The 2010 census population figures are used for this Exhibit. Sections of National Instruction are referenced, as noted.

II. ELIGIBLE TOWNS OR PLACES: Open country, cities, towns, or census designated places (CDP) (unincorporated places) **under 10,000 population will be assumed eligible** areas unless identified as part of, or associated with, urban areas or places listed in paragraph V of this Exhibit.

III. ELIGIBLE TOWNS OR PLACES BETWEEN 10,000 AND 20,000 POPULATION IN NON-MSA COUNTIES PER SEC. 5.3 A of HB-1-3550:

<u>Non-MSA County</u>	<u>City/Area</u>	<u>Non-MSA County</u>	<u>City/Area</u>
Humboldt	Arcata McKinleyville	Lake	Clearlake
Kings	Corcoran Lemoore	Tehama	Red Bluff

IV. ELIGIBLE TOWNS, PREVIOUSLY RURAL, WITH POPULATIONS UNDER 25,000 TO REMAIN ELIGIBLE THROUGH THE RECEIPT OF CENSUS DATA FOR THE YEAR 2010 PER SEC. 5.3 B.1 of HB-1-3550:

<u>County</u>	<u>City/Area</u>	<u>County</u>	<u>City/Area</u>
El Dorado	Cameron Park (CDP)	Kern	Wasco Lamont (CDP)
Fresno	Reedley Selma	Merced	Atwater
Imperial	Brawley	Placer	Auburn/North Auburn

IV. ELIGIBLE TOWNS, PREVIOUSLY RURAL, WITH POPULATIONS UNDER 25,000 TO REMAIN ELIGIBLE THROUGH THE RECEIPT OF CENSUS DATA FOR THE YEAR 2010 PER SEC. 5.3 B.1 of HB-1-3550 (continued):

<u>County</u>	<u>City/Area</u>	<u>County</u>	<u>City/Area</u>
Riverside	*Coachella Desert Hot Springs Sun City Wildomar	San Luis Obispo	Baywood Park/ Los Osos Paso Robles
		Solano	Dixon
San Bernardino	Twenty-nine Palms/ Twenty-nine Palms Base (CDP) Yucca Valley	Sonoma	Windsor
Santa Barbara	Carpinteria	Stanislaus	Oakdale
San Diego	Ramona	Tulare	Dinuba
		Ventura	Fillmore

***Coachella was declared eligible for loans by Congressional Act until receipt of the 2010 Decennial Census**

V. IDENTIFICATION OF NON-RURAL AREAS: As per Section HB-1-3550, the areas listed below will be identified on a map clearly defining the boundary lines between rural and urban areas. The maps which are periodically updated to reflect growth and changes must be submitted, via the Rural Development Manager, to the State Director for approval. The public must be given a 90-day notice before any town or place is determined to be non-rural due to map revisions. These maps will be posted in the Local Office entry and lists of ineligible areas will be made available. For counties containing ineligible areas, the map should be a County Section map (township and range), which may be obtained from most title companies.

- A. For counties containing no ineligible areas, area offices may display any small map identifying the county, may be posted labeling it **“NO INELIGIBLE AREAS FOR HOUSING LOANS.”**
- B. For urban centers containing several contiguous towns, only the largest city or area is named.
- C. If the urbanized portion of a place or town in question is separated by open space from the urbanized section of a non-rural area or place, it would be considered an eligible rural area.

VI. IDENTIFICATION OF NON-RURAL AREAS (continued):

- A. Attachment I herewith is a map that only shows Counties with non-rural areas and urban centers. For closer identification, the public must examine the detailed “urban” boundary map in the Local/Area Office or State Office for the following ineligible “Non-rural areas”:

NON-RURAL CITY/AREAS:

<u>County</u>	<u>City/Area</u>	<u>County</u>	<u>City/Area</u>
Alameda	Oakland (all of the western part of the county) (Castro Valley to Emeryville and South to Fremont) (All East Bay Cities) Livermore/ Pleasanton/ Dublin Area	Kern	Bakersfield/Oildale/Green Acres Area Delano Ford City/ Taft/South Taft Ridgecrest/China Lake
Butte	Chico Oroville/South Oroville/ Thermalito Area Paradise/Paradise Pines/ Magalia Area	Kings	Hanford
Contra Costa	Antioch/Pittsburg Hercules/Concord/ Martinez/Walnut Creek/ Danville/Lafayette/ San Ramon Area Richmond and western and central portion of the county and area along San Pablo Bay Oakley	Los Angeles	City of Los Angeles (and entire South and Western part of County from Malibu to San Bernardino and from Santa Clarita to Long Beach) Agoura Hills West Lake Village Desert View Highlands Lancaster/Palmdale/ Quartz Hill Area Newhall/Santa Clarita Area Sangus/Banquet Canyon Area Valencia
El Dorado	South Lake Tahoe (City)	Madera	Madera (City)
Fresno	Fresno/Clovis Calwa/Sanger	Marin	Larkspur/Mill Valley Novato/San Rafael/San Anselmo/Fairfax Area Sausalito/Tiburon Area
Humboldt	Eureka/Cutten Myrtle town/ Pine Hill Area	Merced	Merced (City) Los Banos
Imperial	El Centro Calexico	Monterey	1. Marina/Fort Ord/Monterey 2. Pacific Grove/Carmel-By-The-Sea/Seaside 3.* Pajaro was declared eligible indefinitely by a Congressional Act 4.* Salinas – eligible by Congressional Act until receipt of the 2010 Decennial Census

NON-RURAL CITY/AREAS (continued):

<u>County</u>	<u>City/Area</u>	<u>County</u>	<u>City/Area</u>
Napa	Napa (City) American Canyon	San Benito	*Hollister – eligible by Congressional Act until receipt of the 2010 Decennial Census
Orange	Anaheim (and all northwestern portion of county) San Clemente/ Laguna Beach Area Santa Ana/ Mission Viejo Area San Juan Capistrano Rancho Santa Margarita	San Bernardino	Apple Valley/Hesperia/Victorville Area Barstow/Lenwood Area Colton/Bloomington/Fontana Area Loma Linda/Ontario/Upland Area Redlands Rialto Yucaipa San Bernardino (all area bounded to south and west from a line around Yucaipa, Highland, Patton, Devore, San Antonio Heights to the Riverside County line).
Placer	Roseville/Rocklin Area	San Diego	Coronado/Chula Vista/ National City Area, Del Mar, El Cajon, Bostonia, Encinitas, Escondido, Imperial Beach/ La Mesa City/Lemon Grove/ Leucadia/Solano Beach Area, Lakeside/Oceanside/ Carlsbad/ Poway/ San Diego Area, Rancho Sante Fe, San Marcos, Spring Valley, Fallbrook Santee, Vista
Riverside	Banning Myona Corona Home Gardens, Perris Hemet/East Hemet/San Jacinto/Lake Elsinore Valle Vista Area Indio Mira Loma Glenn Avon Norco Palm Desert/Bermuda Dunes (North of Hwy 111)/ Indian Wells/ Palm Springs/ Cathedral City/ Rancho Mirage Area Riverside Sunnymead/ Edgemont/ Moreno Valley Area Temecula/ Murrieta/ Murrieta Springs Area La Quinta	San Francisco	San Francisco (entire county ineligible)

NON-RURAL CITY/ AREAS (continued):

<u>County</u>	<u>City/Area</u>	<u>County</u>	<u>City/Area</u>
Sacramento	Sacramento (including Fair Oaks/ Orangevale/ Citrus Heights/ Carmi- chael/ Folsom/Elverta/ Rio Linda/ and Rancho Cordova Area) Elk Grove	San Joaquin	Lodi/Woodbridge Manteca Stockton/ French Camp Tracy
San Mateo	San Mateo/ Pacifica Area and North part of County and all east of Hwy 280 (Bay Shore Cities)	San Luis Obispo	San Luis Obispo, Arroyo Grande/ Grover City/Pismo Beach/ Oceano/Atascadero Shell Beach Area
Santa Barbara	Lompoc, Santa Barbara/ Goleta/ Isla Vista/ Montecito Area Santa Maria	Stanislaus	Modesto/ Ceres/ Empire Area Turlock
Santa Clara	Gilroy/Morgan Hill San Jose/Campbell Sunnyvale/Palo Alto/ Mountain View Saratoga Area (Bay Shore Cities)	Sutter	Yuba City/ South Yuba City (CDP)
Santa Cruz	Santa Cruz (City) Soquel/Aptos/ Capitola Area *City of Watsonville – eligible by Congressional Act until receipt of the 2010 Decennial Census	Tulare	Porterville Tulare Visalia
Shasta	Redding	Ventura	Camarillo, Moorpark, Oxnard, Port Hueneme, El Rio, Point Mugu Santa Paula, Simi Valley Thousand Oaks, Ventura (City)
Solano	Benicia Fairfield/Suisun City Vacaville Vallejo	Yolo	Davis West Sacramento/ Broderick/Bryte Area Woodland
Sonoma	Petaluma Rohnert Park/Cotati/ Santa Rosa/South Santa Rosa Area	Yuba	Marysville/ Linda/ Beale AFB Oliverhurst Area