

# CHAPTER 5 | Sites Inventory ~~and Funding~~ Resources

## 5.1 Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit targets to regional council of governments (COGs). This process is called the Regional Housing Needs Determination (RHND). The RHND identified for each COG is based on population projections produced by the California Department of Finance (DOF) as well as state-required adjustments that incorporate the region's existing housing need. The RHND for the Fresno region for the 2023-2031 projection period totals 58,298 housing units.<sup>1</sup> Each COG is tasked with developing a methodology to distribute the RHND to all its member jurisdictions. For Clovis, the Fresno Council of Governments (FCOG) developed a Regional Housing Needs Plan (RHNP) to determine each jurisdiction's fair share, or Regional Housing Needs Allocation (RHNA).

On June 30, 2022, the FCOG Board approved the Final RHNA Methodology, which allocated 8,977 housing units to the City of Clovis; just over 15 percent of the total countywide RHND. The RHNA for Clovis is broken down by the income categories shown in Table 5-1 below (i.e., very low, low, moderate, and above moderate).

Separate from the 6<sup>th</sup> Cycle RHNA, the Fresno County Superior Court ruled that the City's use of a zoning overlay was not sufficient to meet the City's 4<sup>th</sup> Cycle carryover lower income housing allocation (*Martinez v. City of Clovis et al*). This ruling was partially affirmed by the state appellate court in April 2023, and is described in more detail in Chapter 4. The City is exploring various options to address the Court's ruling related to the 4<sup>th</sup> Cycle carryover.

| Table 5-1 Regional Housing Needs Allocation, City of Clovis (June 30, 2023 – December 31, 2031) |                                  |                                |                                      |   |       |
|---|----------------------------------|--------------------------------|--------------------------------------|---|-------|
|   | Very Low Income<br>(<50% of AMI) | Low Income<br>(50%-80% of AMI) | Moderate Income<br>(80%-120% of AMI) | Above Moderate Income<br>(>120% of AMI) | Total |
| Housing Units   | 2,926 <sup>1</sup>               | 1,549                          | 1,448                                | 3,054                                   | 8,977 |
| Percent of Total RHNA   | 33%                              | 17%                            | 16%                                  | 34%                                     | 100%  |

Notes: AMI = area median income. Fresno County 2022 Area Median Income is \$80,300 for a 4-person household.

<sup>1</sup> [Extremely low-income allocation is equal to 50 percent of very low-income allocation \(1,463 units\).](#)

Source: Fresno Council of Governments, July 2022.

## 5.2 Residential Sites Inventory

As part of the housing element update, each jurisdiction must demonstrate that it has adequate zoning to accommodate the RHNA. The residential sites inventory identifies sites with general plan land use designations and zoning for future housing development and evaluates the adequacy of these sites in fulfilling the City's share of regional housing needs.

<sup>1</sup> The RHNA is set for an eight and a half-year projection period (June 30, 2023, through December 31, 2031), which differs from the Housing Element planning period (December 31, 2023, through December 31, 2031). The projection period is the timeframe for which the regional housing need is calculated, whereas the planning period dictates the housing element adoption date and the timeframe for the housing element policies and programs.

## Methodology

The Housing Element is required to identify and describe land available for residential development to meet the City's RHNA for the June 30, 2023, through December 31, 2031, projection period. The City plans to accommodate the RHNA using a combination of the following:

- sites with approved residential development that have not begun construction before the start of the projection period on June 30, 2023;
- vacant and underutilized sites with general plan land use designations and zoning that allow for additional housing development;
- sites within the Central Clovis Specific Plan and Loma Vista Specific Plan;
- sites within ~~the Northwest Urban Center that are included in the~~ Willow-Shepherd Northeast Prezone and Willow Corridor RHNA Annexation, which were annexed into the city in 2023, including the Heritage Grove City Center Villages Master Plan, and the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan, ~~and one other site outside of those plan areas;~~
- ~~sites within near-term annexation areas, which include areas within the Northwest Urban Center, including in-progress and future Phase 1a and Phase 1b of phases of the~~ Heritage Grove Development Co. Specific Plan that are anticipated to initiate the annexation process in 2024;
- other near-term annexation areas, including, Wilson TM-6343, which is anticipated to be annexed in 2024, and one other site, TM6205 – Shepherd North, ~~located outside the Northwest Urban Center,~~ where annexation is currently underway; and
- a projection of accessory dwelling unit (ADU) construction.

## Relationship Between Density and Income Level

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. The following describes the assumptions used to determine the inventoried income categories and the realistic buildout capacity for each site.

- **Lower-Income Sites.** State law (Government Code Section 65583.2(c)(3)) establishes a "default density standard" of 30 units per acre for Clovis, which is categorized as a metropolitan jurisdiction. This is the density that is "deemed appropriate" in state law to accommodate the City's lower-income RHNA. Sites with land use designations that allow for development at a density of at least 30 units per acre were included in the inventory as meeting the lower-income RHNA.
- **Moderate-Income Sites.** Sites with a land use designation/zoning district that allows for multi-family development but does not meet the default density standard of 30 units per acre were included in the inventory as meeting the moderate-income RHNA.
- **Above Moderate-Income Sites.** Sites with a land use designation/zoning district that only allows for single-family housing and limited attached ownership housing (e.g., duplexes, townhomes) were included in the inventory as meeting the above moderate-income RHNA.

## AB 725 Compliance

Assembly Bill 725 (2021) ~~which~~ requires that at least 25 percent of the remaining above moderate-income RHNA be accommodated on sites that have a density standard that allows at least four units of housing, and that at least 25 percent of the remaining moderate-income RHNA be accommodated on sites that allow at least four units of housing but a density of no more than 100 units per acre. After accounting for the approved projects shown in Table 5-3, the remaining above moderate-income RHNA is 1,811 units and the remaining moderate-income RHNA is 721 units. To comply with AB 725, the inventory must demonstrate capacity for 453 above moderate-income units and 180 moderate-income units on sites allowing at least 4 units of housing.

Sites included in the analysis were reviewed to confirm that they had a general plan or zoning designation that allowed the development of at least four units on a site. There is one Sites site included in this analysis include that is larger than 10 acres and -sites that meets the default density of 30 units per acre for lower-income housing; however, on many of these sites it is assumed only 50 percent of the capacity on these this sites is counted toward the lower-income RHNA, with the remaining capacity meeting the moderate- and above moderate-income housing need. Based on the projected capacity of sites at different income categories included in the inventory, a total of 20-32 sites were identified in the moderate-income category that allow at least four units per parcel, with an overall capacity of 2,3782,948 units, or 164%204 percent of the total moderate-income RHNA, which exceeds the target of 180 remaining moderate-income units to comply with AB 725. Of those sites, there are 11-6 that also have units included in the above-moderate income category that allowed more than 4 units on the site, with an overall capacity of 766-554 above moderate-income units, which exceeds the target of 453 remaining above moderate-income units to comply with AB 725.

## Realistic Density

The inventory applies a realistic buildout density based on the development standards, market trends, and recent development to calculate capacity. Capacity on sites within the lower density zoning districts (i.e., R-A, R-1-A, R-1-AH, R-1, R-1-B, R-1-C, R-1-MH, R-1-MD and R-1-PRD) is calculated using 80 percent of the maximum allowable density. For larger lots subdivided into single-family lots, it is assumed that one unit would be built per lot.

Table 5-2 shows the buildout density of recently approved residential developments. As shown in ~~the~~ Table 5-2, residential developments in the R-2 zoning district were built at an average of 84 percent of the maximum allowable density and multifamily developments in the R-3 zoning district were built at an average of 96 percent of the previous maximum allowable density. However, this calculation is based on a maximum density of 25 units per acre. The City is proposing to recently increased the maximum density in the R-3 zone to 30 units per acre, which would allow for increased density of multifamily developments in the R-3 zoning district (more discussion below) in order to count R-3 zoned sites in the lower-income site inventory. The assumption of 25 units per acre is only 80 percent of the new maximum density in the R-3 zone. Very little multifamily development has occurred in the R-4 zoning district. Only one project was constructed at 27.5 units per acre, which is 64 percent of the maximum allowable density (43 units per acre). Because there are limited examples to substantiate a higher density in the R-4 zone, the minimum density of 25 units per acre is assumed. Two affordable housing developments were approved using the RHN Overlay zone, which has a density range of 35-43 units per acre. One project was built at the higher end of the density range while the other project was approved closer to the minimum density. Based on these recent multifamily developments, the inventory uses the following realistic density assumptions to calculate residential capacity.

- **R-2 Zoning District.** Residential capacity on sites within the R-2 zoning is calculated using an assumed realistic density of 80 percent of the maximum allowable density, or 12 units per acre.
- **R-3 Zoning District.** Residential capacity on sites within the R-3 zoning is calculated using an assumed realistic density of 24 units per acre, which is 80 percent of the maximum allowable density of 30 du/ac.
- **R-4 Zoning District.** Residential capacity on sites within the R-4 zoning is calculated using an assumed realistic density equal to minimum allowable density, or 25 units per acre.
- **RHN Overlay District.** Residential capacity on sites within the RHN Overlay district is calculated using the minimum density of 35 units per acre. Additional assumptions are applied to RHN Overlay sites, as described later in this chapter.

Table 5-2 Recent Multifamily Project Built Densities

| Project Name/Location <sup>1</sup> | Zoning District | Maximum Allowed Density | Site Size (Acres) | Number of Units | Built Density | Percent of Maximum Allowed Density |
|------------------------------------|-----------------|-------------------------|-------------------|-----------------|---------------|------------------------------------|
| SPR2016-05                         | P-C-C           | n/a <sup>2</sup>        | 12                | 216             | 18            |                                    |
| MFDR2021-001                       | R-2             | 15                      | 15.72             | 216             | 13.74         | 92%                                |
| SPR2012-12                         | R-2             | 15                      | 8.85              | 87              | 9.83          | 66%                                |

| Table 5-2 Recent Multifamily Project Built Densities |                 |                         |                   |                 |               |                                    |
|--|-----------------|-------------------------|-------------------|-----------------|---------------|------------------------------------|
| Project Name/Location <sup>1</sup>                   | Zoning District | Maximum Allowed Density | Site Size (Acres) | Number of Units | Built Density | Percent of Maximum Allowed Density |
| SPR2014-10   | R-2             | 15                      | 3.15              | 47              | 14.92         | 99%                                |
| SPR2017-01   | R-2             | 15                      | 5.58              | 80              | 14.34         | 96%                                |
| <i>SPR2018-29, Solavita</i>                          | <i>R-2</i>      | <i>15</i>               | <i>4.18</i>       | <i>60</i>       | <i>14.35</i>  | <i>96%</i>                         |
| SPR2018-30   | R-2             | 15                      | 0.75              | 6               | 8.00          | 53%                                |
| <b>R-2 Average</b>                                   |                 |                         |                   |                 | <b>12.53</b>  | <b>84%</b>                         |
| SPR2008-13A2   | R-3             | 25 / 30 <sup>3</sup>    | 0.41              | 10              | 24.27         | 97% / 81% <sup>3</sup>             |
| SPR2021-001  | R-3             | 25 / 30 <sup>3</sup>    | 2.6               | 60              | 23.08         | 92% / 77% <sup>3</sup>             |
| SPR2018-25   | R-3             | 25 / 30 <sup>3</sup>    | 6.43              | 158             | 24.57         | 98% / 82% <sup>3</sup>             |
| <b>R-3 Average<sup>3</sup></b>                       |                 |                         |                   |                 | <b>23.97</b>  | <b>96% / 80%</b>                   |
| SPR2018-11A2, Matharu                                | R-4             | 43                      | 11.67             | 321             | 27.51         | 64%                                |
| <b>R-4 Average</b>                                   |                 |                         |                   |                 | <b>27.51</b>  | <b>64%</b>                         |
| <i>Butterfly Gardens</i>                             | <i>RHN</i>      | <i>43</i>               | <i>1.82</i>       | <i>75</i>       | <i>41.2</i>   | <i>96%</i>                         |
| RHNA2022-001   | RHN             | 43                      | 7.92              | 279             | 35.2          | 82%                                |
| <b>RHN Overlay Average</b>                           |                 |                         |                   |                 | <b>38.2</b>   | <b>89%</b>                         |

<sup>1</sup> All projects are market-rate except SPR2018-29, Solavita and Butterfly Gardens, both shown in italics. Both affordable projects were built at 96% of the maximum density.

<sup>2</sup> When authorized by the General Plan, a specific plan or other City plan, residential may be included as an allowed use in the P-C-C District.

<sup>3</sup> The City ~~is proposing to~~ recently increased the maximum density of the R-3 zone from 25 to 30 units per acre in order for the R-3 zone to meet the default density standard for lower-income sites. The maximum density was 25 units per acre when the example project included in this table were approved. Therefore, the percentage calculations are shown for both the 25 units per acre ~~/a~~ and 30 units per /acre maximum density standard.

Source: City of Clovis 2022.

In addition, the following realistic density assumptions are applied to the portions of the Northwest Urban Center that are included in the sites inventory:

- **Medium Density Residential.** The allowable residential density of 4 to 7 dwelling units per acre aligns with the R-1-MD and R-1-PRD Zoning Districts. As such, residential capacity on sites is calculated assuming 80 percent of the maximum allowable density, or 6 units per acre.
- **Medium High Density Residential.** The allowable residential density of 7 to 15 dwelling units per acre aligns with the R-2 Zoning District. As such, residential capacity on sites is calculated assuming 80 percent of the maximum allowable density, or 12 units per acre.
- **High Density Residential.** The allowable residential density of 15 to 30 dwelling units per acre aligns with the R-3 Zoning District. As such, residential capacity on sites is calculated assuming 80 percent of the maximum allowable density, or 24 units per acre.
- **Very High Density Residential, Mixed Use Village, and Urban Village.** The allowable residential density of 15 to 43 dwelling units per acre or 25.1 to 43 dwelling units per acre aligns with the R-4 Zoning District. As such, residential capacity on sites is calculated using an assumed realistic density of 25 units per acre. See "Mixed Use Sites" below on the methodology applied sites designated for mixed uses.

## Regional Housing Needs Overlay District Assumptions

In 2018, the City adopted the Regional Housing Needs (RHN) Overlay District to allow additional opportunities for high density residential development to meet the City's lower-income housing needs. The RHN Overlay allows for residential developments that include affordable housing to be built at densities of 35 to 43 units per acre; however, the overlay does not change the base zoning and development consistent with the density and development standards of the base zoning is also permitted. Several sites in the RHN Overlay are within the R-A or R-1 base zoning districts, allowing low density residential development at 0.6 to 2 units per acre or 2 to 4 units per acre, respectively.

Since the RHN Overlay was adopted on November 5, 2018, [the City has approved entitlements for a variety of housing developments on RHN Overlay sites, including single family and multifamily developments using the underlying zoning standards and](#) two affordable multifamily developments ~~have been approved and/or built on using RHN overlay~~[RHN Overlay sites standards](#). Butterfly Gardens, which includes 75 units on a 1.82-acre site at a density of 41 units per acre (or 96 percent of the maximum density) is a permanent supportive housing development built in 2022 on an ~~RHN overlay~~[RHN Overlay](#) site. A second affordable multifamily development ~~is~~, comprised of 279 units on 7.92 acres (35 units per acre). In March 2022, the City completed preliminary review and prepared the project for the submittal of building and civil improvement plans as soon as funding is approved for the project (See ~~P-12~~[Site P-10](#), Table 5-3).

[RHN Overlay projects only require the approval of a building permit. No public hearings or discretionary entitlements are required. RHN Overlay Projects must adhere to the standards built into the Overlay District \(9.18.050\) and the City's multi-family objective standards. To assist project developers with understanding what needs to be included in the building permit package, the Planning staff works with the project developer to conduct a pre-project review which utilizes a preliminary version of the project site plan to generate comments from staff and other service providers, such as the Fresno Metropolitan Flood Control District. The purpose of this review is to inform the applicant of the submittal requirements to streamline the building permit package and to provide the applicant with information they will need to make funding applications to third parties, such as applications for tax credits.](#)

RHN Overlay sites included in this sixth cycle Housing Element inventory were reviewed closely to consider existing uses, site size, and site location to identify those most likely for high density residential development during the planning period. ~~Only~~[Only the sites that are most likely to develop as affordable housing were included in the inventory.](#) In addition, to account for the potential for non-residential or low density residential development, the inventory only counts 75 percent of the high density residential development potential. Also, in consideration of the limited development that has occurred on RHN Overlay sites, the inventory uses the minimum density of 35 units per acre as the realistic density.

[The following are four examples of recent affordable housing entitlements on RHN Overlay sites. In three out of the four examples, the developer elected to use the RHN Overlay density standards. One development, Solivita Commons, built by the Fresno ~~on~~ Housing Authority, was at a density lower than that allowed by the RHN Overlay. The Housing Authority elected instead to rely on the density allowed under the base zoning.](#)

Butterfly Gardens (784 W. Holland Ave)

Before:

After:



Project Details

|                                 |  |
|---------------------------------|--|
| <u>Project Description</u>      | <u>75 units (73 deed-restricted supportive housing units, 2 manager units)</u> |
| <u>APN</u>                      | <u>430-601-21</u>  |
| <u>Parcel Size</u>              | <u>1.82 acres</u>  |
| <u>Project Density</u>          | <u>41 du/acre</u>  |
| <u>Public Hearings</u>          | <u>None (City conducted TEFRA hearing in support of award of tax credits)</u>  |
| <u>Density Bonus Incentives</u> | <u>Parking reduction</u>   |
| <u>Status</u>                   | <u>Construction completed and units occupied</u>                               |
| <u>Base zoning</u>              | <u>Medium density/R-A</u>  |

Maracor Affordable Housing Development (7575 East Shaw Ave)

Before:



Planned:



Project Details

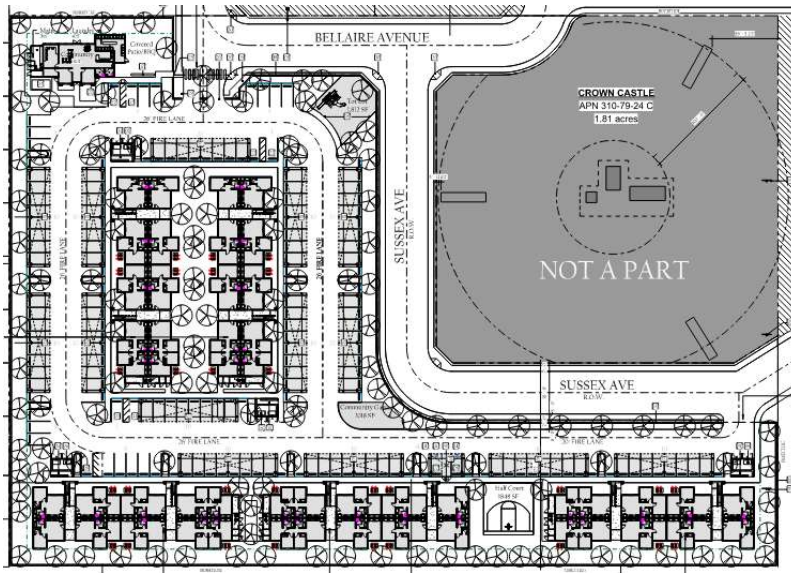
|                            |  |
|----------------------------|--|
| <u>Project Description</u> | <u>279 Unit deed restricted affordable housing development</u>           |
| <u>APN</u>                 | <u>555-020-61</u>  |
| <u>Parcel Size</u>         | <u>8 acres</u>   |
| <u>Project Density</u>     | <u>35 du/acre</u>  |
| <u>Public Hearings</u>     | <u>None</u>  |
| <u>Status</u>              | <u>Pre-application process completed. Applicant pursuing tax credits</u> |
| <u>Base zoning</u>         | <u>Low density/R-A</u>   |

## Bellaire Apartments (3214 Bellaire Ave)

Before:



Planned:



### Project Details

|                            |  |
|----------------------------|--|
| <u>Project Description</u> | <u>180 Unit deed restricted affordable housing development</u>                 |
| <u>APN</u>                 | <u>310-795-24</u>  |
| <u>Parcel Size</u>         | <u>4.9 acres</u>   |
| <u>Project Density</u>     | <u>36 du/acre</u>  |
| <u>Public Hearings</u>     | <u>None (City conducted TEFRA hearing in support of award of tax credits)</u>  |
| <u>Status</u>              | <u>Developer working with the City on design &amp; pre-application process</u> |
| <u>Base zoning</u>         | <u>Low Density/ R-1-7500</u>   |

## Solivita Commons (725 West Alluvial Ave)



### Project Details

|                            |  |
|----------------------------|--|
| <u>Project Description</u> | <u>60 unit affordable apartment complex</u>      |
| <u>APN</u>                 | <u>561-0611-9S</u>                               |
| <u>Parcel Size</u>         | <u>3.9 acres</u>                                 |
| <u>Project Density</u>     | <u>15 du/acre</u>                                |
| <u>Public Hearings</u>     | <u>None</u>                                      |
| <u>Status</u>              | <u>Construction completed and units occupied</u> |
| <u>Base zoning</u>         | <u>R-2</u>                                       |

### Market-rate Housing Development on RHN Overlay Sites

The above examples illustrate four different affordable housing developments on RHN Overlay sites. Development has continued at a rapid pace in Clovis, and there are several examples of RHN Overlay sites built with market rate single-family and multi-family development. Out of 16 ~~RHN overlay~~ RHN Overlay sites with entitlements approved since 2018, 12 of the entitlements were for market rate single-family or multi-family developments that instead used the underlying base zoning standards. In other words, 25 percent of RHN Overlay sites were approved with affordable housing while 75 percent were approved with market rate housing.

### **Site Size**

Per state law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate the lower-income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower income housing.

### Small Sites

All sites included in the lower-income inventory are larger than 0.5 acres. Two adjacent parcels (Site 24, APN 42014211 and Site 25, APN 42014212) within the R-4 zoning district meet the lower-income default density standard. However, due to their size (0.23 acres, each), these sites are included in the moderate-income inventory and no capacity for lower-income units is calculated.

Similarly, there are three sites with R-3 zoning in the Central Clovis Specific Plan. Two of the sites are less than half an acre ( $\leq 0.5$  acre) and are included in the moderate-income inventory due to their small size ([Site CC-8, APN 49213313](#) and [CC-12, APN 49213105](#)). ~~One R-3 site is larger than half an acre ( $> 0.5$  acre) and was included in the lower-income inventory. One parcel within the RHN Overlay (RHN-13) totals 22.5 acres and is identified in the lower-income inventory. The base zoning for this parcel is P-F (public facilities) and the site is partially developed with a park and animal shelter. The inventory assumes only 30 percent of the site (or 6.8 acres) would redevelop for residential uses. Therefore, the site size is not considered to be a restraint on affordable housing development.~~

### Large Sites

There are six sites that are larger than 10 acres and are included in the lower-income inventory. All of these sites are included as mixed-income sites. This assumes that parcels will be further subdivided to create smaller parcels appropriate for lower-income housing development. This approach helps the City comply with AB 725 and avoid an overconcentration of lower-income sites in the northern area. The Housing Element includes a program directing the City to expand the City's ministerial review and approval process for dividing parcels for RHN Overlay projects to any deed-restricted affordable housing project.

Sites HG-PA-01-A, HG-PA-01-C, HG-PA-02, HG-PA-04, and HG-PA-05 are all within the Heritage Grove Specific Plan Area and are designated Mixed Use Village and zoned U-C, which allows residential at 25-43 du/acre. These sites are assumed to be mixed-income sites with 60 percent of residential capacity counted as lower-income housing, 20 percent of residential capacity counted as moderate-income, and 20 percent of residential capacity counted as above moderate-income housing, which is generally consistent with the City's RHNA income distribution. Furthermore, in addition to the assumption that these large sites are mixed income, the assumptions also reflect that only a portion of future development in these areas will be residential. To account for the potential for non-residential development, the inventory incorporates assumptions for residential uses from the draft concepts proposed for the plan area that range from 10 percent of total capacity for residential uses on HG-PA-02 (37.5 ac), to 55 percent of total capacity for residential uses on Sites HG-PA-01-A (11.7 ac), HG-PA-01-C (12.6 ac), to 75 percent of total capacity for residential uses on HA-PA-04 (34.2 ac), and 80 percent of total capacity for residential uses on HG-PA-05 (30.2 ac).

One site (Site 869, APN 55601032) is 38.7 acres and has a base zone of R-3, which allows up to 30 du/ac, but is assumed to have a realistic density of 24 du/ac. It is assumed that on Site 869 only 25 percent of residential capacity would accommodate the lower housing income need, with the remaining portion split between the moderate-income and above-moderate income housing need.

~~There are several sites within the Loma Vista Community Center Master Plan that are on larger parcels and have R-3 or R-4 zoning and meet the lower-income default density standard. The Loma Vista Community Center Master Plan will be within mixed-income neighborhoods, near commercial services, parks, and other amenities. Based on the site concepts identified in the master plan, Planning Areas 2-1, 2-2, 6-1, 6-2, 7, 8, and 8a are considered suitable for lower-income housing. The Loma Vista Community Master Plan streamlines lot reconfigurations and supports multifamily housing development, by identifying new lot configurations, facilitating lot consolidation, and completing environmental review for all planning areas.~~

- ~~• Sites that are larger than half an acre and less than 10 acres that meet the default density standard include Planning Areas 2-1 (3.7 acres) and 2-2 (9.5 acres), which are designated as High Density Residential, and Planning Areas 6-2 (9.6 acres) and 8 (4.8 acres), which are designated Very High Density Residential.~~

~~One site within Planning Area 6-1 of the Loma Vista Community Center Master Plan is within a 35-acre parcel, and the planned reconfiguration of the lot results in a 9.56-acre site designated Very High Density Residential. In addition, Planning Area 8A (10.4 acres), is larger than 10 acres but is made up of three parcels, each between 2.5 and 6 acres in size. As such, both Planning Area 6-1 and 8A would be suitable for lower-income housing. Planning Area 7 is 13.9 acres and is designated for High Density Residential; although this site meets the default density standard it is larger than 10 acres.~~

~~Although Planning Area 7 and Planning Area 8A meet the default density of 30 units per acre for lower-income housing, these sites are larger than 10 acres; however, the City assumes that development will occur in smaller areas~~

through lot reconfiguration and that mixed-income housing will be developed in these areas. Given the existing single-family homes on some of the parcels in these planning areas, it is assumed that only 50 percent of the areas will develop, resulting in developable areas of 7.0 acres for Planning Area 7 and 5.2 acres for Planning Area 8A; in addition only 50 percent of the capacity on these sites is counted toward the lower-income RHNA, with the remaining capacity allocated to the moderate- and above moderate-income housing need. The Housing Element includes a program directing the City to expand the City's ministerial review and approval process for dividing parcels for RHN Overlay projects to any deed-restricted affordable housing project.

There are three sites within the Heritage Grove City Center Villages Master Plan (PA-1, PA-5, PA-8) that meet the default density of 30 units per acre, but are greater than 10 acres in size. However, these development areas shown in the Heritage Grove City Center Villages Master Plan are part of the vision for developing a main street, with a mix of residential, retail, and office uses. The Heritage Grove City Center Villages Master Plan streamlines lot reconfigurations and supports multifamily housing development, by identifying new lot configurations, facilitating lot consolidation, and completing environmental review for all planning areas. Development in the Heritage Grove City Center Villages Master Plan will be through subsequent development steps that will identify smaller mixed-income neighborhoods, near commercial services, parks, and other amenities. Based on the site concepts identified in the master plan and the allowed densities of at least 30 units per acre, Planning Areas PA-1, PA-5, PA-8 are considered suitable for lower-income housing. However, to address AB 725 requirements and avoid an overconcentration of the lower-income RHNA in this specific plan area, the sites inventory only assumes 50 percent of capacity toward the lower-income RHNA, with the remaining capacity allocated to the moderate- and above moderate-income housing need. The Housing Element includes a program directing the City to expand the City's ministerial review and approval process for dividing parcels for RHN Overlay projects to any deed-restricted affordable housing project.

Four sites within the Heritage Grove Development Co. Specific Plan (PA-1, PA-2, PA-4, PA-5) are currently within one parcel (APN 55602029S) that is 170 acres in size, and the planned reconfiguration of the lot still results in planning areas that are between 30 and 40 acres in size. All these planning areas are greater than 10 acres in size and are proposed for high density housing. The Specific Plan will facilitate the reconfiguration and subdivision of parcels into planning areas; and individual development applications will further identify smaller development areas with mixed-income housing in these areas. Although these sites meet the default density of 30 units per acre for lower-income housing, the sites inventory assumes a range from 10 to 80 percent of development potential for high density residential development based on preliminary concepts for the "Urban Center" portion of the Heritage Development Co. Specific Plan. Furthermore, to address AB 725 and avoid an overconcentration of lower-income sites in the specific plan area, the inventory assumes only 50 percent of the capacity toward the lower-income RHNA, with the remaining capacity allocated to the moderate- and above moderate-income housing need. The Housing Element includes a program directing the City to expand the City's ministerial review and approval process for dividing parcels for RHN Overlay projects to any deed-restricted affordable housing project.

### Sites Identified in Previous Housing Elements

Per statute (Government Code Section 65583.2), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in the housing element allowing residential development by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Several sites included in the inventory for lower-income housing have been included in previous housing element planning periods. ~~These sites are identified in the inventory table included in Appendix B.~~ The Housing Element includes a policy that commits the City to allowing residential use by right on these sites when at least 20 percent of the units are affordable to lower income households. It should be noted that multifamily housing is already a by-right permitted use in Clovis and the City processes multifamily development applications ministerially. This existing ministerial process would apply to all multifamily development, not just affordable housing, proposed on previously used sites.

## Non-Vacant Sites

State law allows jurisdictions to rely on non-vacant, or underutilized, sites to accommodate the RHNA. However, non-vacant sites can present challenges for residential redevelopment and must therefore be analyzed closely to determine suitability. Jurisdictions must consider the extent to which existing uses may constitute an impediment to additional residential development, past experiences converting existing uses to higher density residential development, lease or contract requirements limiting residential redevelopment, development trends, market conditions, and regulatory or other incentives.

A number of sites identified in the inventory are non-vacant. ~~These sites currently contain a variety of uses, including agriculture, residential, parks, utilities, parking, or other non-residential uses.~~ Most of the sites classified as non-vacant are agricultural lands or large lot rural residential sites that contain an existing single-family home where the land use designation and zoning allow for much higher intensity of development. There are no sites in the inventory with existing commercial businesses occupying the site. Each site was reviewed closely to estimate the redevelopment potential. Development interest within Clovis has increased substantially in recent years, resulting in the redevelopment of large lot rural residential and agriculture into residential subdivisions and other higher density residential uses. For example, the City approved 33 residential development projects including that involved the removal of existing rural residential properties-homes during the previous planning period (from 2013 through May 2021), and it is anticipated that lots will continue to be sold for residential redevelopment, consistent with planned land use designations and zoning. In consideration of recent redevelopment trends, existing rural residences and agricultural uses are not considered an impediment to new residential development. In addition, the City has analyzed sites in the sites inventory and determined that less than 50 percent of the City's projected lower-income capacity is accommodated on nonvacant sites.

The following are a few of the many examples of residential development on sites containing agricultural uses or rural residential homes. These site examples are similar to the non-vacant sites included in the inventory.

### SPR2014-10 (APN: 555-110-50)

#### Before (Single Family Home)

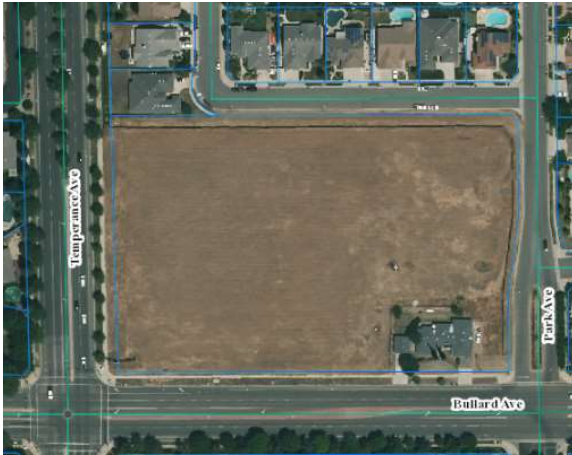


#### After (47-unit Multifamily)



[SPR2017-01 \(APN: 553-150-28\)](#)

[Before \(Single Family Home\)](#)



[After \(80-unit Multifamily\)](#)



[SPR2021-001 / 60-Unit Multi-Family Development - not yet built \(APN 554-053-341\)](#)

[Existing Site Conditions \(Single Family Home\)](#)



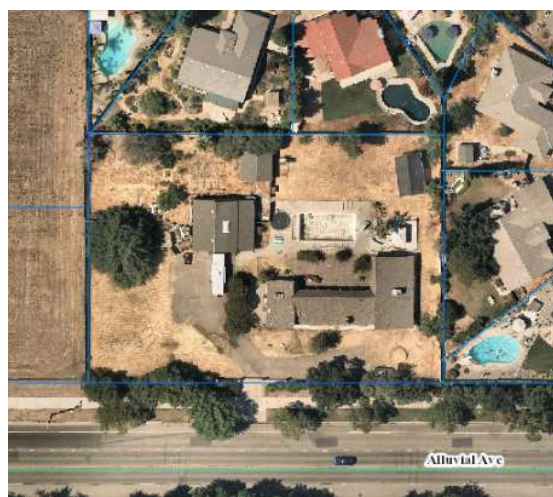
[MFDR2021-002 / 258-Unit Multi-Family Development - not yet built \(APN 560-010-40\)](#)

[Existing Site Conditions \(Agriculture\)](#)



[MFRDR2023-001 / 12-Unit Multi-Family Development - not yet built \(APN 563-142-35\)](#)

[Existing Site Conditions \(Single Family Home\)](#)



TM6403

Before (Single Family Home)

After (16 vacant subdivided lots, not yet built)



TM6393

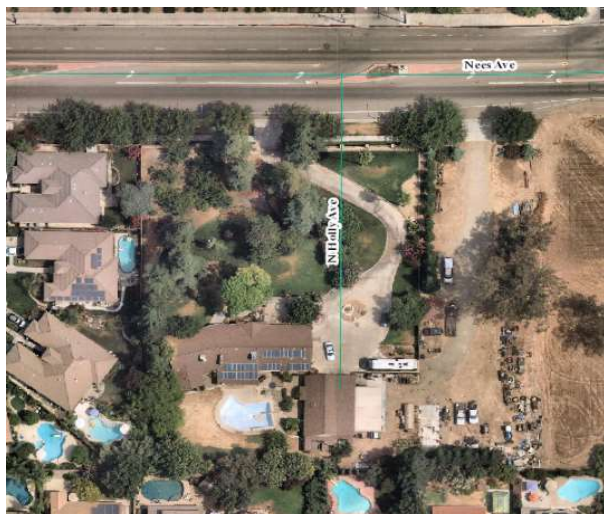
Before (Single Family Home)

After (7 vacant subdivided lots, not yet built)



TM6393

Before (Single Family Home)



After (8 subdivided lots, under construction)



TM6377

Before (Single Family Home)



After (18 single-family homes)



## TM6284

Before (Multiple Single Family Homes)



After (74 single-family lots, under construction)



### Mixed Use Sites

State law allows jurisdictions to rely on sites zoned for non-residential uses that allow residential development, such as mixed use development. However, the inventory must consider the potential for mixed use sites to be developed with non-residential uses when estimating realistic capacity.

The inventory identifies sites designated as Mixed Use Village in the Central Clovis Specific Plan, Loma Vista Community Center Master Plan, Heritage Grove Development Co. Specific Plan, and the Heritage Grove City Center Villages Master Plan. Within the Central Clovis Specific Plan and Loma Vista Community Center Master Plan, the Mixed Use Village designation is only applied in areas ~~identified as Planning Areas. Both plans where provide additional detail and~~ standards to guide development ~~of these Planning Areas and the plans~~ describe the potential for both non-residential and residential development which is further implemented through zoning that designates areas as exclusively residential or commercial. The residential capacity identified for these sites is consistent with the ~~assumptions for the split between residential and non-residential uses in Planning Areas detailed in~~ the applicable specific or master plan, thereby accounting for the development of non-residential uses. As such, the potential for non-residential development is already factored into the unit estimates for each site and is not considered a constraint on residential development on these sites.

The Mixed Use Village designation is also applied to sites in the Heritage Grove Development Co. Specific Plan, which meets the 30 unit per acre default density standard. The plan proposes to create a dense urban center with a mix of residential uses, employment opportunities, community services, and entertainment. To account for the potential for non-residential development, the inventory ~~only incorporates~~ assumptions es 50 percent capacity for residential uses. ~~This assumption is consistent with~~ from the draft concepts proposed for the plan area that range from 10 percent of residential capacity for PA-02, to 55 percent of residential capacity for Sites HG-PA-01-A, HG-PA-01-B, HG-PA-01-C, HG-PA-01-D, to 75 percent of residential capacity for HA-PA-04, and 80 percent of residential capacity for HG-PA-05.

~~Several Two~~ sites within the Heritage Grove City Center Villages Master Plan ~~City Center Villages Master Plan~~ are designated as Urban Village, which allows for both non-residential, and residential uses that meet the 30 unit per acre default density standard (Sites CCV-PA-1-1 and CCV-PA-1-2). The master plan includes concepts for each describing the specific uses proposed on each site that calls for a combination of vertical and horizontal mixed use. The inventory calculates residential capacity based on the master plan site concepts and the minimum allowable residential density. The unit estimates for the planning areas account for ground floor retail as well as standalone commercial, hotel, and office uses within the mixed use designations. ~~Therefore, the potential for non-residential~~

~~development is considered and is not a barrier to the development of housing capacity identified in the sites inventory.~~

## Approved Projects

The City has residential development applications that have been approved and are planned to be built during the RHNA projection period (June 30, 2023, through December 31, 2031). Table 5-3 shows these approved projects and planned projects. For each project, the table includes the assessor parcel number (APN), address, site acreage, number of units by income category, and project status. Figure 5-1 shows the city-wide inventory, including all approved projects. As shown in Table 5-3, there are ~~40~~11 projects in the pipeline that will provide a total of ~~2,057~~2,249 units including: 279 deed-restricted lower-income units, ~~535~~727 moderate-income units, and 1,243 above moderate-income units.

Consistent with the methodology described above, single family units are counted towards the above moderate-income need. Market-rate rental multifamily units are suitable to meet the moderate-income need based on recent market-rate rental trends shown in Table 5-4. The lower-income units are all deed-restricted affordable units.

Table 5-3 Approved Projects, Clovis, ~~September 2022~~ November 2023

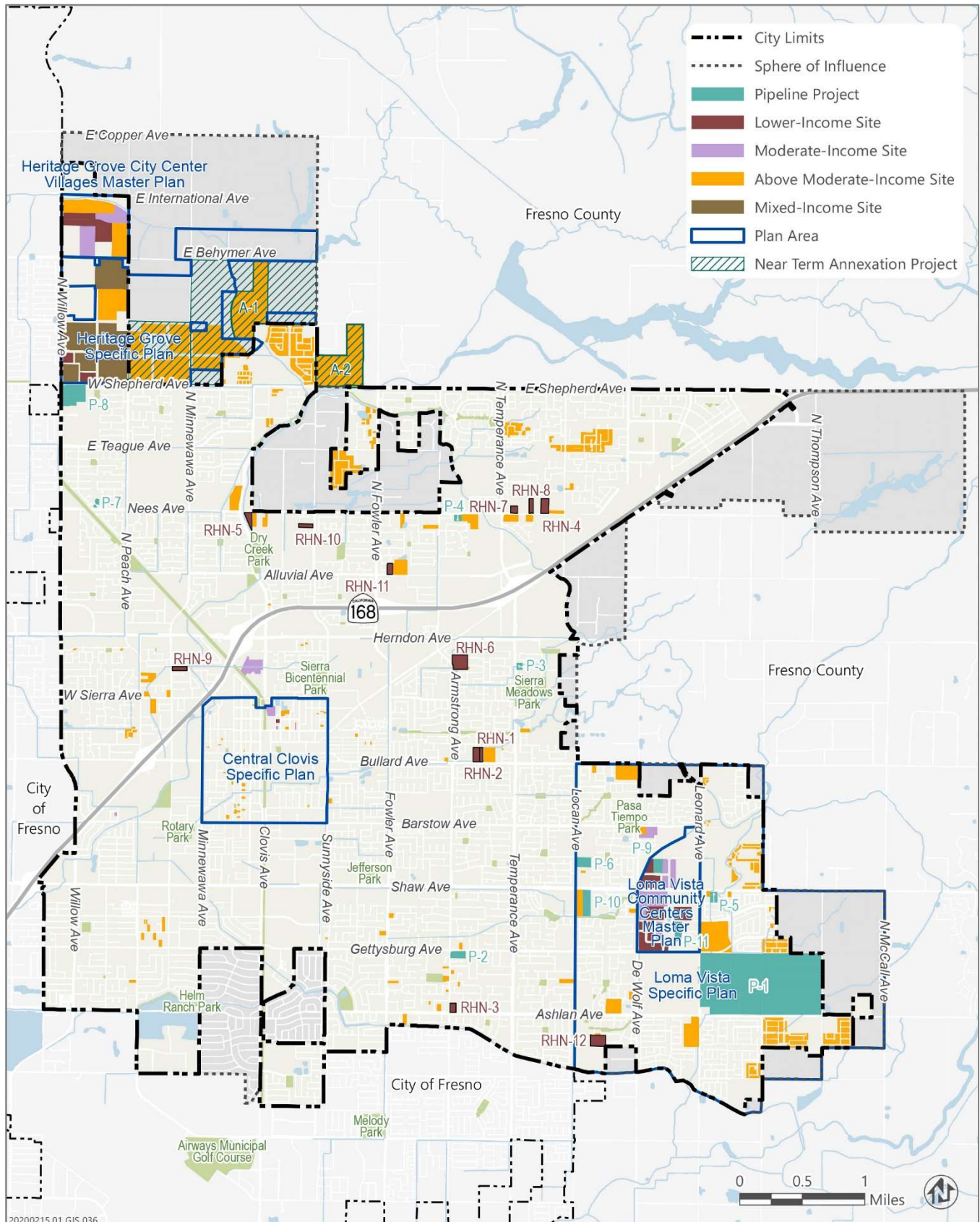
| Site No.                                      | Project Name  | Assessor Parcel Number                     | Address                              | Size (Gross Acres)  | General Plan Land Use Designation | Zoning             | Total Units            | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units | Status                       | NotesDescription  | Remaining Steps and Known Barriers to Development in the Planning Period   |
|---|---|--|--------------------------------------|---------------------|-----------------------------------|--------------------|------------------------|--------------------|-----------------------|-----------------------------|------------------------------|---|--|
| P-1   | TM6364 - Homeplace  | 555-050-21, -41, -42; 571-011-07, -08, -39 | Leonard / Gettysburg                 | 310.3               | L                                 | -                  | 1,306                  | 0                  | 132                   | 1,174                       | Approved by City on 9/19/22. | 1,174-lot single family subdivision, 132 market rate multifamily units. <del>Outside city limits; but included as part of</del> within Loma Vista Specific Plan area. Annexation approved by Fresno LAFCO <del>is underway</del> in March 2023; site is now within city limits (see more notes below) <sup>1</sup>          | Submittal of final maps and civil improvement plans for the first phase. Anticipated in 2023/2024.   |
| P-2   | TM6403 – GlenEagles Homes   | 552-171-15                                 | 2843 Armstrong                       | 4.5                 | L                                 | R-1-B              | 15                     | 0                  | 0                     | 15                          | Approved 9/12/22             | 15-lot single family subdivision  | In fourth submittal of final maps and civil improvement plans. Anticipate approvals within the next few months.  |
| P-3   | TM6393  | 553-020-62                                 | 251 N. Temperance                    | 1.7                 | M                                 | R-1                | 7                      | 0                  | 0                     | 7                           | Approved 12/16/2021          | 7-lot single family subdivision   | Final map and civil improvement plans has been approved. Developer to coordinate with adjacent developer on improvements.  |
| P-4   | TM 6367 – Gary McDonald   | 564-080-17                                 | 2350 Nees                            | 2.0                 | L                                 | R-1-7500           | 8                      | 0                  | 0                     | 8                           | Approved 8/26/2021           | 8-lot single family subdivision   | Map has been recorded and project has been constructed.  |
| P-5   | TM637-7 - DeYoung   | 555-362-27                                 | Leonard / Shaw                       | 4.0                 | M                                 | R-1                | 18                     | 0                  | 0                     | 18                          | Approved 10/18/2021          | 18-lot single family subdivision  | Map has been recorded and project has been constructed.  |
| P-6   | TM6349 – De Young   | 554-040-20                                 | Whitemore / Keats                    | 3.5                 | P                                 | P-F                | 17                     | 0                  | 0                     | 17                          | Approved 7/19/2021           | 17-lot single family subdivision  | Map has been recorded and project has been constructed.  |
| P-7   | TM6348 – Gary McDonald  | 560-170-21, -24; 560-020-43                | Cindy / Nees                         | 3.6                 | L                                 | R-1-7500           | 4                      | 0                  | 0                     | 4                           | Approved 3/25/2022           | 4-lot single family subdivision   | Map has been recorded and project has been constructed.  |
| P-8   | MFDR2021-0-2 - Heritage Dev. Co.                                      | 560-010-40                                 | 8948 N. Willow                       | 14.5                | MU-V                              | C-2, R-2, R-1-7500 | 258                    | 0                  | 258                   | 0                           | Approved 3/15/2022           | 258-unit market rate multifamily housing  | In second submittal of final maps and civil improvement plans. Anticipate approvals within the next few months. Owner indicates barriers due to market constraints with costs affecting the timing of the project. |
| P-9   | MFDR2022-0-2 - Wicks  | 554-053-64                                 | 3500 San Jose                        | 7.0                 | HDR                               | R-3                | 145                    | 0                  | 145                   | 0                           | Approved 10/26/22            | 145-unit market rate multifamily housing  | In third submittal of final maps and civil improvement plans. Anticipate approvals within the next few months.   |
| P-10  | <a href="#">Maracor Affordable Housing Development (RHNA2022-001)</a> | 555-020-61                                 | 7575 E Shaw Ave                      | 8.5                 | LDR                               | R-A (RHN Overlay)  | 279                    | 279                | 0                     | 0                           | Approved 3/11/2022           | 279-unit deed restricted affordable housing development within Loma Vista Community Center Master Plan. Awaiting funding approval   | Developer has not yet been successful in obtaining State funding.  |
| P-11  | <a href="#">Loma Vista PA-8 Multifamily Phases 2 and 3</a>            | <a href="#">555-031-43; 555-031-42</a>     | <a href="#">3700 Loma Vista Pkwy</a> | <a href="#">5.6</a> | <a href="#">VHDR</a>              | R-4                | 192                    | 0                  | 192                   | 0                           | Approved 10/25/18            | <a href="#">PA-8 of the Loma Vista Community Centers Master Plan, zoned R-4. Entire 11.7-acre site is being developed in three phases. Phase 1 (129 multifamily units) is nearing completion in 2023. Developer is expected to pull building permits for Phases 2 (94 units) and 3 (98 units) once Phase 1 is complete.</a> | City has completed review of plans and is ready to issue building permits when the applicant is ready.   |
| <a href="#">3700 Loma Vista Pkwy</a><br>TOTAL |   |  |                                      | 359.3               |                                   |                    | <del>2,057</del> 2,249 | 279                | <del>535</del> 727    | 1,243                       |                              |   |  |

<sup>1</sup> P-1 (Homeplace): The City submitted for the annexation of this project site with LAFCo in January 2023. The annexation ~~process with the Fresno LAFCo typically take up 90 days to completion and another 30 days for recordation~~ was approved by LAFCO on March 8, 2023. The site is now within City limits. ~~Annexation could occur by May of 2023. The developer is working on the final map and civil improvement plans for the first Phase of development and submitted an initial draft of the plans in September of 2023. Construction is expected to commence as soon as the improvement plans are approved, which will also allow the final map for the first phase to record. The developer is expected to submit for construction plan review by March 2023. This process can take up to 120 days. The developer expects to proceed with construction immediately after annexation has occurred and plan review is completed. Construction could begin by June of 2023.~~

Source: City of Clovis 2022.



Figure 5-1 Citywide Sites Inventory



Source: Adapted by Ascent in [2022/2023](#).

| Table 5-4      Recent Market-Rate Rents |                     |         |  |
|---|---------------------|---------|--|
| Development                             | Bedrooms/ Bathrooms | Rent    | Max Rent Able to Pay <sup>1</sup>              |
| One-Bedroom Unit                        |                     |         |  |
| Sunnyhills Apartments                   | 1 / 1               | \$2,083 | \$1,967 for 1-person moderate-income household |
| Dolce Vita Luxury Apartments            | 1 / 1               | \$1,800 | \$2,249 for 2-person moderate-income household |
| Two-Bedroom Unit                        |                     |         |  |
| Parador Town Homes                      | 2 / 2               | \$2,552 | \$2,529 for 3-person moderate-income household |
| Sunnyhills Apartments                   | 2 / 2               | \$2,077 |  |
| Tempranillo                             | 2 / 2               | \$2,100 |  |
| Dolce Vita Luxury Apartments            | 2 / 2               | \$1,950 |  |
| Three-Bedroom Unit                      |                     |         |  |
| Parador Town Homes                      | 3 / 2.5             | \$3,109 | \$2,810 for 4-person moderate-income household |
| Sunnyhills Apartments                   | 3 / 2               | \$2,465 |  |
| Dolce Vita Luxury Apartments            | 3 / 2               | \$2,300 |  |

Source: apartmenthomeliving.com/clovis-ca/apartments-for-rent/new, accessed August 5, 2022.

## RHN Overlay Sites

The inventory includes ~~16-12~~ sites within the RHN Overlay, which are summarized in Table 5-5 ~~and described in more detail in Appendix B~~. The sites included on this list are outside of specific plan or master plan areas. Although there are additional sites within the RHN Overlay that could be developed for high density lower-income housing, the City has chosen to take a selective approach to limit the reliance on RHN Overlay sites to meet the sixth cycle RHNA. As described under "Methodology" above, the inventory only identifies RHN Overlay sites most likely for high density residential development during the planning period and assumes only 75 percent of the realistic high density residential development potential to reflect the potential for non-residential or low density residential redevelopment.

### Infrastructure Availability

~~Several of the fee categories within the City Development Impact Fee program are established to reduce the burden of infrastructure by sharing the costs with all development within the area of the fee category. Some examples are the Sewer Oversize and the Water Oversize fee. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.~~

| Site Number                     | APN                  | Site Description   | Base Zoning              | Total Acres                                       | Density Range (min-max du/ac) | Max. Unit Capacity    | Realistic Density (du/ac) | Lower-Income Units*                                 |
|---------------------------------|----------------------|--|--------------------------|---|-------------------------------|-----------------------|---------------------------|---|
| RHN-1                           | 55026019S            | <a href="#">Vacant site</a>  | <a href="#">R-A</a>      | 2.1   | <a href="#">35-43</a>         | <a href="#">90</a>    | 35                        | 55  |
| RHN-2                           | 55026018             | <a href="#">Vacant site</a>  | <a href="#">R-A</a>      | 3.9   | <a href="#">35-43</a>         | <a href="#">167</a>   | 35                        | 101   |
| RHN-3                           | 55222081             | <a href="#">Vacant site</a>  | <a href="#">R-1-C</a>    | 2.4   | <a href="#">35-43</a>         | <a href="#">103</a>   | 35                        | 64  |
| RHN-4                           | 55908025             | <a href="#">Vacant site</a>  | <a href="#">R-1-AH</a>   | 4.8   | <a href="#">35-43</a>         | <a href="#">206</a>   | 35                        | 126   |
| RHN-5                           | 56201047T            | <a href="#">Vacant site</a>  | <a href="#">R-A</a>      | 3.1   | <a href="#">35-43</a>         | <a href="#">133</a>   | 35                        | 80  |
| <del>RHN-6</del>                | <del>56005124</del>  |  |                          | <del>2.2</del>                                    |                               |                       | <del>35</del>             | <del>59</del>                                       |
| RHN- <del>6</del> <sup>†</sup>  | 55002018             | <a href="#">Non-vacant – One rural residence on site with no active agricultural operations. Frontage on N Armstrong Ave and N Jasmine Ave. Surrounded by existing single-family homes and nearby multi-family housing on Herndon Ave.</a> | <a href="#">R-A</a>      | 4.5   | <a href="#">35-43</a>         | <a href="#">193</a>   | 35                        | 118   |
| RHN- <del>7</del> <sup>‡</sup>  | 55908013             | <a href="#">Vacant site</a>  | <a href="#">R-A</a>      | 2.0   | <a href="#">35-43</a>         | <a href="#">86</a>    | 35                        | 53  |
| <del>RHN-9</del>                | <del>56005119</del>  |  |                          | <del>4.3</del>                                    |                               |                       | <del>35</del>             | <del>114</del>                                      |
| RHN- <del>8</del> <sup>‡</sup>  | 55908017             | <a href="#">Vacant site</a>  | <a href="#">R-1-7500</a> | 2.4   | <a href="#">35-43</a>         | <a href="#">103</a>   | 35                        | 62  |
| RHN- <del>11</del> <sup>‡</sup> | 49134043             | <a href="#">Vacant site</a>  | <a href="#">R-1</a>      | 2.4   | <a href="#">35-43</a>         | <a href="#">103</a>   | 35                        | 62  |
| RHN- <del>12</del> <sup>‡</sup> | 56201016T            | <a href="#">Non-vacant: Existing cell phone tower.</a>   | <a href="#">R-A</a>      | 2.2   | <a href="#">35-43</a>         | <a href="#">94</a>    | 35                        | 57  |
| <del>RHN-13</del> <sup>‡</sup>  | <del>49702034T</del> |  |                          | <del>6.8</del>                                    |                               |                       | <del>35</del>             | <del>178</del>                                      |
| RHN- <del>14</del> <sup>‡</sup> | 56303206             | <a href="#">Vacant site</a>  | <a href="#">R-1-7500</a> | 2.5   | <a href="#">35-43</a>         | <a href="#">107</a>   | 35                        | 66  |
| RHN- <del>15</del> <sup>‡</sup> | 31079524             | <a href="#">Vacant site</a>  | <a href="#">R-1-7500</a> | 6.9   | <a href="#">35-43</a>         | <a href="#">296</a>   | 35                        | <del>181</del> <sup>‡</sup>                         |
| <del>RHN-16</del>               | <del>30902128</del>  |  |                          | <del>5.8</del>                                    |                               |                       | <del>35</del>             | <del>152</del>                                      |
|                                 |                      |  |                          | <del>58.3</del> <sup>‡</sup> <a href="#">39.2</a> |                               | <a href="#">1,681</a> |                           | <del>1,529</del> <sup>‡</sup> <a href="#">1,026</a> |

† RHN-~~6~~<sup>†</sup> is a 9.0 acre site that is nonvacant; it is assumed that 50 percent of the site (4.5 acres) will be available for redevelopment at 75 percent of the realistic development potential.

‡ The base zoning for RHN-13 is P-F (public facilities) and the 22.5 acre site is partially developed with a park and animal shelter and is traversed by a drainage canal. The inventory assumes only 30 percent of the site (or 6.8 acres) would redevelop for residential uses.

\* The lower-income ~~Unit-unit~~ capacity is further reduced to reflect an [assumption that the likelihood of developing as an RHN project is 75%\\_percent](#)~~likelihood assumption~~.

## Sites Outside of Plan Areas

The inventory includes ~~870~~ 868 sites located outside of specific plan or master plan areas designated and zoned for residential uses, which are summarized in Table 5-6 and described in more detail in ~~Appendix B~~ Table 5-7.<sup>2</sup>

To identify sites for residential development outside of specific plan areas, the City reviewed its fifth cycle Housing Element residential sites inventory to determine which sites are suitable for housing development within the sixth cycle. All sites developed during the fifth cycle were removed from the inventory. In addition, subdivided lots with existing residential units were removed.

Only sites with existing residences on large lots greater than 10 acres with infill potential were preserved for further analysis. As described above, several recent developments approved by the City consist of lot line adjustments, dividing and consolidating undeveloped or existing large lot residential sites. In addition, sites with agricultural uses, remaining developable land on church property, and parking lots were also included as part of the inventory.

Lower-income units are only counted on one site in the table (Site 869, APN 55601032). This vacant R-3-zoned site is inventoried as mixed-income and is described above in the methodology for "large sites."

As shown in Table 5-6 and Table 5-7, the inventory includes capacity for ~~1,350~~ 1,889 units, including 146 lower-income units, ~~268~~ 487 moderate-income units, and ~~1,082~~ 1,256 above moderate-income units that are outside of plan areas.

### Infrastructure Availability

All of the sites described in this section are within Clovis City limits and are served by planned infrastructure, including water, sewer, storm drainage, and dry utilities. The Clovis City Sewer Master Plan and Water Master plan describe the necessary infrastructure to serve development. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

| General Plan Land Use Designation | Allowed Density Range (du/ac) | Number of Sites    | Total Acres            | Realistic Density (du/ac) | Total Units            | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|-----------------------------------|-------------------------------|--------------------|------------------------|---------------------------|------------------------|--------------------|-----------------------|-----------------------------|
| Very Low Density Residential      | 0.6-2                         | 14                 | 13.8                   | 1.6                       | 20                     | <u>0</u>           | <u>0</u>              | 20                          |
| Low Density Residential           | 2-4                           | <del>280</del> 278 | <del>124.0</del> 138.0 | 3.2                       | <del>437</del> 392     | <u>0</u>           | <u>0</u>              | <del>437</del> 392          |
| Medium Density Residential†       | 4-7                           | 544                | 80.0                   | 12 / 5.6                  | 592                    | <u>0</u>           | <u>0</u>              | 592                         |
| Medium High Density Residential   | 7-15                          | 22                 | 3.4                    | 12                        | 33                     | <u>0</u>           | <u>0</u>              | 33                          |
| High Density Residential          | 25-43                         | <del>23</del>      | <del>0.5</del> 39.1    | <del>25</del> 30          | <del>12</del> 596      | <u>146</u>         | <del>12</del> 231     | <u>219</u>                  |
| General Commercial*               | 15-25                         | 7                  | 10.8                   | 23                        | 256                    | <u>0</u>           | 256                   | <u>0</u>                    |
| <b>TOTAL</b>                      |                               | <del>869</del> 868 | <del>248.0</del> 271.2 |                           | <del>1,350</del> 1,889 | <u>146</u>         | <del>268</del> 487    | <del>1,082</del> 1,256      |

† Realistic density assumptions for Medium Density Residential sites vary based on underlying zone; sites with R-2 zoning are assumed to have a realistic density of 12 du/ac, all other sites are assumed at 5.6 du/ac.

\* Includes seven sites within Focus Area 2 zoned as P-C-C that allow high-density residential as part of vertical mixed-use with a maximum of 4 stories.

<sup>2</sup> Although site numbering for sites outside of plan areas goes to 869, there are 868 total sites since Site 51 was removed.

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN       | Site Description                           | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-----------|--|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 1    | 56403315  | Nonvacant - Residence                      | R-1-7500    | 2.9   | 2 - 4                         | 3.2                       | 5           | 0                  | 0                     | 5                           |
| 2    | 41053105  | Vacant                                     | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 3    | 56211202T | Nonvacant - Empty lot with small structure | R-1-7500    | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 4    | 55803303  | Nonvacant - Residence                      | R-1-AH      | 1.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 5    | 55204123S | Nonvacant - Residence                      | R-1         | 0.9   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 6    | 49106108  | Nonvacant - Residence                      | R-A         | 1.6   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 7    | 56406042  | Vacant                                     | R-A         | 2.1   | 0.6 - 2                       | 1.6                       | 3           | 0                  | 0                     | 3                           |
| 8    | 56307056  | Nonvacant - Residence                      | R-A         | 2.0   | 2 - 4                         | 3.2                       | 3           | 0                  | 0                     | 3                           |
| 9    | 49910002  | Nonvacant - Residence                      | R-A         | 0.9   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 10   | 55222002  | Vacant                                     | R-1-C       | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 11   | 49116220  | Vacant                                     | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 12   | 49116224  | Vacant                                     | R-1         | 0.2   | 4 - 7                         | 4.9                       | 1           | 0                  | 0                     | 1                           |
| 13   | 56303208  | Nonvacant - Residence                      | R-1-7500    | 5.3   | 2 - 4                         | 3.2                       | 8           | 0                  | 0                     | 8                           |
| 14   | 49106104  | Nonvacant - Residence                      | R-A         | 1.9   | 2 - 4                         | 3.2                       | 3           | 0                  | 0                     | 3                           |
| 15   | 55005009  | Vacant                                     | R-1-7500    | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 16   | 55026023  | Nonvacant - Residence                      | R-A         | 6.9   | 2 - 4                         | 3.2                       | 11          | 0                  | 0                     | 11                          |
| 17   | 49817203  | Nonvacant - Shed Structure                 | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 18   | 56303207  | Nonvacant - Residence                      | R-1-7500    | 3.7   | 2 - 4                         | 3.2                       | 6           | 0                  | 0                     | 6                           |
| 19   | 55026002  | Nonvacant - Residence                      | R-A         | 0.6   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 20   | 49106171  | Nonvacant - Residence                      | R-1         | 1.1   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 21   | 49106175  | Nonvacant - Residence                      | R-A         | 1.0   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 22   | 49205041  | Nonvacant - Residence                      | R-A         | 3.3   | 2 - 4                         | 3.2                       | 5           | 0                  | 0                     | 5                           |
| 23   | 49817202  | Vacant                                     | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 24   | 42014211  | Vacant                                     | R-4         | 0.2   | 25 - 43                       | 25                        | 6           | 0                  | 6                     | 0                           |
| 25   | 42014212  | Vacant                                     | R-4         | 0.2   | 25 - 43                       | 25                        | 6           | 0                  | 6                     | 0                           |
| 26   | 49906011T | Vacant                                     | R-1         | 0.9   | 4 - 7                         | 5.6                       | 5           | 0                  | 0                     | 5                           |
| 27   | 49910017  | Nonvacant - Residence                      | R-A         | 0.8   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 28   | 55212034S | Nonvacant - Residence                      | R-1-B       | 0.9   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 29   | 49910008  | Nonvacant - Residence                      | R-A         | 0.9   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 30   | 49906015  | Nonvacant - Residence                      | R-A         | 0.9   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 31   | 49906021  | Nonvacant - Residence                      | R-A         | 0.9   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 32   | 55220021S | Vacant                                     | R-1-B       | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 33   | 31045028  | Nonvacant - Residence                      | R-A         | 1.8   | 2 - 4                         | 3.2                       | 3           | 0                  | 0                     | 3                           |
| 34   | 55221127  | Vacant                                     | R-1-C       | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN       | Site Description             | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-----------|------------------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 35   | 55221211  | Nonvacant - Residence        | R-1-C       | 1.2   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 36   | 55028115  | Vacant                       | R-1-7500    | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 37   | 49106106  | Nonvacant - Church Structure | R-A         | 1.0   | 2 - 4                         | 3.2                       | 3           | 0                  | 0                     | 3                           |
| 38   | 55908030  | Nonvacant - Residence        | R-1-AH      | 2.0   | 0.6 - 2                       | 1.6                       | 2           | 0                  | 0                     | 2                           |
| 39   | 56206005  | Nonvacant - Residence        | R-1-7500    | 1.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 40   | 56206022  | Nonvacant - Residence        | R-A         | 2.4   | 2 - 4                         | 3.2                       | 4           | 0                  | 0                     | 4                           |
| 41   | 56406044  | Nonvacant - Residence        | R-A         | 2.2   | 0.6 - 2                       | 1.6                       | 2           | 0                  | 0                     | 2                           |
| 42   | 56403309  | Nonvacant - Residence        | R-A         | 4.8   | 2 - 4                         | 3.2                       | 8           | 0                  | 0                     | 8                           |
| 43   | 56406040  | Nonvacant - Residence        | R-A         | 2.1   | 0.6 - 2                       | 1.6                       | 2           | 0                  | 0                     | 2                           |
| 44   | 56307011  | Nonvacant - Residence        | R-1-7500    | 2.3   | 2 - 4                         | 3.2                       | 4           | 0                  | 0                     | 4                           |
| 45   | 56206018  | Vacant                       | R-1-7500    | 1.0   | 2 - 4                         | 3.2                       | 3           | 0                  | 0                     | 3                           |
| 46   | 49115312  | Vacant                       | R-1         | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 47   | 49132009  | Vacant                       | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 48   | 49132055  | Vacant                       | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 49   | 49938442  | Nonvacant - Residence        | R-1         | 1.1   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 50   | 55217449  | Vacant                       | R-1-C       | 0.5   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 51   | REMOVED   |                              |             |       |                               |                           |             |                    |                       |                             |
| 52   | 49906050  | Vacant                       | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 53   | 49906055  | Vacant                       | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 54   | 49906051  | Vacant                       | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 55   | 49906054  | Vacant                       | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 56   | 49906052  | Vacant                       | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 57   | 49906053  | Vacant                       | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 58   | 49954019  | Vacant                       | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 59   | 55215034  | Nonvacant - Residence        | R-1-B       | 1.4   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 60   | 55525043  | Nonvacant - Residence        | R-A         | 2.3   | 2 - 4                         | 3.2                       | 4           | 0                  | 0                     | 4                           |
| 61   | 43059229  | Nonvacant - Church           | R-A         | 0.8   | 7 - 15                        | 12                        | 5           | 0                  | 0                     | 5                           |
| 62   | 55218056  | Nonvacant - Residence        | R-A         | 0.9   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 63   | 41051118T | Vacant                       | R-1         | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 64   | 55027301  | Vacant                       | R-1-7500    | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 65   | 55310037  | Nonvacant - Residence        | R-A         | 1.6   | 4 - 7                         | 5.6                       | 4           | 0                  | 0                     | 4                           |
| 66   | 49111002  | Vacant                       | P-C-C       | 1.4   | 15 - 25                       | 23.75                     | 33          | 0                  | 33                    | 0                           |
| 67   | 49103019  | Vacant                       | P-C-C       | 0.3   | 15 - 25                       | 23.75                     | 8           | 0                  | 8                     | 0                           |
| 68   | 49111029  | Vacant                       | P-C-C       | 1.8   | 15 - 25                       | 23.75                     | 43          | 0                  | 43                    | 0                           |
| 69   | 49111030  | Vacant                       | P-C-C       | 1.6   | 15 - 25                       | 23.75                     | 39          | 0                  | 39                    | 0                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 70   | 49103023   | Vacant           | P-C-C       | 3.2   | 15 - 25                       | 23.75                     | 76          | 0                  | 76                    | 0                           |
| 71   | 49111025   | Vacant           | P-C-C       | 0.2   | 15 - 25                       | 23.75                     | 5           | 0                  | 5                     | 0                           |
| 72   | 49103040   | Vacant           | P-C-C       | 2.2   | 15 - 25                       | 23.75                     | 52          | 0                  | 52                    | 0                           |
| 73   | 5580201401 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 74   | 5580201405 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 75   | 5580201404 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 76   | 5580201403 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 77   | 5580201402 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 78   | 5580201235 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 79   | 5580201234 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 80   | 5580201224 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 81   | 5580201223 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 82   | 5580201236 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 83   | 5580201233 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 84   | 5580201225 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 85   | 5580201222 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 86   | 5580201237 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 87   | 5580201221 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 88   | 5580201232 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 89   | 5580201226 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 90   | 5580201238 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 91   | 5580201220 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 92   | 5580201239 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 93   | 5580201230 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 94   | 5580201229 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 95   | 5580201228 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 96   | 5580201227 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 97   | 5580201219 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 98   | 5580201247 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 99   | 5580201240 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 100  | 5580201248 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 101  | 5580201218 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 102  | 5580201241 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 103  | 5580201246 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 104  | 5580201249 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 105  | 5580201217 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 106  | 5580201242 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 107  | 5580201245 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 108  | 5580201250 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 109  | 5580201216 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 110  | 5580201243 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 111  | 5580201244 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 112  | 5580201251 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 113  | 5580201215 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 114  | 5580201214 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 115  | 5580201259 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 116  | 5580201258 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 117  | 5580201257 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 118  | 5580201256 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 119  | 5580201255 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 120  | 5580201254 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 121  | 5580201253 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 122  | 5580201252 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 123  | 5580201213 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 124  | 5580201204 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 125  | 5580201205 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 126  | 5580201206 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 127  | 5580201207 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 128  | 5580201208 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 129  | 5580201209 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 130  | 5580201210 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 131  | 5580201211 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 132  | 5580201212 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 133  | 5580201203 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 134  | 5580201202 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 135  | 5580201201 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 136  | 5580208415 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 137  | 5580208416 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 138  | 5580208414 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 139  | 5580208417 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 140  | 5580208413 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 141  | 5580208418 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 142  | 5580208412 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 143  | 5580208419 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 144  | 5580208411 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 145  | 5580208710 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 146  | 5580208720 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 147  | 5580208709 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 148  | 5580208708 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 149  | 5580208707 | Vacant           | R-1-PRD     | 0.4   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 150  | 5580208721 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 151  | 5580208706 | Vacant           | R-1-PRD     | 0.5   | 4 - 7                         | 5.6                       | 3           | 0                  | 0                     | 3                           |
| 152  | 5580208722 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 153  | 5580208732 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 154  | 5580208733 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 155  | 5580208723 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 156  | 5580208705 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 157  | 5580208731 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 158  | 5580208724 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 159  | 5582900634 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 160  | 5582900630 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 161  | 5582900604 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 162  | 5582900625 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 163  | 5582900629 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 164  | 5582900626 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 165  | 5582900635 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 166  | 5582900603 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 167  | 5582900627 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 168  | 5582900628 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 169  | 5582900636 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 170  | 5582900602 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 171  | 5582900640 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 172  | 5582900639 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 173  | 5582900638 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 174  | 5582900637 | Vacant           | R-1-PRD     | 0.4   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 175  | 5582900601 | Vacant           | R-1-PRD     | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 176  | 55802079   | Vacant           | R-1-AH      | 0.9   | 0.6 - 2                       | 1.6                       | 2           | 0                  | 0                     | 2                           |
| 177  | 5580207908 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 178  | 5580207907 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 179  | 5580207906 | Vacant           | R-1-AH      | 0.4   | 0.6 - 2                       | 1.6                       | 1           | 0                  | 0                     | 1                           |
| 180  | 5590504146 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 181  | 5590504147 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 182  | 5590504148 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 183  | 5590504149 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 184  | 5590504150 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 185  | 5590504132 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 186  | 5590504133 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 187  | 5590504134 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 188  | 5590504135 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 189  | 5590504136 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 190  | 5590504137 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 191  | 5590504138 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 192  | 5590504145 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 193  | 5590504144 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 194  | 5590504143 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 195  | 5590504107 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 196  | 5590504106 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 197  | 5590504105 | Vacant           | R-1-PRD     | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 198  | 5590504102 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 199  | 5590504103 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 200  | 5590504104 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 201  | 55938201   | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 202  | 5590517636 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 203  | 5590517635 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 204  | 5590517625 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 205  | 5590517626 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 206  | 5590517637 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 207  | 5590517622 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 208  | 5590517627 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 209  | 5590517634 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 210  | 5590517621 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 211  | 5590517628 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 212  | 5590517638 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 213  | 5590517633 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 214  | 5590517650 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 215  | 5590517649 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 216  | 5590517629 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 217  | 5590517639 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 218  | 5590517632 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 219  | 5590517648 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 220  | 5590517651 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 221  | 5590517618 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 222  | 5590517640 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 223  | 5590517630 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 224  | 5590517631 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 225  | 5590517617 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 226  | 5590517647 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 227  | 5590517641 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 228  | 5590517652 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 229  | 5590517653 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 230  | 5590517646 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 231  | 5590517645 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 232  | 5590517644 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 233  | 5590517643 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 234  | 5590517642 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 235  | 5590210359 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 236  | 5590210358 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 237  | 5590210357 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 238  | 5590210356 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 239  | 5590210360 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 240  | 5590210355 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 241  | 5590210361 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 242  | 5590210344 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 243  | 5590210345 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 244  | 5590210354 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site                | APN                          | Site Description       | Base Zoning         | Acres               | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units       | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|---------------------|------------------------------|------------------------|---------------------|---------------------|-------------------------------|---------------------------|-------------------|--------------------|-----------------------|-----------------------------|
| <a href="#">245</a> | <a href="#">5590210362</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">246</a> | <a href="#">5590210343</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">247</a> | <a href="#">5590210346</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">248</a> | <a href="#">5590210363</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">249</a> | <a href="#">5590210315</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">250</a> | <a href="#">5590210342</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">251</a> | <a href="#">5590210347</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">252</a> | <a href="#">5590210364</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">253</a> | <a href="#">5590210314</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">254</a> | <a href="#">5590210341</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">255</a> | <a href="#">5590210348</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">256</a> | <a href="#">5590210313</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">257</a> | <a href="#">5590210365</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">258</a> | <a href="#">5590210340</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">259</a> | <a href="#">5590210349</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">260</a> | <a href="#">5590210312</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">261</a> | <a href="#">5590210366</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">262</a> | <a href="#">5590210339</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">263</a> | <a href="#">5590210350</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">264</a> | <a href="#">5590210311</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">265</a> | <a href="#">5590210338</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">266</a> | <a href="#">5590210351</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">267</a> | <a href="#">559021033173</a> | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">268</a> | <a href="#">5590210372</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">269</a> | <a href="#">5590210371</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">270</a> | <a href="#">5590210370</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">271</a> | <a href="#">5590210369</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">272</a> | <a href="#">5590210368</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">273</a> | <a href="#">5590210367</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">274</a> | <a href="#">5590210374</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">275</a> | <a href="#">5590210310</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">276</a> | <a href="#">5590210352</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">277</a> | <a href="#">5590210309</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.3</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">278</a> | <a href="#">5590210335</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.5</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">2</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">2</a>           |
| <a href="#">279</a> | <a href="#">5590210326</a>   | <a href="#">Vacant</a> | <a href="#">R-1</a> | <a href="#">0.5</a> | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 280  | 5590210329 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 281  | 5590210328 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 282  | 5590210327 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 283  | 5590210337 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 284  | 5590210336 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 285  | 5590210353 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 286  | 5590210308 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 287  | 5590210334 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 288  | 5590210325 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 289  | 5590210307 | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 290  | 5590210333 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 291  | 5590210332 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 292  | 5590210331 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 293  | 5590210330 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 294  | 5590210324 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 295  | 5590210306 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 296  | 5590210323 | Vacant           | R-1         | 0.9   | 2 - 4                         | 3.2                       | 3           | 0                  | 0                     | 3                           |
| 297  | 5590210322 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 298  | 5590210321 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 299  | 5590210320 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 300  | 5590210319 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 301  | 5590210304 | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 302  | 5590210305 | Vacant           | R-1         | 0.7   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 303  | 5590210316 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 304  | 5590210317 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 305  | 5590210318 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 306  | 5590210303 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 307  | 5590210302 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 308  | 5590210301 | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 309  | 55942018S  | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 310  | 55942019S  | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 311  | 55942020S  | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 312  | 55942021S  | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 313  | 55942038S  | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 314  | 55942037S  | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

| Site | APN       | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-----------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 315  | 55942024S | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 316  | 55942036S | Vacant           | R-1         | 0.4   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 317  | 55941024S | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 318  | 55941008S | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 319  | 55941023S | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 320  | 55941022S | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 321  | 55941010S | Vacant           | R-1         | 0.3   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 322  | 55941020S | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 323  | 55940015S | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 324  | 55940013S | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 325  | 55940012S | Vacant           | R-1         | 0.6   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 326  | 55942004S | Vacant           | R-1         | 0.5   | 2 - 4                         | 3.2                       | 2           | 0                  | 0                     | 2                           |
| 327  | 56042068  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 328  | 56042067  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 329  | 56042069  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 330  | 56042066  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 331  | 56042070  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 332  | 56042065  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 333  | 56042071  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 334  | 56042064  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 335  | 56042072  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 336  | 56042063  | Vacant           | R-2         | 0.2   | 7 - 15                        | 12                        | 2           | 0                  | 0                     | 2                           |
| 337  | 56052045S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 338  | 56052044S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 339  | 56052043S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 340  | 56052042S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 341  | 56052037S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 342  | 56052038S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 343  | 56052039S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 344  | 56052040S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 345  | 56052041S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 346  | 56052032S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 347  | 56052031S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 348  | 56052030S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 349  | 56052029S | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 350  | 56052028S  | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 351  | 56052027S  | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 352  | 56052026S  | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 353  | 56052025S  | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 354  | 56052024S  | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 355  | 5560504101 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 356  | 5560504102 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 357  | 5560504103 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 358  | 5560504104 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 359  | 5560504115 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 360  | 5560504114 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 361  | 5560504113 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 362  | 5560504112 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 363  | 5560504111 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 364  | 5560504110 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 365  | 5560504109 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 366  | 5560504108 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 367  | 5560504107 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 368  | 5560504116 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 369  | 5560504106 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 370  | 5560504105 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 371  | 5560504117 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 372  | 5560504118 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 373  | 5560504119 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 374  | 5560504120 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 375  | 5560504121 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 376  | 5560504122 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 377  | 5560504123 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 378  | 5560504124 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 379  | 5560504125 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 380  | 5560504126 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 381  | 5560504127 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 382  | 5560504128 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 383  | 5560504151 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 384  | 5560504152 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 385  | 5560504153  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 386  | 5560504154  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 387  | 5560504155  | Vacant           | R-1         | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 388  | 5560504156  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 389  | 5560504129  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 390  | 5560504150  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 391  | 5560504157  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 392  | 5560504169  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 393  | 5560504170  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 394  | 5560504168  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 395  | 5560504171  | Vacant           | R-1         | 0.4   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 396  | 5560504158  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 397  | 5560504130  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 398  | 5560504149  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 399  | 5560504167  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 400  | 5560504159  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 401  | 5560504172  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 402  | 5560504166  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 403  | 55605041113 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 404  | 5560504131  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 405  | 5560504148  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 406  | 5560504160  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 407  | 5560504165  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 408  | 5560504173  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 409  | 55605041114 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 410  | 5560504132  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 411  | 5560504147  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 412  | 5560504161  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 413  | 5560504164  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 414  | 5560504174  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 415  | 5560504133  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 416  | 55605041115 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 417  | 55605041116 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 418  | 55605041117 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 419  | 55605041118 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 420  | 5560504146  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 421  | 5560504163  | Vacant           | R-1         | 0.3   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 422  | 5560504162  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 423  | 5560504175  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 424  | 5560504134  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 425  | 5560504176  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 426  | 5560504145  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 427  | 55605041112 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 428  | 5560504177  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 429  | 5560504135  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 430  | 5560504144  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 431  | 55605041119 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 432  | 55605041120 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 433  | 55605041121 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 434  | 55605041122 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 435  | 55605041123 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 436  | 55605041124 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 437  | 55605041125 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 438  | 55605041126 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 439  | 55605041127 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 440  | 55605041128 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 441  | 55605041111 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 442  | 5560504178  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 443  | 5560504136  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 444  | 55605041110 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 445  | 5560504143  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 446  | 55605041137 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 447  | 55605041136 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 448  | 55605041135 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 449  | 55605041134 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 450  | 55605041133 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 451  | 55605041132 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 452  | 55605041131 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 453  | 55605041130 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 454  | 55605041129 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 455  | 5560504179  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 456  | 55605041109 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 457  | 5560504137  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 458  | 5560504142  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 459  | 55605041108 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 460  | 5560504180  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 461  | 55605041107 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 462  | 5560504138  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 463  | 5560504141  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 464  | 55605041138 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 465  | 55605041139 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 466  | 55605041140 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 467  | 55605041141 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 468  | 55605041142 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 469  | 55605041143 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 470  | 55605041144 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 471  | 55605041145 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 472  | 55605041146 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 473  | 5560504181  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 474  | 55605041106 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 475  | 5560504139  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 476  | 5560504140  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 477  | 5560504182  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 478  | 55605041155 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 479  | 55605041154 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 480  | 55605041105 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 481  | 55605041153 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 482  | 55605041152 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 483  | 55605041151 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 484  | 55605041150 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 485  | 55605041149 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 486  | 55605041148 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 487  | 55605041147 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 488  | 55605041104 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 489  | 55605041103 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 490  | 5560504183  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 491  | 55605041156 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 492  | 55605041157 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 493  | 55605041158 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 494  | 55605041159 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 495  | 55605041160 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 496  | 55605041161 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 497  | 55605041162 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 498  | 55605041163 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 499  | 55605041164 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 500  | 55605041165 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 501  | 55605041166 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 502  | 55605041102 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 503  | 5560504184  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 504  | 55605041101 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 505  | 55605041177 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 506  | 55605041176 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 507  | 55605041175 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 508  | 5560504185  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 509  | 55605041174 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 510  | 55605041173 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 511  | 55605041172 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 512  | 55605041171 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 513  | 55605041170 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 514  | 55605041169 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 515  | 55605041168 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 516  | 55605041167 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 517  | 55605041100 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 518  | 5560504186  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 519  | 5560504187  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 520  | 5560504188  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 521  | 5560504189  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 522  | 5560504190  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 523  | 5560504191  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 524  | 5560504192  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 525  | 5560504193  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 526  | 5560504194  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 527  | 5560504195  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 528  | 5560504196  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 529  | 5560504197  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 530  | 5560504198  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 531  | 5560504199  | Vacant           | R-1         | 0.3   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 532  | 55605042056 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 533  | 55605042055 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 534  | 55605042054 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 535  | 55605042053 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 536  | 55605042052 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 537  | 55605042051 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 538  | 55605042057 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 539  | 55605042050 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 540  | 55605042049 | Vacant           | R-1         | 0.3   | 4 - 7                         | 5.6                       | 2           | 0                  | 0                     | 2                           |
| 541  | 55605042058 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 542  | 55605042048 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 543  | 55605042091 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 544  | 55605042059 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 545  | 55605042047 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 546  | 55605042082 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 547  | 55605042084 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 548  | 55605042085 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 549  | 55605042086 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 550  | 55605042087 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 551  | 55605042088 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 552  | 55605042089 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 553  | 55605042090 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 554  | 55605042092 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 555  | 55605042060 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 556  | 55605042046 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 557  | 55605042081 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 558  | 55605042093 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 559  | 55605042061 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 560  | 55605042045 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 561  | 55605042080 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 562  | 55605042101 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 563  | 55605042100 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 564  | 55605042099 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 565  | 55605042098 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 566  | 55605042097 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 567  | 55605042096 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 568  | 55605042095 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 569  | 55605042094 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 570  | 55605042062 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 571  | 55605042044 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 572  | 55605042063 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 573  | 55605042043 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 574  | 55605042075 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 575  | 55605042064 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 576  | 55605042042 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 577  | 55605042074 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 578  | 55605042076 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 579  | 55605042077 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 580  | 55605042078 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 581  | 55605042079 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 582  | 55605042030 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 583  | 55605042031 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 584  | 55605042065 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 585  | 55605042073 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 586  | 55605042041 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 587  | 55605042029 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 588  | 55605042032 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 589  | 55605042066 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 590  | 55605042072 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 591  | 55605042071 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 592  | 55605042070 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 593  | 55605042069 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 594  | 55605042068 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 595  | 55605042040 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 596  | 55605042028 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 597  | 55605042033 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 598  | 55605042067 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 599  | 55605042039 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 600  | 55605042027 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 601  | 55605042034 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 602  | 55605042038 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 603  | 55605042026 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 604  | 55605042035 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 605  | 55605042037 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 606  | 55605042025 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 607  | 55605042036 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 608  | 55605042001 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 609  | 55605042024 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 610  | 55605042023 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 611  | 55605042022 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 612  | 55605042021 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 613  | 55605042020 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 614  | 55605042019 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 615  | 55605042002 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 616  | 55605042013 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 617  | 55605042014 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 618  | 55605042015 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 619  | 55605042016 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 620  | 55605042017 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 621  | 55605042018 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 622  | 55605042003 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 623  | 55605042012 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 624  | 55605042011 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 625  | 55605042010 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 626  | 55605042009 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 627  | 55605042008 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 628  | 55605042007 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 629  | 55605042006 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 630  | 55605042005 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 631  | 55605042004 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 632  | 55605042083 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 633  | 5560504308  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 634  | 5560504309  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 635  | 5560504375  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 636  | 5560504310  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 637  | 5560504377  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 638  | 5560504311  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 639  | 5560504378  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 640  | 5560504312  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 641  | 5560504357  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 642  | 5560504379  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 643  | 5560504368  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 644  | 5560504313  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 645  | 5560504380  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 646  | 5560504356  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 647  | 5560504367  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 648  | 5560504314  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 649  | 5560504381  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 650  | 5560504366  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 651  | 5560504355  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 652  | 5560504354  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 653  | 5560504353  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 654  | 5560504352  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 655  | 5560504351  | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 656  | 5560504365  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 657  | 5560504315  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 658  | 5560504364  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 659  | 5560504316  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 660  | 5560504384  | Vacant           | R-1         | 0.3   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 661  | 5560504363  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 662  | 5560504348  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 663  | 5560504341  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 664  | 5560504342  | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 665  | 5560504317 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 666  | 5560504343 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 667  | 5560504362 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 668  | 5560504344 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 669  | 5560504345 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 670  | 5560504347 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 671  | 5560504346 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 672  | 5560504349 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 673  | 5560504350 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 674  | 5560504361 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 675  | 5560504318 | Vacant           | R-1         | 0.1   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 676  | 5560504340 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 677  | 5560504339 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 678  | 5560504338 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 679  | 5560504337 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 680  | 5560504336 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 681  | 5560504335 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 682  | 5560504334 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 683  | 5560504333 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 684  | 5560504332 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 685  | 5560504360 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 686  | 5560504359 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 687  | 5560504319 | Vacant           | R-1         | 0.2   | 2 - 4                         | 3.2                       | 1           | 0                  | 0                     | 1                           |
| 688  | 5560504320 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 689  | 5560504321 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 690  | 5560504322 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 691  | 5560504323 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 692  | 5560504324 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 693  | 5560504325 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 694  | 5560504326 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 695  | 5560504327 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 696  | 5560504328 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 697  | 5560504329 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 698  | 5560504330 | Vacant           | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 699  | 5560504331 | Vacant           | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site                | APN                        | Site Description       | Base Zoning             | Acres               | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units       | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|---------------------|----------------------------|------------------------|-------------------------|---------------------|-------------------------------|---------------------------|-------------------|--------------------|-----------------------|-----------------------------|
| <a href="#">700</a> | <a href="#">5560504358</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">701</a> | <a href="#">5560504302</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">702</a> | <a href="#">5560504303</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">703</a> | <a href="#">5560504304</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">704</a> | <a href="#">5560504301</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">705</a> | <a href="#">5560504305</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">706</a> | <a href="#">5560504306</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">707</a> | <a href="#">5560504374</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">708</a> | <a href="#">5560504373</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">709</a> | <a href="#">5560504376</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">710</a> | <a href="#">5560504370</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">711</a> | <a href="#">5560504369</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">712</a> | <a href="#">5560504382</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">713</a> | <a href="#">5560504383</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">714</a> | <a href="#">5560504307</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">715</a> | <a href="#">5560504372</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">716</a> | <a href="#">5560504371</a> | <a href="#">Vacant</a> | <a href="#">R-1</a>     | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">717</a> | <a href="#">55610072</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">718</a> | <a href="#">55610073</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">719</a> | <a href="#">55610074</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">720</a> | <a href="#">55610075</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">721</a> | <a href="#">55610076</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">722</a> | <a href="#">55609073</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">723</a> | <a href="#">55609074</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">724</a> | <a href="#">55609075</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">725</a> | <a href="#">55609030</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">726</a> | <a href="#">55609029</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">727</a> | <a href="#">55609072</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">728</a> | <a href="#">55609071</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">729</a> | <a href="#">55609070</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">730</a> | <a href="#">55609028</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">731</a> | <a href="#">55609027</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">732</a> | <a href="#">55609026</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">733</a> | <a href="#">55609025</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">734</a> | <a href="#">55609024</a>   | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site                | APN                      | Site Description       | Base Zoning             | Acres               | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units       | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|---------------------|--------------------------|------------------------|-------------------------|---------------------|-------------------------------|---------------------------|-------------------|--------------------|-----------------------|-----------------------------|
| <a href="#">735</a> | <a href="#">55609007</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">736</a> | <a href="#">55609013</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">737</a> | <a href="#">55609014</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">738</a> | <a href="#">55609015</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">739</a> | <a href="#">55609016</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">740</a> | <a href="#">55609017</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">741</a> | <a href="#">55609018</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">742</a> | <a href="#">55609019</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">743</a> | <a href="#">55609020</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">744</a> | <a href="#">55609021</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.2</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">745</a> | <a href="#">55609022</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.3</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">2</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">2</a>           |
| <a href="#">746</a> | <a href="#">55609023</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.4</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">2</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">2</a>           |
| <a href="#">747</a> | <a href="#">55612041</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">748</a> | <a href="#">55612034</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">749</a> | <a href="#">55612033</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">750</a> | <a href="#">55612026</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">751</a> | <a href="#">55612025</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">752</a> | <a href="#">55612018</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">753</a> | <a href="#">55612017</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.1</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">754</a> | <a href="#">55612042</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">755</a> | <a href="#">55612040</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">756</a> | <a href="#">55612035</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">757</a> | <a href="#">55612032</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">758</a> | <a href="#">55612027</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">759</a> | <a href="#">55612024</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">760</a> | <a href="#">55612019</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">761</a> | <a href="#">55612016</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">762</a> | <a href="#">55612043</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">763</a> | <a href="#">55612039</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">764</a> | <a href="#">55612036</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">765</a> | <a href="#">55612031</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">766</a> | <a href="#">55612028</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">767</a> | <a href="#">55612023</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">768</a> | <a href="#">55612020</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">769</a> | <a href="#">55612015</a> | <a href="#">Vacant</a> | <a href="#">R-1-PRD</a> | <a href="#">0.0</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a> | <a href="#">0</a>  | <a href="#">0</a>     | <a href="#">1</a>           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN      | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|----------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 770  | 55612044 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 771  | 55612038 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 772  | 55612037 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 773  | 55612030 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 774  | 55612029 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 775  | 55612022 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 776  | 55612021 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 777  | 55612014 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 778  | 55612045 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 779  | 55612046 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 780  | 55612047 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 781  | 55612001 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 782  | 55612002 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 783  | 55612003 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 784  | 55612004 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 785  | 55612005 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 786  | 55612006 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 787  | 55612007 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 788  | 55612008 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 789  | 55612009 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 790  | 55612010 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 791  | 55612011 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 792  | 55612012 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 793  | 55612013 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 794  | 55611048 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 795  | 55611047 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 796  | 55611046 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 797  | 55611045 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 798  | 55611044 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 799  | 55611043 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 800  | 55611042 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 801  | 55611041 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 802  | 55611040 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 803  | 55611039 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 804  | 55611038 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN      | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|----------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|--------------------|-----------------------|-----------------------------|
| 805  | 55611037 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 806  | 55611036 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 807  | 55611035 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 808  | 55611002 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 809  | 55611009 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 810  | 55611010 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 811  | 55611017 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 812  | 55611018 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 813  | 55611025 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 814  | 55611026 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 815  | 55611033 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 816  | 55611003 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 817  | 55611008 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 818  | 55611011 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 819  | 55611016 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 820  | 55611019 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 821  | 55611024 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 822  | 55611027 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 823  | 55611032 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 824  | 55611004 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 825  | 55611007 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 826  | 55611012 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 827  | 55611015 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 828  | 55611020 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 829  | 55611023 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 830  | 55611028 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 831  | 55611031 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 832  | 55611030 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 833  | 55611034 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 834  | 55611005 | Vacant           | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 835  | 55611006 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 836  | 55611013 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 837  | 55611014 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 838  | 55611021 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |
| 839  | 55611022 | Vacant           | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1           | 0                  | 0                     | 1                           |

Table 5-7 Detailed Inventory of Other Sites Outside of Plan Areas

| Site | APN        | Site Description        | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units  | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|------|------------|-------------------------|-------------|-------|-------------------------------|---------------------------|--------------|--------------------|-----------------------|-----------------------------|
| 840  | 55611029   | Vacant                  | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 841  | 55611001   | Vacant                  | R-1-PRD     | 0.0   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 842  | 41045529   | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 843  | 41045528   | Vacant                  | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 844  | 4100621101 | Vacant                  | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 845  | 4100621102 | Vacant                  | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 846  | 4100621103 | Vacant                  | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 847  | 4100621104 | Vacant                  | R-1-PRD     | 0.1   | 4 - 7                         | 5.6                       | 1            | 0                  | 0                     | 1                           |
| 848  | 4100621112 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 849  | 4100621111 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 850  | 4100621110 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 851  | 4100621109 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 852  | 4100621107 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 853  | 4100621108 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 854  | 4100621106 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 855  | 4100621105 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 856  | 4100621113 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 857  | 4100621114 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 858  | 4100621115 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 2            | 0                  | 0                     | 2                           |
| 859  | 4100621117 | Vacant                  | R-1-PRD     | 0.2   | 7 - 15                        | 12                        | 2            | 0                  | 0                     | 2                           |
| 860  | 4100621116 | Vacant                  | R-1-PRD     | 0.2   | 7 - 15                        | 12                        | 2            | 0                  | 0                     | 2                           |
| 861  | 4100621123 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 2            | 0                  | 0                     | 2                           |
| 862  | 4100621122 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 863  | 4100621121 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 864  | 4100621120 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 865  | 4100621119 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 1            | 0                  | 0                     | 1                           |
| 866  | 4100621118 | Vacant                  | R-1-PRD     | 0.1   | 7 - 15                        | 12                        | 2            | 0                  | 0                     | 2                           |
| 867  | 56005125   | Nonvacant - Agriculture | R-A         | 9.3   | 2 - 4                         | 3.2                       | 30           | 0                  | 0                     | 30                          |
| 868  | 55229024   | Vacant                  | R-1-B       | 0.5   | 2 - 4                         | 3.2                       | 2            | 0                  | 0                     | 2                           |
| 869  | 55601032   | Vacant                  | R-3         | 38.7  | 15.1 - 30                     | 24                        | 584          | 146                | 219                   | 219                         |
|      |            |                         |             |       |                               | <b>Total</b>              | <b>1,889</b> | <b>146</b>         | <b>487</b>            | <b>1,256</b>                |

## Central Clovis Specific Plan

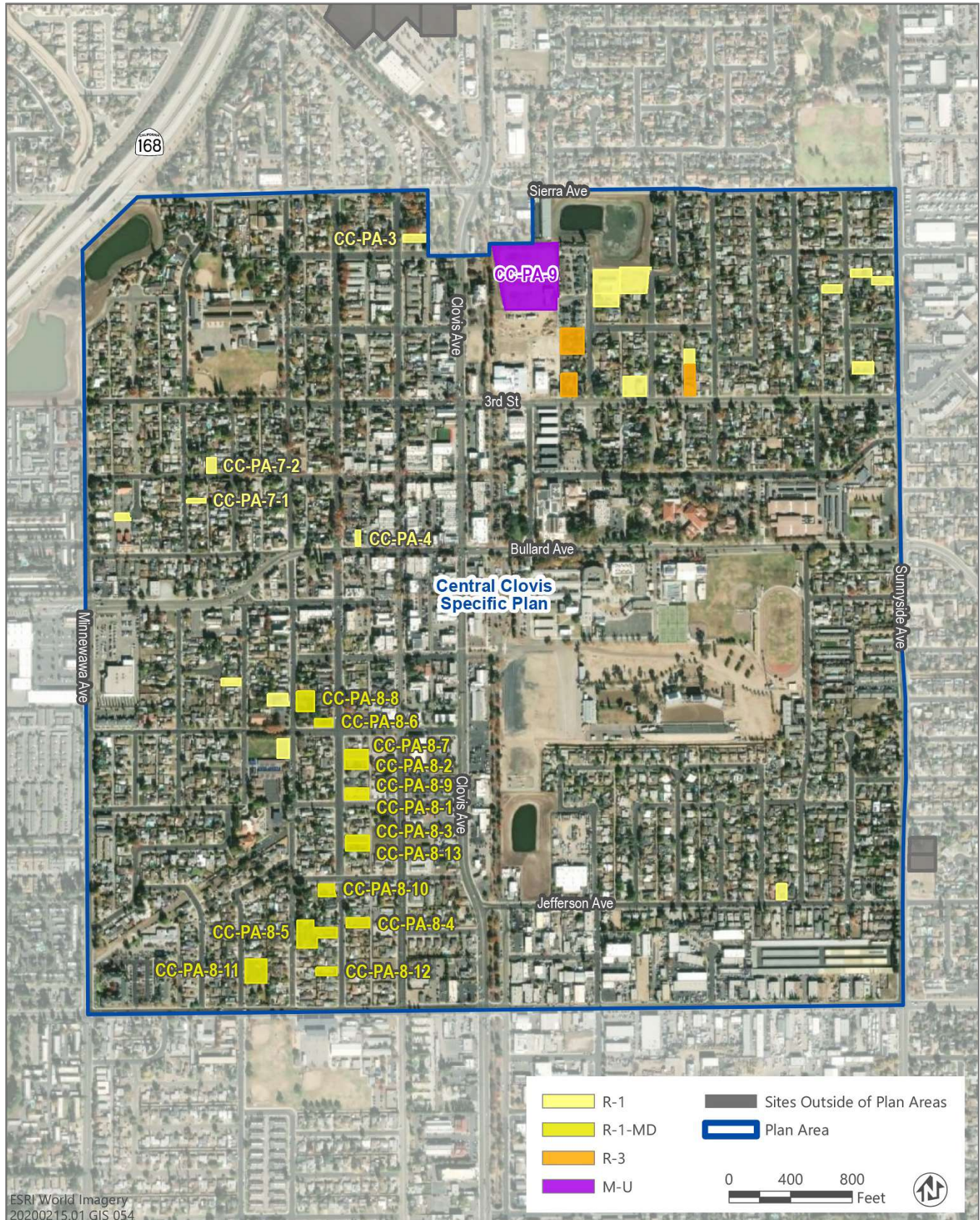
The Central Clovis Specific Plan was adopted by the Clovis City Council in 2016. The plan seeks to recognize, celebrate, and preserve the unique culture and history of the 480-acre central Clovis area. The Central Clovis Specific Plan relies on the General Plan land use designation for areas outside of the identified "Planning Areas." The specific plan includes more specific land use standards for the Planning Areas. The specific plan includes areas designated for Mixed Use Village and Residential. However, residential densities within the Central Clovis Specific Plan are only allowed up to 25 units per acre, except in R-3 zoned areas. Although affordable developments could occur within other zones within the Central Clovis area, the inventory only assumes moderate- and above moderate-income capacity on non-R-3 zoned sites, since the allowable residential density is lower than the default density standard. In addition, all land designated as Mixed Use Village is identified within a Planning Area. The Planning Area development standards consider the potential for both non-residential and residential development. As such, the potential for non-residential development in the Mixed Use Village designation is not a constraint on residential development potential. The capacity included in the inventory is reflective of the development standards for each Planning Area in the specific plan and applies realistic density assumptions based on recent development trends described under the "Methodology" section above.

As shown in ~~Figure 5-2 and~~ Table 5-78, the inventory includes capacity for ~~155-157~~ units, including ~~14-13~~ lower income units, ~~102-105~~ moderate-income units, and 39 above moderate-income units within the Central Clovis Specific Plan.

### Infrastructure Availability

All Central Clovis Specific Plan Sites are served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service is provided by Fresno Metropolitan Flood Control District (FMFCD) facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by Pacific Gas & Electric (PG&E), Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction. Within the Central Clovis Specific Plan, the existing infrastructure has available capacity to provide service to the identified sites. No infrastructure upgrades are necessary to accommodate development of residential sites. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate land use changes with increased demands for services.

Figure 5-2 Sites Inventory - Central Clovis Specific Plan



Source: Adapted by Ascent in ~~2022~~ 2023 from data received from the City of Clovis in 2022.

## Sites Inventory and Funding Resources

Table 5-7—Central Clovis Specific Plan Sites Inventory Summary

| Zoning Designation       | Allowed Density Range (du/ac) | Number of Sites | Total Acres | Realistic Density (du/ac) | Total Units | Income Level   |
|--------------------------|-------------------------------|-----------------|-------------|---------------------------|-------------|----------------|
| R-1/R-1 MD               | 2-7                           | 14              | 3.4         | 5.6                       | 18          | Above-Moderate |
| R-1                      | 4-7                           | 17              | 4.0         | 5.6                       | 21          | Above-Moderate |
| R-3 (small sites)        | 15-30*                        | 2               | 0.7         | 24                        | 12          | Moderate       |
| R-3 (larger than ½ acre) | 15-30*                        | 1               | 0.6         | 24                        | 14          | Lower          |
| M-U                      | 15-25                         | 1               | 3.8         | 23.75                     | 90          | Moderate       |
| <b>TOTAL</b>             |                               | <b>35</b>       | <b>12.5</b> |                           | <b>155</b>  |                |

\* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

| Site       | APN      | Site Description        | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|------------|----------|-------------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| CC-1       | 49706212 | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-2       | 49708707 | Vacant                  | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-3       | 49809346 | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-4       | 49219526 | Nonvacant - Parking Lot | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-5       | 49706313 | Nonvacant - Parking Lot | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-6       | 49213312 | Vacant                  | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-7       | 49214510 | Vacant                  | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-8       | 49213313 | Nonvacant - Residence   | R-3         | 0.3   | 15 - 30                       | 23.75                     | 7           | 0                   | 7                     | 0                           |
| CC-9       | 49209813 | Vacant                  | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-10      | 49209804 | Vacant                  | R-1         | 0.2   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-11      | 49209620 | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-12      | 49213105 | Nonvacant - Residence   | R-3         | 0.3   | 15 - 30                       | 23.75                     | 8           | 0                   | 8                     | 0                           |
| CC-13      | 49213220 | Nonvacant - Church      | R-1         | 0.4   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-14      | 49213108 | Nonvacant - Residence   | R-3         | 0.6   | 15 - 30                       | 23.75                     | 13          | 13                  | 0                     | 0                           |
| CC-15      | 49208086 | Nonvacant - Residence   | R-1         | 0.3   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-16      | 49208085 | Nonvacant - Church      | R-1         | 0.6   | 4 - 7                         | 5.6                       | 2           | 0                   | 0                     | 2                           |
| CC-17      | 49208074 | Vacant                  | R-1         | 0.7   | 4 - 7                         | 5.6                       | 4           | 0                   | 0                     | 4                           |
| CC-PA-3    | 49207503 | Vacant                  | R-1         | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-4    | 49220316 | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-7-1  | 49219214 | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-7-2  | 49215316 | Vacant                  | R-1         | 0.1   | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-1  | 49709208 | Vacant                  | R-1-MD      | 0.1   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-10 | 49711705 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-11 | 49712324 | Vacant                  | R-1-MD      | 0.5   | 2 - 7                         | 5.6                       | 3           | 0                   | 0                     | 3                           |
| CC-PA-8-12 | 49713126 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-13 | 49711211 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-2  | 49709223 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-3  | 49711212 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-4  | 49713214 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-5  | 49713125 | Nonvacant - Residence   | R-1-MD      | 0.7   | 2 - 7                         | 5.6                       | 2           | 0                   | 0                     | 2                           |
| CC-PA-8-6  | 49707206 | Vacant                  | R-1-MD      | 0.1   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-7  | 49709222 | Vacant                  | R-1-MD      | 0.2   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-8-8  | 49707208 | Nonvacant - Parking Lot | R-1-MD      | 0.3   | 2 - 7                         | 5.6                       | 2           | 0                   | 0                     | 2                           |
| CC-PA-8-9  | 49709209 | Vacant                  | R-1-MD      | 0.1   | 2 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| CC-PA-9    | 49208092 | Vacant                  | M-U         | 3.8   | 15 - 25                       | 23.75                     | 90          | 0                   | 90                    | 0                           |
|            |          |                         |             |       |                               | <b>Total</b>              | <b>157</b>  | <b>13</b>           | <b>105</b>            | <b>39</b>                   |

## Loma Vista

### Loma Vista Specific Plan

The Loma Vista Specific Plan was adopted by the Clovis City Council in March 2003 and revised in December 2015. The plan encompasses the 3,307-acre Southeast Urban Center identified in the Land Use Element of the City's General Plan. The plan identifies a variety of residential neighborhoods, from low-density two-acre single family lots to high density apartments up to 43 units per acre and identifies areas for commercial and business campus development. Four master plan areas are identified within the specific plan: Community Center North, Community Center South, Gettysburg/Ashlan, and Eastern Village. The TM6364 Homeplace project (P-1) encompasses most of the area in the Gettysburg/Ashlan Master Plan. The inventory includes several sites within Community Center South and Community Center North and are described in more detail below. No sites in the Eastern Village are identified in the inventory.

### Loma Vista Community Centers North and South Master Plan

The Loma Vista Community Centers North and South Master Plan envisions pedestrian-oriented districts with a scaled mix of uses, including commercial, office, service, entertainment, civic, and residential. Community Center South is 149 acres and is located immediately north of the Reagan Education Center, north of Gettysburg Avenue, south of Shaw Avenue, east of DeWolf Avenue, and west of Leonard Avenue. Community Center North is 93 acres and is located immediately north of Community Center South, north of Shaw Avenue, south of the Jefferson Canal, east of DeWolf Avenue, and west of Leonard Avenue. The master plan designates the land use for each site, or "Planning Area," and identifies the allowed residential density range and target range of dwelling units.

Development of the Community Centers is underway, Planning Area 7A is built out, and a portion of PA-2 has been approved for 145-unit market rate multifamily housing ([Site P-9, MFDR2022-002 – Wicks](#)) that is accounted for as part of the approved projects. The remaining portions of the Community Centers are anticipated to be developed during the planning period. The inventory identifies capacity on the remaining sites based on the approach described in the "Methodology" section above. The capacity identified is consistent with the target range of units identified in the master plan but is lower than the maximum of 4,747 residential units identified. As such, the inventory is conservative, applying realistic densities based on recent development trends, and not including the full development potential anticipated under the master plan.

### Summary of Loma Vista Capacity

As shown in Table 5-8 and Figure 5-3, ~~the inventory includes capacity for 3,653 units in the Loma Vista Specific Plan (including the Loma Vista Community Centers North and South Master Plan):~~ A total of 3,415 units are part in the inventory, including 1,046,1208 lower-income units, 1,377,1198 moderate-income units, and 1,264,1009 above moderate-income units. Table 5-9 provides more detail on the sites within the Loma Vista Specific Plan that are included in the inventory. Table 5-10 provides more detail on sites within the Loma Vista Community Centers North and South Master Plan Area that are included in the inventory.

### Infrastructure Availability

All sites within the Loma Vista Specific Plan are served or are planned to be served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service is provided and/or planned by Fresno Metropolitan Flood Control District (FMFCD) facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by Pacific Gas & Electric (PG&E), Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction.

**Sewer:** all sewer trunk lines necessary to accommodate the sites in Loma Vista are in place or are currently under construction and scheduled for completion by the end of 2023.

**Water:** all water lines necessary to accommodate the sites in Loma Vista are in place or are currently under construction and scheduled for completion by the end of 2023.

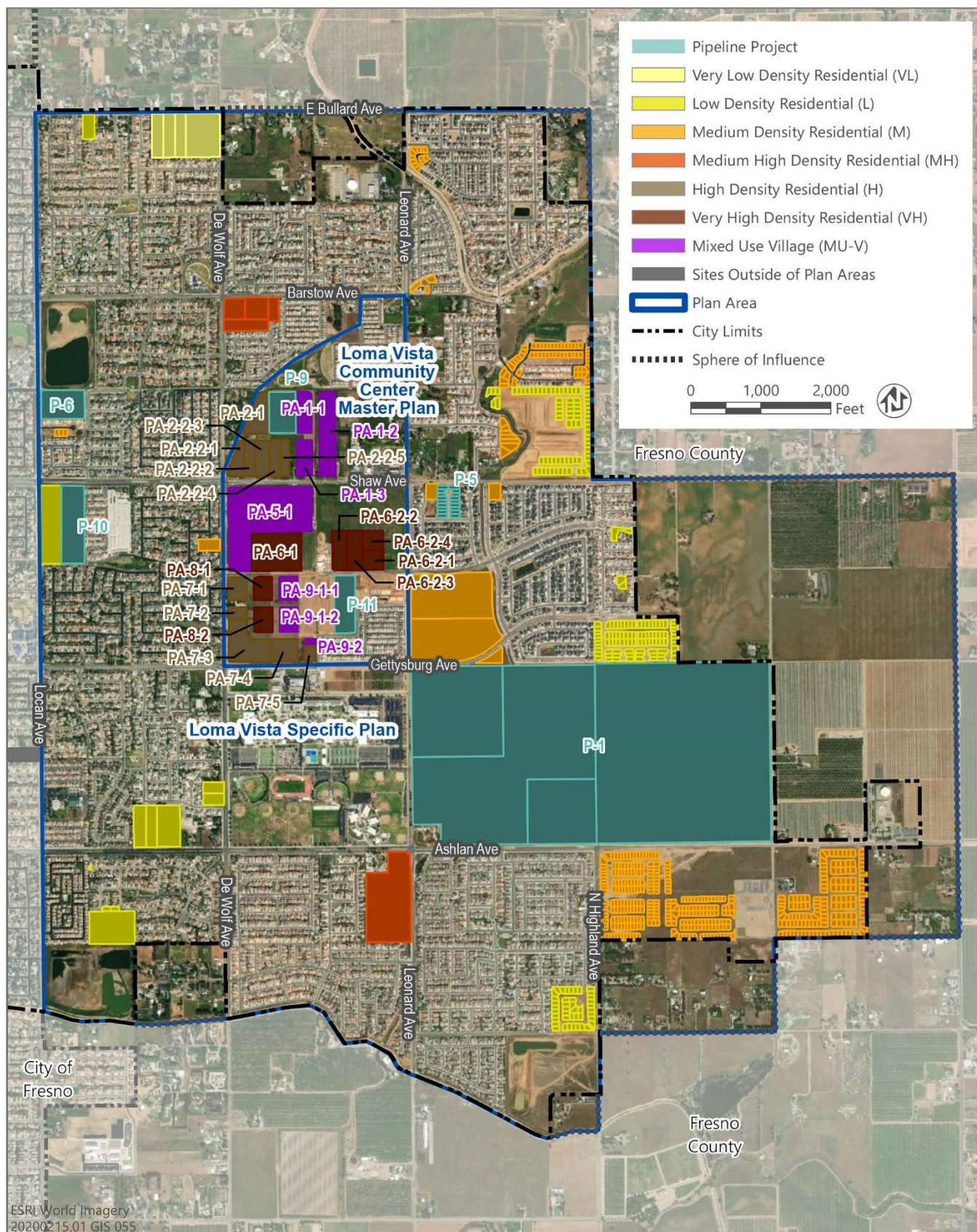
**Storm drain:** Storm drainage service is provided in Loma Vista with a combination of permanent pipe and basin facilities and interim basins. Interim (temporary) basins are provided where permanent facilities are not available at the time that development is proposed and construction of those permanent facilities is beyond the scope of the development project. The Medium Density site nearest Bullard and Leonard is currently an interim basin serving the adjacent subdivision. Development of this site will require modification to the interim basin or installation of permanent facilities to the planned basin located west of Leonard and roughly half a mile north of the site. This would occur during development or by the capital program of the FMFCD. This facility is not currently in FMFCD's five year program. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

| Table 5-8—Loma Vista Specific Plan Sites Inventory                                |                                   |              |                       |                   |              |                    |                       |                             |
|---|-----------------------------------|--------------|-----------------------|-------------------|--------------|--------------------|-----------------------|-----------------------------|
| Planning Area   | General Plan Land Use Designation | Total Acres  | Allowed Density Range | Realistic Density | Total Units  | Lower-Income Units | Moderate-Income Units | Above-Moderate-Income Units |
| <b>Loma Vista Community Centers North and South Master Plan Area</b>              |                                   |              |                       |                   |              |                    |                       |                             |
| PA-1  | Mixed-Use Village                 | 12.2         | 7-25                  | 23.75             | 181          | 0                  | 181                   | 0                           |
| PA-2 <sup>Δ</sup>   | High-Density Residential          | 13.3         | 15-30*                | 24                | 239          | 239                | 0                     | 0                           |
| PA-5  | Mixed-Use Village                 | 42.6         | 7-25                  | 23.75             | 1,011        | 0                  | 1,011                 | 0                           |
| PA-6  | Very High-Density Residential     | 19.1         | 25-43                 | 25                | 478          | 478                | 0                     | 0                           |
| PA-7  | High-Density Residential          | 13.9         | 15-30*                | 24                | 167          | 100                | 34                    | 33                          |
| PA-8  | Very High-Density Residential     | 15.2         | 25-43                 | 25                | 251          | 199                | 26                    | 26                          |
| PA-9  | Mixed-Use Village                 | 5.3          | 7-25                  | 23.75             | 125          | 0                  | 125                   | 0                           |
| <b>Subtotal</b>   |                                   | <b>121.6</b> |                       |                   | <b>2,452</b> | <b>1,016</b>       | <b>1,377</b>          | <b>59</b>                   |
| <b>Other Sites within the Loma Vista Specific Plan, Outside of Planning Areas</b> |                                   |              |                       |                   |              |                    |                       |                             |
|   | Very Low-Density Residential      | 14.1         | 0.6-2                 | 1.6               | 12           | 0                  | 0                     | 12                          |
|   | Low-Density Residential           | 51.5         | 2-4                   | 3.2               | 248          | 0                  | 0                     | 248                         |
|   | Medium-Density Residential        | 95.3         | 4-7                   | 5.6               | 693          | 0                  | 0                     | 693                         |
|   | Medium-High Density Residential   | 24.7         | 7-15                  | 12                | 248          | 0                  | 0                     | 248                         |
| <b>Subtotal</b>   |                                   | <b>185.6</b> |                       |                   | <b>1,201</b> | <b>0</b>           | <b>0</b>              | <b>1,260</b>                |
| <b>TOTAL</b>  |                                   | <b>307.2</b> |                       |                   | <b>3,653</b> | <b>1,016</b>       | <b>1,377</b>          | <b>1,261</b>                |

<sup>Δ</sup> Does not include approved project MFDR2022-002 which is a part of PA-2 and included as an approved project.

\* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

Figure 5-3 Sites Inventory - Loma Vista Specific Plan and Loma Vista Community Center Master Plan



Source: Adapted by Ascent in 2022-2023 from data received from the City of Clovis in 2022.

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site  | APN         | Site Description                  | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|-------|-------------|-----------------------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-1  | 31054125T   | Vacant                            | R-1-7500    | 0.04  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-2  | 55402016    | Nonvacant - Residence             | R-1-AH      | 2.21  | 0.6 - 2                       | 1.6                       | 4           | 0                   | 0                     | 4                           |
| LV-3  | 55402015    | Nonvacant - Residence             | R-1-AH      | 2.40  | 0.6 - 2                       | 1.6                       | 4           | 0                   | 0                     | 4                           |
| LV-4  | 55402014    | Nonvacant - Residence             | R-1-AH      | 2.40  | 0.6 - 2                       | 1.6                       | 4           | 0                   | 0                     | 4                           |
| LV-5  | 55402017    | Nonvacant - Residence             | R-1-AH      | 7.07  | 0.6 - 2                       | 1.6                       | 11          | 0                   | 0                     | 11                          |
| LV-6  | 55433327    | Nonvacant - Residence             | R-A         | 1.34  | 2 - 4                         | 3.2                       | 4           | 0                   | 0                     | 4                           |
| LV-7  | 55529057    | Nonvacant - Residence             | R-A         | 1.15  | 4 - 7                         | 5.6                       | 6           | 0                   | 0                     | 6                           |
| LV-8  | 31054301    | Vacant                            | R-1-7500    | 0.19  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-9  | 31054308    | Vacant                            | R-1-7500    | 0.19  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-10 | 31030050    | Vacant                            | R-2         | 16.66 | 7 - 15                        | 12                        | 200         | 0                   | 200                   | 0                           |
| LV-11 | 55502050    | Nonvacant - Residence/Agriculture | R-A         | 7.60  | 2 - 4                         | 3.2                       | 24          | 0                   | 0                     | 24                          |
| LV-12 | 55534318    | Nonvacant - Residence             | R-A         | 1.15  | 2 - 4                         | 3.2                       | 4           | 0                   | 0                     | 4                           |
| LV-13 | 55504264    | Nonvacant - Residence             | R-A         | 4.61  | 2 - 4                         | 3.2                       | 15          | 0                   | 0                     | 15                          |
| LV-14 | 55504254    | Nonvacant - Residence             | R-A         | 2.45  | 2 - 4                         | 3.2                       | 8           | 0                   | 0                     | 8                           |
| LV-15 | 55504263    | Nonvacant - Residence             | R-A         | 2.15  | 2 - 4                         | 3.2                       | 7           | 0                   | 0                     | 7                           |
| LV-16 | 55534319    | Vacant                            | R-1-7500    | 1.15  | 2 - 4                         | 3.2                       | 4           | 0                   | 0                     | 4                           |
| LV-17 | 55405153    | Nonvacant - Residence             | R-2         | 2.45  | 7 - 15                        | 12                        | 29          | 0                   | 29                    | 0                           |
| LV-18 | 55405159    | Nonvacant - Residence             | R-2         | 2.08  | 7 - 15                        | 12                        | 25          | 0                   | 25                    | 0                           |
| LV-19 | 55405161    | Nonvacant - Residence             | R-2         | 2.34  | 7 - 15                        | 12                        | 28          | 0                   | 28                    | 0                           |
| LV-20 | 55503204    | Nonvacant - Residence             | R-1         | 0.89  | 4 - 7                         | 5.6                       | 5           | 0                   | 0                     | 5                           |
| LV-21 | 55503202    | Nonvacant - Residence             | R-1         | 0.83  | 4 - 7                         | 5.6                       | 5           | 0                   | 0                     | 5                           |
| LV-22 | 55405171    | Nonvacant - Residence             | R-2         | 1.20  | 7 - 15                        | 12                        | 14          | 0                   | 14                    | 0                           |
| LV-23 | 31030016S43 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-24 | 31030016S23 | Vacant                            | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-25 | 31030016S24 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-26 | 31030016S37 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-27 | 31030016S38 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-28 | 31030016S39 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-29 | 31030016S40 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-30 | 31030016S41 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-31 | 31030016S20 | Vacant                            | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-32 | 31030016S19 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-33 | 31030016S18 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-34 | 31030016S17 | Vacant                            | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site  | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|-------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-35 | 31030016S16 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-36 | 31030016S28 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-37 | 31030016S25 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-38 | 31030016S26 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-39 | 31030016S27 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-40 | 31030016S29 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-41 | 31030016S30 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-42 | 31030016S35 | Vacant           | R-1         | 0.21  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-43 | 31030016S36 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-44 | 31030016S34 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-45 | 31030016S31 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-46 | 31030016S33 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-47 | 31030016S32 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-48 | 31030016S01 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-49 | 31030016S02 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-50 | 31030016S03 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-51 | 31030016S04 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-52 | 31030016S15 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-53 | 31030016S14 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-54 | 31030016S13 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-55 | 31030016S12 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-56 | 31030016S11 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-57 | 31030016S10 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-58 | 31030016S09 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-59 | 31030016S21 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-60 | 31030016S22 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-61 | 31030016S08 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-62 | 31030016S05 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-63 | 31030016S07 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-64 | 31030016S06 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-65 | 30902126255 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-66 | 30902126256 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-67 | 30902126257 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-68 | 30902126258 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-69 | 30902126259 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-70  | 30902126260 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-71  | 30902126261 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-72  | 30902126262 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-73  | 30902126263 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-74  | 30902126264 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-75  | 30902126265 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-76  | 30902126266 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-77  | 30902126267 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-78  | 30902126268 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-79  | 3090212647  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-80  | 3090212646  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-81  | 3090212645  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-82  | 3090212644  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-83  | 3090212643  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-84  | 30902126269 | Vacant           | R-1-PRD     | 0.21  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-85  | 3090212642  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-86  | 3090212641  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-87  | 3090212640  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-88  | 3090212639  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-89  | 3090212638  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-90  | 3090212637  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-91  | 3090212636  | Vacant           | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-92  | 30902126254 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-93  | 30902126270 | Vacant           | R-1-PRD     | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-94  | 3090212635  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-95  | 30902126253 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-96  | 30902126252 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-97  | 30902126251 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-98  | 30902126250 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-99  | 30902126249 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-100 | 30902126248 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-101 | 30902126247 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-102 | 30902126246 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-103 | 30902126245 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-104 | 30902126244 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-105 | 30902126243 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-106 | 30902126242 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-107 | 30902126241 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-108 | 30902126240 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-109 | 3090212648  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-110 | 3090212649  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-111 | 3090212650  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-112 | 3090212651  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-113 | 3090212652  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-114 | 3090212653  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-115 | 3090212654  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-116 | 3090212655  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-117 | 3090212656  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-118 | 3090212657  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-119 | 3090212634  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-120 | 30902126177 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-121 | 30902126176 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-122 | 30902126226 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-123 | 30902126227 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-124 | 30902126145 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-125 | 30902126228 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-126 | 30902126144 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-127 | 30902126229 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-128 | 30902126143 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-129 | 30902126230 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-130 | 30902126231 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-131 | 30902126232 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-132 | 30902126233 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-133 | 30902126234 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-134 | 30902126235 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-135 | 30902126236 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-136 | 30902126237 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-137 | 30902126238 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-138 | 30902126239 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-139 | 3090212633  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-140 | 30902126175 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-141 | 30902126146 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-142 | 30902126142 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-143 | 3090212667  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-144 | 3090212666  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-145 | 3090212665  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-146 | 3090212664  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-147 | 3090212663  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-148 | 3090212662  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-149 | 3090212661  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-150 | 3090212660  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-151 | 3090212659  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-152 | 3090212658  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-153 | 3090212632  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-154 | 30902126178 | Vacant           | R-1-PRD     | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-155 | 30902126174 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-156 | 30902126147 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-157 | 30902126141 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-158 | 3090212631  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-159 | 30902126225 | Vacant           | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-160 | 30902126224 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-161 | 30902126223 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-162 | 30902126190 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-163 | 30902126189 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-164 | 30902126188 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-165 | 30902126187 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-166 | 30902126186 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-167 | 30902126185 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-168 | 30902126184 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-169 | 30902126183 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-170 | 30902126182 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-171 | 30902126181 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-172 | 30902126180 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-173 | 30902126179 | Vacant           | R-1-PRD     | 0.20  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-174 | 30902126173 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-175 | 30902126148 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-176 | 30902126140 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-177 | 3090212630  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-178 | 30902126172 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-179 | 30902126149 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-180 | 30902126139 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-181 | 30902126222 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-182 | 30902126191 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-183 | 3090212629  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-184 | 30902126192 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-185 | 30902126193 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-186 | 30902126194 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-187 | 30902126195 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-188 | 30902126196 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-189 | 30902126197 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-190 | 30902126198 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-191 | 30902126199 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-192 | 30902126200 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-193 | 30902126201 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-194 | 3090212668  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-195 | 3090212669  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-196 | 3090212670  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-197 | 3090212671  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-198 | 3090212672  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-199 | 3090212673  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-200 | 3090212674  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-201 | 3090212675  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-202 | 3090212676  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-203 | 3090212677  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-204 | 30902126221 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-205 | 30902126202 | Vacant           | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-206 | 30902126220 | Vacant           | R-1-PRD     | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-207 | 30902126203 | Vacant           | R-1-PRD     | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-208 | 30902126171 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-209 | 30902126150 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-210 | 30902126138 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-211 | 3090212628  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-212 | 30902126219 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-213 | 30902126204 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-214 | 30902126170 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-215 | 30902126151 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-216 | 30902126137 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-217 | 3090212687  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-218 | 3090212686  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-219 | 3090212685  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-220 | 3090212684  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-221 | 3090212683  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-222 | 3090212682  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-223 | 3090212681  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-224 | 3090212680  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-225 | 3090212679  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-226 | 3090212678  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-227 | 3090212627  | Vacant           | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-228 | 30902126217 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-229 | 30902126216 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-230 | 30902126215 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-231 | 30902126214 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-232 | 30902126213 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-233 | 30902126212 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-234 | 30902126211 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-235 | 30902126210 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-236 | 30902126209 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-237 | 30902126208 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-238 | 30902126207 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-239 | 30902126206 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-240 | 30902126205 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-241 | 30902126218 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-242 | 30902126152 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-243 | 30902126136 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-244 | 30902126169 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-245 | 3090212626  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-246 | 30902126153 | Vacant           | R-1-PRD     | 0.08  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-247 | 30902126135 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-248 | 30902126168 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-249 | 3090212625  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-250 | 3090212688  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-251 | 3090212689  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-252 | 3090212690  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-253 | 3090212691  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-254 | 3090212692  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-255 | 3090212693  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-256 | 3090212694  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-257 | 3090212695  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-258 | 3090212696  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-259 | 3090212697  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-260 | 30902126154 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-261 | 30902126134 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-262 | 3090212624  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-263 | 30902126167 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-264 | 30902126155 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-265 | 30902126133 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-266 | 3090212623  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-267 | 30902126107 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-268 | 30902126106 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-269 | 30902126105 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-270 | 30902126104 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-271 | 30902126103 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-272 | 30902126102 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-273 | 30902126101 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-274 | 30902126100 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-275 | 3090212699  | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-276 | 3090212698  | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-277 | 30902126166 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-278 | 3090212622  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-279 | 30902126156 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-280 | 30902126132 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-281 | 30902126165 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-282 | 3090212621  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-283 | 30902126157 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-284 | 30902126131 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-285 | 30902126164 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-286 | 3090212620  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-287 | 30902126158 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-288 | 30902126130 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-289 | 30902126108 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-290 | 30902126109 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-291 | 30902126110 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-292 | 30902126111 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-293 | 30902126112 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-294 | 30902126113 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-295 | 30902126163 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-296 | 30902126114 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-297 | 30902126115 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-298 | 30902126116 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-299 | 30902126117 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-300 | 3090212619  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-301 | 30902126159 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-302 | 30902126129 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-303 | 30902126162 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-304 | 3090212618  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-305 | 30902126128 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-306 | 30902126127 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-307 | 30902126126 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-308 | 30902126125 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-309 | 30902126124 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-310 | 30902126160 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-311 | 30902126123 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-312 | 30902126122 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-313 | 30902126121 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-314 | 30902126120 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-315 | 30902126119 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-316 | 30902126118 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-317 | 30902126161 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-318 | 3090212617  | Vacant           | R-1-PRD     | 0.19  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-319 | 3090212601  | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-320 | 3090212602  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-321 | 3090212603  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-322 | 3090212604  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-323 | 3090212605  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-324 | 3090212606  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-325 | 3090212607  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-326 | 3090212608  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-327 | 3090212609  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-328 | 3090212610  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-329 | 3090212611  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-330 | 3090212612  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-331 | 3090212613  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-332 | 3090212614  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-333 | 3090212615  | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-334 | 3090212616  | Vacant           | R-1-PRD     | 0.19  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-335 | 30902252123 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-336 | 30902252122 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-337 | 30902252121 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-338 | 30902252120 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-339 | 30902252119 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-340 | 30902252118 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-341 | 30902252117 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-342 | 30902252116 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-343 | 30902252115 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-344 | 30902252114 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-345 | 30902252113 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-346 | 30902252112 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-347 | 30902252111 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-348 | 30902252110 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-349 | 30902252109 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-350 | 30902252108 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-351 | 30902252107 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-352 | 30902252106 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-353 | 30902252105 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-354 | 30902252104 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-355 | 30902252124 | Vacant           | R-1-MD      | 0.20  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-356 | 30902252125 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-357 | 30902252063 | Vacant           | R-1-MD      | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-358 | 30902252126 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-359 | 30902252058 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-360 | 30902252059 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-361 | 30902252060 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-362 | 30902252061 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-363 | 30902252062 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-364 | 30902252093 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-365 | 30902252094 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-366 | 30902252095 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-367 | 30902252096 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-368 | 30902252097 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-369 | 30902252098 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-370 | 30902252099 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-371 | 30902252100 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-372 | 30902252101 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-373 | 30902252102 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-374 | 30902252103 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-375 | 30902252052 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-376 | 30902252051 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-377 | 30902252079 | Vacant           | R-1-MD      | 0.18  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-378 | 30902252086 | Vacant           | R-1-MD      | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-379 | 30902252057 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-380 | 30902252056 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-381 | 30902252055 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-382 | 30902252054 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-383 | 30902252053 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-384 | 30902252080 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-385 | 30902252081 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-386 | 30902252082 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-387 | 30902252083 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-388 | 30902252084 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-389 | 30902252085 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-390 | 30902252087 | Vacant           | R-1-MD      | 0.18  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-391 | 30902252078 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-392 | 30902252050 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-393 | 30902252128 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-394 | 30902252088 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-395 | 30902252077 | Vacant           | R-1-MD      | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-396 | 30902252089 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-397 | 30902252049 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-398 | 30902252129 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-399 | 30902252076 | Vacant           | R-1-MD      | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-400 | 30902252044 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-401 | 30902252045 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-402 | 30902252090 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-403 | 30902252046 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-404 | 30902252047 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-405 | 30902252048 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-406 | 30902252073 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-407 | 30902252072 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-408 | 30902252071 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-409 | 30902252070 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-410 | 30902252069 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-411 | 30902252038 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-412 | 30902252130 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-413 | 30902252075 | Vacant           | R-1-MD      | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-414 | 30902252091 | Vacant           | R-1-MD      | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-415 | 30902252037 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-416 | 30902252074 | Vacant           | R-1-MD      | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-417 | 30902252131 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-418 | 30902252043 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-419 | 30902252042 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-420 | 30902252041 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-421 | 30902252040 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-422 | 30902252039 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-423 | 30902252092 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-424 | 30902252064 | Vacant           | R-1-MD      | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-425 | 30902252065 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-426 | 30902252066 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-427 | 30902252067 | Vacant           | R-1-MD      | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-428 | 30902252068 | Vacant           | R-1-MD      | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-429 | 30902252132 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-430 | 30902252133 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-431 | 30902252036 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-432 | 30902252030 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-433 | 30902252031 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-434 | 30902252032 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-435 | 30902252033 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-436 | 30902252034 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-437 | 30902252134 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-438 | 30902252035 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-439 | 30902252135 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-440 | 30902252024 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-441 | 30902252029 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-442 | 30902252028 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-443 | 30902252027 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-444 | 30902252026 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-445 | 30902252025 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-446 | 30902252136 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-447 | 30902252023 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-448 | 30902252137 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-449 | 30902252022 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-450 | 30902252138 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-451 | 30902252016 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-452 | 30902252017 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-453 | 30902252018 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-454 | 30902252019 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN         | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-------------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-455 | 30902252020 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-456 | 30902252021 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-457 | 30902252139 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-458 | 30902252010 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-459 | 30902252015 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-460 | 30902252014 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-461 | 30902252013 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-462 | 30902252012 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-463 | 30902252011 | Vacant           | R-1-MD      | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-464 | 30902252140 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-465 | 30902252009 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-466 | 30902252141 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-467 | 30902252142 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-468 | 30902252001 | Vacant           | R-1-MD      | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-469 | 30902252002 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-470 | 30902252003 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-471 | 30902252004 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-472 | 30902252005 | Vacant           | R-1-MD      | 0.14  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-473 | 30902252006 | Vacant           | R-1-MD      | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-474 | 30902252007 | Vacant           | R-1-MD      | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-475 | 30902252008 | Vacant           | R-1-MD      | 0.19  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-476 | 30902252127 | Vacant           | R-1-MD      | 0.15  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-477 | 5710101418  | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-478 | 5710101417  | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-479 | 5710101416  | Vacant           | R-1         | 0.11  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-480 | 5710101415  | Vacant           | R-1         | 0.11  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-481 | 5710101414  | Vacant           | R-1         | 0.11  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-482 | 5710101413  | Vacant           | R-1         | 0.11  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-483 | 5710101412  | Vacant           | R-1         | 0.11  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-484 | 5710101411  | Vacant           | R-1         | 0.11  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-485 | 5710101410  | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-486 | 5710101409  | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-487 | 0           | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-488 | 0           | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-489 | 0           | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-----|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-490 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-491 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-492 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-493 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-494 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-495 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-496 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-497 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-498 | 0   | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-499 | 0   | Vacant           | R-1         | 0.20  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-500 | 0   | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-501 | 0   | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-502 | 0   | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-503 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-504 | 0   | Vacant           | R-1         | 0.18  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-505 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-506 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-507 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-508 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-509 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-510 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-511 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-512 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-513 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-514 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-515 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-516 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-517 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-518 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-519 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-520 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-521 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-522 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-523 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-524 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-----|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-525 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-526 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-527 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-528 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-529 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-530 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-531 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-532 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-533 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-534 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-535 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-536 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-537 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-538 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-539 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-540 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-541 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-542 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-543 | 0   | Vacant           | R-1         | 0.12  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-544 | 0   | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-545 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-546 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-547 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-548 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-549 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-550 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-551 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-552 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-553 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-554 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-555 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-556 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-557 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-558 | 0   | Vacant           | R-1         | 0.13  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-559 | 0   | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN       | Site Description        | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|-----------|-------------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-560 | 0         | Vacant                  | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-561 | 0         | Vacant                  | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-562 | 0         | Vacant                  | R-1         | 0.18  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-563 | 55457042S | Vacant                  | R-1         | 0.22  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-564 | 55457041S | Vacant                  | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-565 | 55457040S | Vacant                  | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-566 | 55457039S | Vacant                  | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-567 | 55457043S | Vacant                  | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-568 | 55463105  | Nonvacant - Agriculture | R-1         | 0.34  | 4 - 7                         | 5.6                       | 2           | 0                   | 0                     | 2                           |
| LV-569 | 55463104  | Nonvacant - Agriculture | R-1         | 0.47  | 4 - 7                         | 5.6                       | 3           | 0                   | 0                     | 3                           |
| LV-570 | 55463103  | Nonvacant - Agriculture | R-1         | 0.38  | 4 - 7                         | 5.6                       | 2           | 0                   | 0                     | 2                           |
| LV-571 | 55463102  | Nonvacant - Agriculture | R-1         | 0.32  | 4 - 7                         | 5.6                       | 2           | 0                   | 0                     | 2                           |
| LV-572 | 55463101  | Nonvacant - Agriculture | R-1         | 0.23  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-573 | 55464102  | Nonvacant - Agriculture | R-1         | 0.22  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-574 | 55464101  | Nonvacant - Agriculture | R-1         | 0.24  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-575 | 55465415  | Vacant                  | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-576 | 55465101  | Vacant                  | R-1-PRD     | 0.16  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-577 | 55465414  | Vacant                  | R-1-PRD     | 0.13  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-578 | 55465519  | Vacant                  | R-1-PRD     | 0.18  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-579 | 55465102  | Vacant                  | R-1-PRD     | 0.22  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-580 | 55465413  | Vacant                  | R-1-PRD     | 0.19  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-581 | 55465412  | Vacant                  | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-582 | 55465411  | Vacant                  | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-583 | 55465410  | Vacant                  | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-584 | 55465103  | Vacant                  | R-1-PRD     | 0.18  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-585 | 55465601  | Vacant                  | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-586 | 55465407  | Vacant                  | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-587 | 55465408  | Vacant                  | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-588 | 55465409  | Vacant                  | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-589 | 55465104  | Vacant                  | R-1-PRD     | 0.22  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-590 | 55465406  | Vacant                  | R-1-PRD     | 0.17  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-591 | 55465405  | Vacant                  | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-592 | 55465201  | Vacant                  | R-1-PRD     | 0.18  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-593 | 55465404  | Vacant                  | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-594 | 55465202  | Vacant                  | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN      | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|----------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-595 | 55465203 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-596 | 55465403 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-597 | 55465204 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-598 | 55465716 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-599 | 55465717 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-600 | 55465718 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-601 | 55465719 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-602 | 55465720 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-603 | 55465721 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-604 | 55465722 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-605 | 55465723 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-606 | 55465724 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-607 | 55465725 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-608 | 55465726 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-609 | 55465727 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-610 | 55465728 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-611 | 55465402 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-612 | 55465205 | Vacant           | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-613 | 55465729 | Vacant           | R-1-PRD     | 0.12  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-614 | 55465206 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-615 | 55465401 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-616 | 55465207 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-617 | 55465314 | Vacant           | R-1-PRD     | 0.10  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-618 | 55465313 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-619 | 55465312 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-620 | 55465311 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-621 | 55465310 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-622 | 55465309 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-623 | 55465308 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-624 | 55465307 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-625 | 55465306 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-626 | 55465305 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-627 | 55465304 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-628 | 55465303 | Vacant           | R-1-PRD     | 0.09  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-629 | 55465302 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN      | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|----------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-630 | 55465301 | Vacant           | R-1-PRD     | 0.11  | 4 - 7                         | 5.6                       | 1           | 0                   | 0                     | 1                           |
| LV-631 | 55463402 | Vacant           | R-1         | 0.18  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-632 | 55463401 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-633 | 55463309 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-634 | 55463308 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-635 | 55463307 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-636 | 55463306 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-637 | 55463305 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-638 | 55463304 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-639 | 55463303 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-640 | 55463302 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-641 | 55463301 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-642 | 55463403 | Vacant           | R-1         | 0.24  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-643 | 55463404 | Vacant           | R-1         | 0.18  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-644 | 55463201 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-645 | 55463202 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-646 | 55463203 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-647 | 55463204 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-648 | 55463205 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-649 | 55463206 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-650 | 55463207 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-651 | 55463208 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-652 | 55463209 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-653 | 55463210 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-654 | 55463405 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-655 | 55463406 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-656 | 55463407 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-657 | 55463408 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-658 | 55463409 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-659 | 55463410 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-660 | 55463411 | Vacant           | R-1         | 0.18  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-661 | 55464201 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-662 | 55464202 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-663 | 55464306 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-664 | 55464307 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |

# Sites Inventory and Funding Resources

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site   | APN      | Site Description | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|--------|----------|------------------|-------------|-------|-------------------------------|---------------------------|-------------|---------------------|-----------------------|-----------------------------|
| LV-665 | 55464308 | Vacant           | R-1         | 0.17  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-666 | 55464203 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-667 | 55464305 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-668 | 55464309 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-669 | 55464405 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-670 | 55464204 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-671 | 55464304 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-672 | 55464310 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-673 | 55464404 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-674 | 55464205 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-675 | 55464303 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-676 | 55464311 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-677 | 55464403 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-678 | 55464206 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-679 | 55464302 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-680 | 55464312 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-681 | 55464402 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-682 | 55464207 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-683 | 55464301 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-684 | 55464313 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-685 | 55464401 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-686 | 55464208 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-687 | 55464209 | Vacant           | R-1         | 0.14  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-688 | 55464210 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-689 | 55464501 | Vacant           | R-1         | 0.16  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-690 | 55464502 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-691 | 55464503 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-692 | 55464504 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-693 | 55464505 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-694 | 55464506 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-695 | 55464507 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-696 | 55464508 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-697 | 55464509 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-698 | 55464510 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |
| LV-699 | 55464511 | Vacant           | R-1         | 0.15  | 2 - 4                         | 3.2                       | 1           | 0                   | 0                     | 1                           |

Table 5-9 Loma Vista Specific Plan Sites Inventory

| Site                   | APN                        | Site Description                        | Base Zoning             | Acres                 | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units        | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|------------------------|----------------------------|---|-------------------------|-----------------------|-------------------------------|---------------------------|--------------------|---------------------|-----------------------|-----------------------------|
| <a href="#">LV-700</a> | <a href="#">55464512</a>   | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.15</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-701</a> | <a href="#">55464513</a>   | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.15</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-702</a> | <a href="#">55464514</a>   | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.15</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-703</a> | <a href="#">55464515</a>   | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.15</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-704</a> | <a href="#">55464516</a>   | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.15</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-705</a> | <a href="#">55461011S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1-PRD</a> | <a href="#">0.12</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-706</a> | <a href="#">55461014S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1-PRD</a> | <a href="#">0.21</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-707</a> | <a href="#">55461015S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1-PRD</a> | <a href="#">0.23</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-708</a> | <a href="#">55460109S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.10</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-709</a> | <a href="#">55460108S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.10</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-710</a> | <a href="#">55460107S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.11</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-711</a> | <a href="#">55460706S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.09</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-712</a> | <a href="#">55460708S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.11</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-713</a> | <a href="#">55460707S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.09</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-714</a> | <a href="#">55460106S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.09</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-715</a> | <a href="#">55460105S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.12</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-716</a> | <a href="#">55460101S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.09</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-717</a> | <a href="#">55460102S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.08</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-718</a> | <a href="#">55460103S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.10</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-719</a> | <a href="#">55460104S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.13</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-720</a> | <a href="#">5540402006</a> | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.14</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-721</a> | <a href="#">5540402005</a> | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.14</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-722</a> | <a href="#">5540402004</a> | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.14</a>  | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-723</a> | <a href="#">55503227</a>   | <a href="#">Nonvacant - Agriculture</a> | <a href="#">R-1</a>     | <a href="#">17.17</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">96</a> | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">96</a>          |
| <a href="#">LV-724</a> | <a href="#">55503226</a>   | <a href="#">Nonvacant - Agriculture</a> | <a href="#">R-1</a>     | <a href="#">17.18</a> | <a href="#">4 - 7</a>         | <a href="#">5.6</a>       | <a href="#">96</a> | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">96</a>          |
| <a href="#">LV-725</a> | <a href="#">57123123S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.31</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-726</a> | <a href="#">57123122S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.19</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">1</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">1</a>           |
| <a href="#">LV-727</a> | <a href="#">57122117S</a>  | <a href="#">Vacant</a>                  | <a href="#">R-1</a>     | <a href="#">0.58</a>  | <a href="#">2 - 4</a>         | <a href="#">3.2</a>       | <a href="#">2</a>  | <a href="#">0</a>   | <a href="#">0</a>     | <a href="#">2</a>           |
|                        |                            |   |                         |                       |                               | <b>Total</b>              | <b>1,305</b>       | <b>0</b>            | <b>296</b>            | <b>1,009</b>                |

# Sites Inventory and Funding Resources

Table 5-10 Loma Vista Community Centers North and South Master Plan Area Sites Inventory

| Site        | APN                   | Site Description                  | Base Zoning | Acres | Allowed Density Range (du/ac) | Realistic Density (du/ac) | Total Units  | Lower-Income Units* | Moderate-Income Units | Above Moderate-Income Units |
|-------------|-----------------------|-----------------------------------|-------------|-------|-------------------------------|---------------------------|--------------|---------------------|-----------------------|-----------------------------|
| LV-PA-1-1   | 55503118              | Nonvacant - Agriculture           | C-3         | 3.10  | 7 - 25                        | 23.75                     | 74           | 0                   | 74                    | 0                           |
| LV-PA-1-2   | 55503118              | Nonvacant - Residence             | C-3         | 6.35  | 7 - 25                        | 23.75                     | 151          | 0                   | 151                   | 0                           |
| LV-PA-1-3   | 55503118              | Nonvacant - Residence             | C-3         | 2.72  | 7 - 25                        | 23.75                     | 65           | 0                   | 65                    | 0                           |
| LV-PA-2-1   | 55503118              | Nonvacant - Agriculture           | R-3         | 3.73  | 15 - 30                       | 24                        | 90           | 90                  | 0                     | 0                           |
| LV-PA-2-2-1 | 55405361              | Nonvacant - Residence             | R-3         | 1.95  | 15 - 30                       | 24                        | 47           | 47                  | 0                     | 0                           |
| LV-PA-2-2-2 | 55405357              | Nonvacant - Residence             | R-3         | 1.93  | 15 - 30                       | 24                        | 46           | 46                  | 0                     | 0                           |
| LV-PA-2-2-3 | 55405358              | Nonvacant - Residence             | R-3         | 2.35  | 15 - 30                       | 24                        | 57           | 57                  | 0                     | 0                           |
| LV-PA-2-2-4 | 55405354              | Nonvacant - Residence             | R-3         | 1.95  | 15 - 30                       | 24                        | 47           | 47                  | 0                     | 0                           |
| LV-PA-2-2-5 | 55405355              | Nonvacant - Residence             | R-3         | 1.36  | 15 - 30                       | 24                        | 33           | 33                  | 0                     | 0                           |
| LV-PA-5-1   | 55503137              | Nonvacant - Agriculture           | P-C-C       | 21.31 | 7 - 25                        | 23.75                     | 506          | 0                   | 506                   | 0                           |
| LV-PA-6-1   | 55503137              | Nonvacant - Agriculture           | R-4         | 9.56  | 25 - 43                       | 25                        | 239          | 239                 | 0                     | 0                           |
| LV-PA-6-2-1 | 55545016              | Nonvacant - Agriculture           | R-4         | 1.91  | 25 - 43                       | 25                        | 48           | 48                  | 0                     | 0                           |
| LV-PA-6-2-2 | 55545017              | Nonvacant - Agriculture           | R-4         | 2.74  | 25 - 43                       | 25                        | 68           | 68                  | 0                     | 0                           |
| LV-PA-6-2-3 | 55545003              | Nonvacant - Agriculture           | R-4         | 2.87  | 25 - 43                       | 25                        | 72           | 72                  | 0                     | 0                           |
| LV-PA-6-2-4 | 55545014              | Nonvacant - Agriculture           | R-4         | 1.91  | 25 - 43                       | 25                        | 48           | 48                  | 0                     | 0                           |
| LV-PA-7-1   | 55503109              | Nonvacant - Residence/Agriculture | R-3         | 1.96  | 15 - 30                       | 24                        | 47           | 47                  | 0                     | 0                           |
| LV-PA-7-2   | 55503118;<br>55503109 | Nonvacant - Residence/Agriculture | R-3         | 1.07  | 15 - 30                       | 24                        | 26           | 26                  | 0                     | 0                           |
| LV-PA-7-3   | 55503127              | Nonvacant - Residence/Agriculture | R-3         | 6.14  | 15 - 30                       | 24                        | 147          | 147                 | 0                     | 0                           |
| LV-PA-7-4   | 55503135              | Nonvacant - Residence/Agriculture | R-3         | 2.82  | 15 - 30                       | 24                        | 68           | 68                  | 0                     | 0                           |
| LV-PA-7-5   | 55503135              | Nonvacant - Residence/Agriculture | R-3         | 0.80  | 15 - 30                       | 24                        | 19           | 19                  | 0                     | 0                           |
| LV-PA-8-1   | 55503109              | Nonvacant - Agriculture           | R-4         | 2.03  | 25 - 43                       | 25                        | 51           | 51                  | 0                     | 0                           |
| LV-PA-8-2   | 55503127;<br>55503109 | Nonvacant - Agriculture           | R-4         | 2.19  | 25 - 43                       | 25                        | 55           | 55                  | 0                     | 0                           |
| LV-PA-9-1-1 | 55503135              | Nonvacant - Agriculture           | C-3         | 1.98  | 7 - 25                        | 23.75                     | 47           | 0                   | 47                    | 0                           |
| LV-PA-9-1-2 | 55503118              | Nonvacant - Agriculture           | C-3         | 2.12  | 7 - 25                        | 23.75                     | 50           | 0                   | 50                    | 0                           |
| LV-PA-9-2   | 55503118              | Nonvacant - Agriculture           | C-3         | 0.36  | 7 - 25                        | 23.75                     | 9            | 0                   | 9                     | 0                           |
|             |                       |                                   |             |       |                               | <b>Total</b>              | <b>2,110</b> | <b>1,208</b>        | <b>902</b>            | <b>0</b>                    |

## Northwest Urban Center

The Northwest Urban Center, ~~just outside the current (2022) city limits,~~ is located north of Shepherd Avenue, east of Willow Avenue, and west of Sunnyside Avenue. It is one of three Urban Centers identified in the Land Use Element of the Clovis General Plan to focus outward growth and ensure coordinated land use and infrastructure planning to support high quality development. There is a significant amount of development activity happening in this area with several annexations either recently approved by LAFCO, currently underway, or anticipated to occur during the planning period.

### Phasing and Annexation of Northwest Urban Center

A summary of the known development phasing and annexation within the Northwest Urban Center is shown in Figure 5-4. The sites inventory includes the following areas within the Northwest Urban Center:

- ~~Willow Corridor RHNA Annexation;~~ sites within the Willow-Shepherd Northeast Prezone and Annexation, including the Heritage Grove City Center Villages Master Plan, and the "Urban Center" portion of the Heritage Grove Specific Plan (annexation completed in 2023);
- ~~"Heritage Grove Development Co. — Phase 1";~~ sites within Phase 1a and Phase 1b of the Heritage Grove Development Co. Specific Plan that are anticipated to initiate the annexation process in 2024; and
- ~~TM6343 — Wilson (Project A-1)~~ Other near-term annexation areas, including Wilson TM-6343 which is anticipated to be annexed in 2024, and TM6205 – Shepherd North where annexation is currently (November 2023) underway.

Other future phases of development in the Northwest Urban Center are not included in the sites inventory.

~~Development within the "Heritage Grove Development Co. — Phase 1" and any future phases of development in the Northwest Urban Center would be included as part of a program has been added to the Housing Element to continue to ensure adequate sites are available for affordable housing through the annexation process.~~

### Willow-Shepherd Northeast Prezone and ~~Willow Corridor RHNA~~ Annexation

The ~~Willow Corridor RHNA Annexation-Willow-Shepherd Northeast Prezone and Annexation~~ includes approximately ~~480-550 total~~ acres located just east of Willow Avenue, north of Shepherd Avenue, south of International Avenue, and west of Peach Avenue. Annexation and pre zoning of this area ~~has been~~ initiated in 2022 in order to make sites available within city limits prior to the start of the sixth cycle Housing Element planning period. The City Council approved the proposed annexation on May 15, 2023, and LAFCO approved the annexation in August 2023. With these approvals, the zoning is in place to be able to count the sites as available and is expected to be completed by the end of the 2023, prior to the start of the sixth cycle planning period (December 31, 2023). ~~and is~~ The sites that are included in this sites inventory are those that are anticipated for development within the planning period. The ~~Willow Corridor RHNA-Willow-Shepherd Northeast Prezone and~~ Annexation includes the entire Heritage Grove City Center Villages Master Plan (see Figure 5-5); the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan (see Figure 5-6); and one other site (Site 869, APN 55601032) with R-3 zoning that is outside of those two plan areas (see Table 5-143). The following is a summary of each of these areas within the Willow-Shepherd Northeast Prezone and Annexation, with more detail provided in subsequent sections:

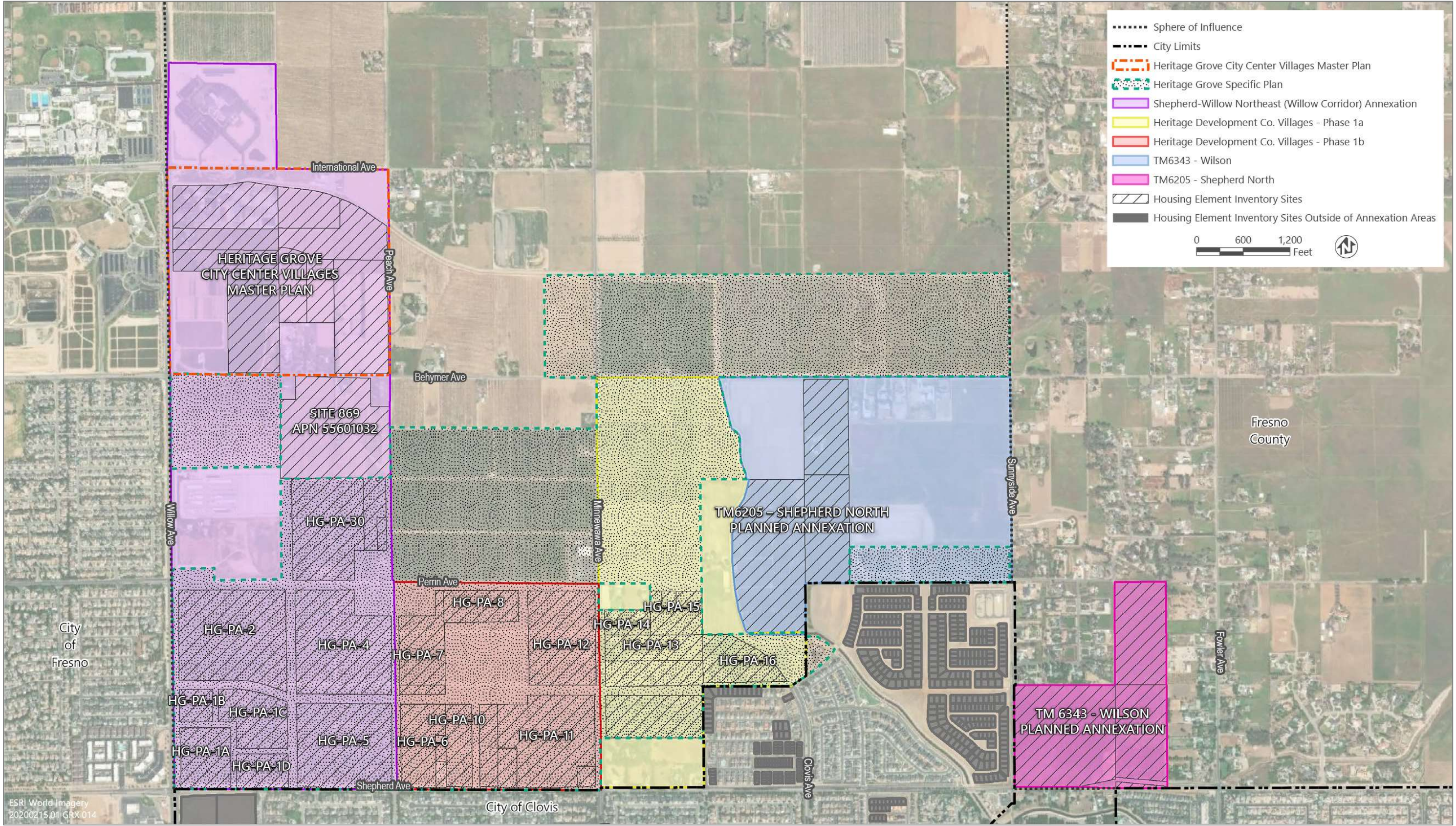
- **Heritage Grove City Center Villages Master Plan.** The Heritage Grove City Center Villages Master Plan was adopted by the Clovis City Council on May 20, 2019, and encompasses approximately 210 acres, north of Behymer Avenue, south of International Avenue, east of Willow Avenue, and west of Peach Avenue. This entire area was annexed into the city in 2023.
- **"Urban Center" Portion of Heritage Grove Development Co. Specific Plan.** Heritage Development Co. is preparing a specific plan that encompasses approximately 900 acres of land north of Shepherd Avenue to Behymer Avenue, east of Willow Avenue to Sunnyside Avenue. The portion of the Heritage Grove Development Co. Specific Plan

## Sites Inventory ~~and Funding Resources~~

that is west of Peach Avenue, referred to as the "Urban Center," ~~is was~~ included as part of the ~~Willow Corridor RHNA Willow-Shepherd Northeast Prezone and~~ Annexation approved by the City and LAFCO in 2023 and is anticipated for development during the planning period. The "Urban Center" area includes approximately 250 acres south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue.

- ~~Other Sites~~ Site 869, APN 55601032. There is one other property outside the Heritage Grove City Center Villages Master Plan and outside the Heritage Grove Development Co. Specific Plan and is not in a plan area that was included as part of the ~~Willow Corridor RHNA Willow-Shepherd Northeast Prezone and~~ Annexation. ~~This includes Site 869 one is 38.67 acres property, and is located~~ south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue. ~~It that~~ is ~~pre~~zoned with R-3 zoning and is included in the inventory. Assumptions for this site are described later in this section and shown in Table 5-14.

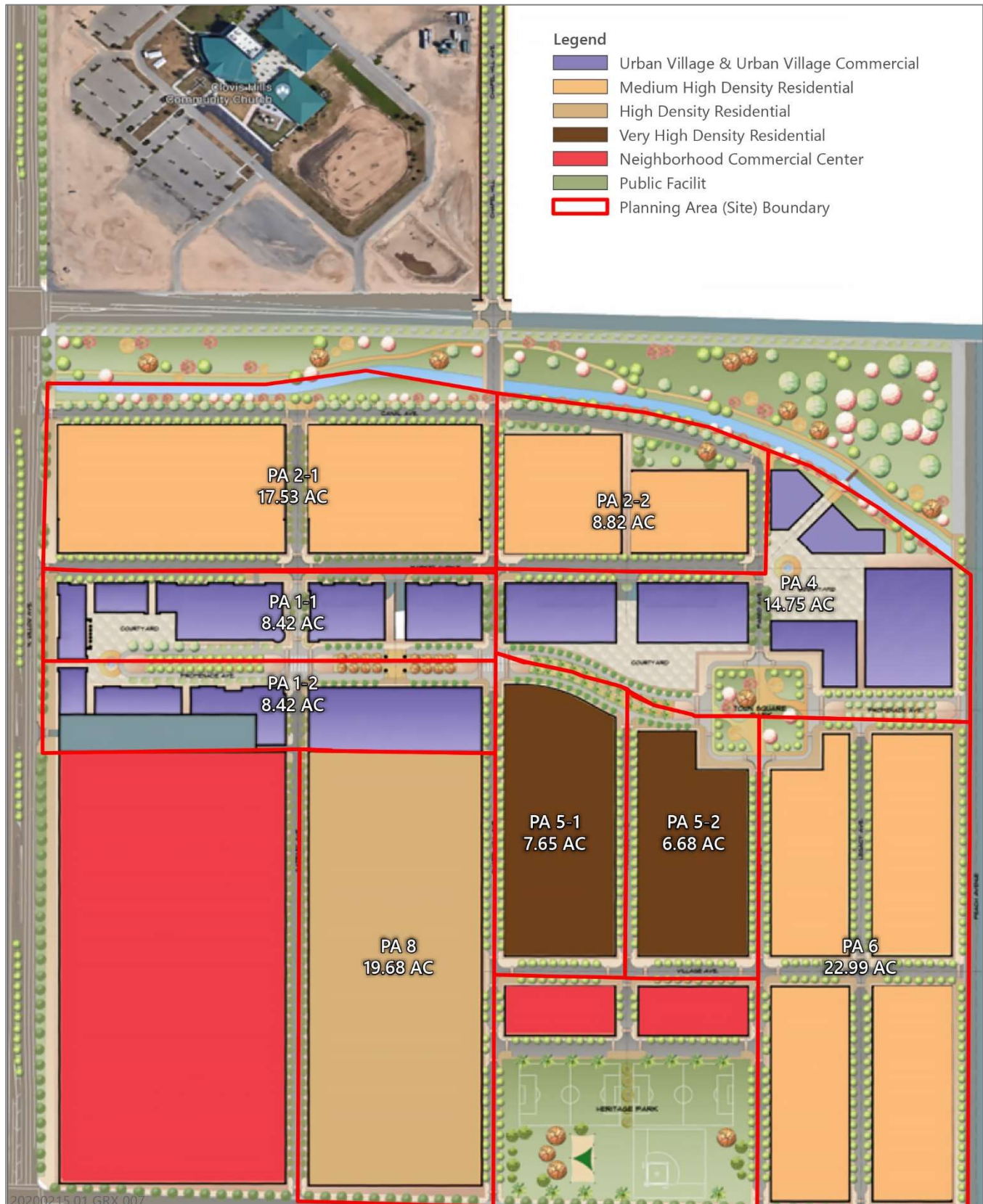
Figure 5-4 Planned Annexation and Phasing of Development in the Northwest Urban Center



Source: Adapted by Ascent in 2023 from data received from the City of Clovis in 2022.



Figure 5-5 Heritage Grove City Center Villages Master Plan Land Use Plan



Source: City of Clovis Heritage Grove City Center Villages Master Plan, 2019

## Heritage Grove City Center Villages Master Plan

### Overview

The Heritage Grove City Center Villages Master Plan was adopted by the Clovis City Council on May 20, 2019, and encompasses approximately 210 acres, north of Behymer Avenue, south of International Avenue, east of Willow Avenue, and west of Peach Avenue. ~~This entire The area will be~~was included as part of the ~~Willow Corridor RHNA Willow-Shepherd Northeast Prezone and~~ Annexation ~~and was annexed into the city in 2023~~ prior to the start of the sixth cycle planning period (December 31, 2023). ~~The zoning for this area is in place in 2023 and~~ it is anticipated that it will be developed during the planning period.

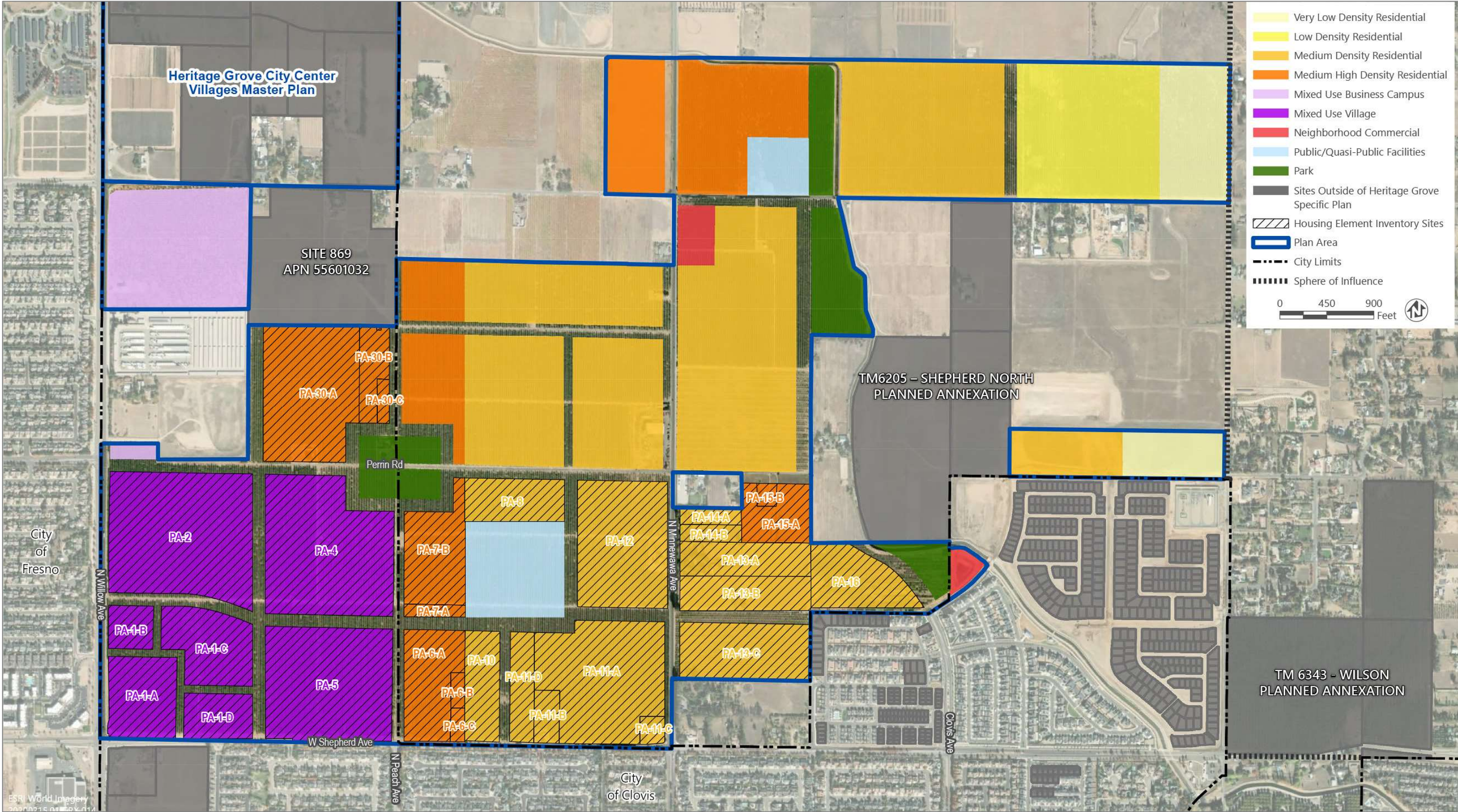
### Inventoried Capacity

As shown in Figure 5-5 and Table 5-~~911~~, the inventory includes capacity for ~~2,143~~2,196 units, including ~~728-782~~ lower-income units, ~~633-822~~ moderate-income units, and ~~782-592~~ above moderate-income units. The Urban Village & Urban Village Commercial designation on the Main Street Promenade is proposed for standalone residential and non-residential use as well as vertical mixed use development with retail and restaurant uses at the street level and residential condominiums or apartments above. Sites CCV-PA-1-1 and CCV-PA-1-2 are designated as Urban Village and Sites CCV-PA-5-1 and CCV-PA-5-2 are designated as Very High Density Residential. Both designations allow densities of 25.1 to 43 units per acre ~~are permitted in this designation~~ and these sites are suitable to meet the lower-income housing need.

As sites designated Urban Village, Sites CCV-PA-1-1 and CCV-PA-1-2 allow for a mix of uses including both non-residential and residential uses that meet the 30 unit per acre default density standard. The Master Plan includes concepts for each describing the specific uses proposed on each site that calls for a combination of vertical and horizontal mixed use. The inventory calculates residential capacity based on the master plan site concepts and the minimum allowable residential density. The unit estimates for the planning areas account for ground floor retail as well as standalone commercial, hotel, and office uses within the mixed use designations.

~~However, similar to the Heritage Grove Development Co. Specific Plan, the City anticipates that this area will be developed with mixed-income residential. In addition, Planning Area 6-4 envisions high density residential uses at a density range of 15.1 to 30 units per acre and is calculated using an assumed realistic density of 24 units per acre. As discussed previously, Site CCV-PA-8 (APN 58007113) is designated High Density Residential and has an R-3 base zone that that meets the default density of 30 units per acre, but is greater than 10 acres. Because CCV-PA-8 is a large lot and the Heritage Grove City Center Villages Master Plan does not show plans to further subdivide it, it is included in the sites inventory as moderate income. As such, and to not reflect an overconcentration of lower-income housing and consistent with the City's RHNA income distribution, the inventory assumes 60 percent of residential capacity would accommodate the lower-income housing need, 20 percent of residential capacity would accommodate the moderate-income housing need, and 20 percent of residential capacity would accommodate the above moderate-income housing need on sites designated Urban Village and High Density Residential.~~

Figure 5-6 Heritage Grove Development Co. Specific Plan Proposed Land Use Plan



Source: City of Clovis Heritage Grove Master Plan Draft, 2021. [Ascent 2023.](#)



Table 5-~~9~~<sup>11</sup> Heritage Grove City Center Villages Master Plan Sites Inventory

| Planning Area              | APN                       | Site Description                                    | General-Plan Land-Use Designation<br><del>Base Zoning</del> | Total Acres                       | Allowed Density Range   | Max. Unit Capacity    | Realistic Density    | Total Units                       | Lower-Income Units            | Moderate-Income Units         | Above Moderate-Income Units   |
|----------------------------|---------------------------|---|---|-----------------------------------|-------------------------|-----------------------|----------------------|-----------------------------------|-------------------------------|-------------------------------|-------------------------------|
| CCV-PA-1-1                 | <a href="#">58007132</a>  | <a href="#">Nonvacant - Agriculture/Residential</a> | <del>Urban Village U-C</del>                                | <del>8.4</del> <sup>18.9</sup>    | 25.1-43                 | <a href="#">407</a>   | 25.1                 | <del>474</del> <sup>211</sup>     | <del>285</del> <sup>211</sup> | <del>95</del> <sup>0</sup>    | <del>94</del> <sup>0</sup>    |
| <a href="#">CCV-PA-1-2</a> | <a href="#">58007134</a>  | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">U-C</a>   | <a href="#">8.4</a>               | <a href="#">25.1-43</a> | <a href="#">407</a>   | <a href="#">25.1</a> | <a href="#">211</a>               | 211                           | 0                             | 0                             |
| CCV-PA-2-1                 | <a href="#">58007138S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | <del>Medium-High Density Residential R-2</del>              | <del>17.5</del> <sup>25.2</sup>   | 7.1-15                  | <a href="#">189</a>   | 12                   | <del>302</del> <sup>210</sup>     | 0                             | 0                             | <del>302</del> <sup>210</sup> |
| <a href="#">CCV-PA-2-2</a> | <a href="#">58007103</a>  | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">R-2</a>   | <a href="#">8.8</a>               | <a href="#">7.1-15</a>  | <a href="#">188</a>   | <a href="#">12</a>   | <a href="#">106</a>               | <a href="#">0</a>             | <a href="#">0</a>             | <a href="#">106</a>           |
| CCV-PA-4                   | <a href="#">58007103</a>  | <a href="#">Nonvacant - Agriculture</a>             | <del>Urban Village Commercial U-C</del>                     | <del>14.7</del> <sup>16.4</sup>   | 15.1-25                 | <a href="#">409</a>   | 23.75                | <del>390</del> <sup>350</sup>     | 0                             | <del>390</del> <sup>350</sup> | 0                             |
| CCV-PA-5-1                 | <a href="#">58007116</a>  | <a href="#">Nonvacant - Agriculture/Residential</a> | <del>Very-High Density Residential R-4</del>                | <del>7.7</del> <sup>12.3</sup>    | 25.1-43                 | <a href="#">264</a>   | 25.1                 | <del>309</del> <sup>192</sup>     | <del>185</del> <sup>192</sup> | <del>62</del> <sup>0</sup>    | <del>62</del> <sup>0</sup>    |
| <a href="#">CCV-PA-5-2</a> | <a href="#">58007116</a>  | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">R-4</a>   | <a href="#">6.7</a>               | <a href="#">25.1-43</a> | <a href="#">264</a>   | <a href="#">25.1</a> | <a href="#">168</a>               | <a href="#">168</a>           | <a href="#">0</a>             | <a href="#">0</a>             |
| CCV-PA-6                   | <a href="#">58007104</a>  | <a href="#">Nonvacant - Agriculture</a>             | <del>Medium-High Density Residential R-2</del>              | <del>23.0</del> <sup>19.8</sup>   | 7.1-15                  | <a href="#">296</a>   | 12                   | <del>238</del> <sup>276</sup>     | 0                             | 0                             | <del>238</del> <sup>276</sup> |
| CCV-PA-8                   | <a href="#">58007113</a>  | <a href="#">Nonvacant - Agriculture</a>             | <del>High-Density Residential R-3</del>                     | <del>19.7</del> <sup>17.9</sup>   | 15.1-30*                | <a href="#">448</a>   | 24                   | <del>430</del> <sup>472</sup>     | <del>258</del> <sup>0</sup>   | <del>86</del> <sup>472</sup>  | <del>86</del> <sup>0</sup>    |
| <b>TOTAL</b>               |                           |   |   | <del>110.5</del> <sup>114.9</sup> |                         | <a href="#">2,872</a> |                      | <del>2,143</del> <sup>2,196</sup> | <del>728</del> <sup>782</sup> | <del>633</del> <sup>822</sup> | <del>782</del> <sup>592</sup> |

\* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

## Infrastructure Availability

All designated sites within the Heritage Grove City Center Villages Master Plan area are included as part of the ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation. This area will be served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service will be provided by Fresno Metropolitan Flood Control District (FMFCD) facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by Pacific Gas & Electric (PG&E), Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

**Sewer:** Sewer lines necessary to accommodate development of the master plan are in place along Willow Avenue. The major sewer lines are existing in the Willow Avenue alignment and internal lines will be installed with development within the master plan.

**Water:** The major water line serving this area is existing in the Willow Avenue alignment and internal lines will be installed with development within the master plan. A secondary source of water is needed prior to construction, and will be provided to this area from a water well to be completed by the City by 2026. The well is in the City's capital investment program and design is underway. ~~A secondary source of water will be provided to this area from a water well to be completed by the City by 2026. The well is in the City's capital investment program and design is underway.~~

**Storm drain:** storm drain facilities will be required to be installed with development and connect to the Phase 1 development of the Heritage Grove Development Co. Specific Plan. Permanent facilities for this site are located approximately half a mile to the south. Interim basins can be installed if the permanent facilities are not available when development occurs.

## Heritage Grove Development Co. Specific Plan

### Overview

Heritage Development Company is preparing a specific plan that encompasses approximately 900 acres of land north of Shepherd Avenue to Behymer Avenue, east of Willow Avenue to Sunnyside Avenue. ~~The plan identifies different planning areas, or sites,~~ ranging from ~~1.50.9~~ to ~~47.537.5~~ acres are included in the inventory and are based on a combination of parcels and planning areas identified in the plan. The plan designates the area for mixed use, residential, commercial, business campus, public, and park uses. In addition to the phasing and annexation of development within the Northwest Urban Center, including the Heritage Grove Development Co. Specific Plan, it is expected that each planning area would be subdivided further to allow for residential and non-residential development. The specific plan will ensure that housing is built concurrent with services, schools, employment opportunities, and other amenities and is supported by adequate infrastructure.

The sites inventory includes the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan that is included in the ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation, which ~~is was planned for annexation annexed~~ into the city in 2023, ~~prior to the start of the planning period, and is within the Heritage Grove Development Co. Specific Plan area.~~ In addition, the sites inventory includes ~~another~~ Heritage Grove Development Co. – Phase 1a and Phase 1b, which are ~~near-term annexation area as well as TM6343 – Wilson (Project A-1), both of which are assumed planned~~ to be annexed early in the planning period and are described in Program H24 as near-term annexations. Other future phases of the Heritage Grove Development Co. Specific Plan may begin construction during the planning period but are not included in the sites inventory.

### "Urban Centers" Portion of Heritage Grove Development Co. Specific Plan

The portion of the Heritage Grove Development Co. Specific Plan that is west of Peach Avenue, referred to as the Urban Center, includes approximately 250 acres south of Behymer Avenue, north of Shepherd Avenue, east of Willow

Avenue, and west of Peach Avenue. It is included as part of the Willow Avenue RHNA Annexation and Prezone that was planned for completion completed in 2023 before the start of the planning period. The area includes land designated as Mixed Use Village (allowing residential development at ~~25-15~~ 43 units per acre), Medium High Density Residential (7.1 – 15 units per acre), and Mixed Use Business. Although residential uses are allowed in the Mixed Use Business designation, this area is not included in the sites inventory.

#### **"Heritage Grove Development Co. – Phase 1a and Phase 1b" Portions of Heritage Grove Development Co. Specific Plan (Near-term Annexation)**

In addition, the sites inventory includes the Heritage Grove Development Co. – Phase 1a and Phase 1b along Shepherd Avenue within the Heritage Grove Development Co. Specific Plan. ~~This~~ These near-term annexation areas ~~that is~~ are planned for annexation into the city in 2024 and includes ~~s~~ land designated as Medium High Density Residential (7.1 – 15 units per acre) and Medium Density Residential (4.1 – 7 units per acre).

#### **Inventoried Capacity**

As shown in Figure 5-6 and Tables ~~5-10~~ 5-12 and 5-13, the inventory of the Heritage Grove Development Co. Specific Plan reflects both the "Urban Centers" portion (annexed and zoned in 2023) and "Phase 1a and Phase 1b" portions, and includes a combined capacity for ~~3,637~~ 3,385 units: including ~~1,123~~ 1,154 lower-income units, ~~376~~ 336 moderate-income units, and ~~2,138~~ 1,895 above moderate-income units. ~~This includes sites within both the "Urban Centers" portion of the Specific Plan (available in 2023) and the Phase 1 Portion, which will be annexed in the near term.~~ The sites within the Heritage Grove Development Co. Specific Plan are anticipated to include higher density housing at a variety of densities, consistent with the assumptions described in the "Methodology" section. Furthermore, to not reflect an overconcentration of lower-income housing, sites designated Mixed Use Village and consistent with the City's RHNA income distribution, the inventory that are larger than 10 acres within the Heritage Grove Development Co. Specific Plan, including Sites HG-PA-1-A, HG-PA-1-C, HG-PA-2, HG-PA-4, and HG-PA-5, are assumed to be mixed-income sites with 60 percent of residential capacity would accommodate the lower-income housing need, 20 percent of residential capacity would accommodate the moderate-income housing need, and 20 percent of residential capacity would accommodate the above moderate-income housing need, which is generally consistent with the City's RHNA income distribution on sites designated Mixed Use Village. HG-PA-1-B and HG-PA-1-D are also designated as Mixed Use Village, but these sites are less than 10 acres and are included as lower income sites. All other areas designated Medium High Density Residential and Medium Density Residential are assumed to accommodate above moderate-income housing. To account for the potential for non-residential development on sites designated Mixed Use Village, the inventory incorporates assumptions for residential uses from the draft concepts proposed for the plan area that range from 10 percent of total capacity for residential uses on PA-02, to 55 percent of total capacity for residential uses on Sites HG-PA-01-A, HG-PA-01-B, HG-PA-01-C, HG-PA-01-D, to 75 percent of total capacity for residential uses on HA-PA-04, and 80 percent of total capacity for residential uses on HG-PA-05. These assumptions are included as part of Table 5-12.

#### **Infrastructure Availability**

All sites within the Heritage Grove Development Co. Specific Plan area will be served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service will be provided by Fresno Metropolitan Flood Control District (FMFCD) facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by Pacific Gas & Electric (PG&E), Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

## Sites Inventory ~~and Funding Resources~~

**Sewer:** Sewer lines necessary to accommodate initial phases of development are in place along Shepherd and Willow Avenues. No offsite work will be required. As development proceeds, an internal network of sewer lines will be constructed connecting to the existing sewer trunk lines.

**Water:** Water lines necessary to accommodate initial phases of development are in place along Shepherd, Willow, and Clovis Avenues. As development proceeds, an internal network of water lines will be constructed connecting to the existing water mains.

**Storm drain:** Storm drainage service will be provided for initial phases of development with a combination of existing permanent pipe and basin facilities. As development proceeds, an internal network of storm drain lines will be constructed connecting to the existing pipe facilities at Shepherd and Sylmar Avenues.

Table 5-10 Sites Inventory - Heritage Grove Development Co. Specific Plan Sites

| Planning Area   | APN(s)              | Site Descriptions                   | General Plan Land Use Designation Base Zoning | Total Acres | Allowed Density Range | Max Units | Realistic Density | % Res. Use | Total Units | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|---|---------------------|-------------------------------------|---|-------------|-----------------------|-----------|-------------------|------------|-------------|--------------------|-----------------------|-----------------------------|
| "Urban Center" Portion of Heritage Grove Specific Plan <sup>1</sup> |                     |                                     |   |             |                       |           |                   |            |             |                    |                       |                             |
| HG-PA-1   |                     | Mixed Use Village                   |   | 36.44       | 15-43                 | 25        | 501               | 301        | 100         | 100                |                       |                             |
| HG-PA-01-A  | 55602016S           | Nonvacant - Agriculture             | U-C   | 11.7        | 15-43                 | 276       | 25.1              | 55%        | 161         | 97                 | 32                    | 32                          |
| HG-PA-01-B  | 55602016S           | Nonvacant - Agriculture             | U-C   | 4.1         | 15-43                 | 96        | 25.1              | 55%        | 56          | 56                 | 0                     | 0                           |
| HG-PA-01-C  | 55602016S           | Nonvacant - Agriculture             | U-C   | 12.6        | 15-43                 | 297       | 25.1              | 55%        | 173         | 104                | 35                    | 34                          |
| HG-PA-01-D  | 55602016S           | Nonvacant - Agriculture             | U-C   | 6.6         | 15-43                 | 155       | 25.1              | 55%        | 91          | 91                 | 0                     | 0                           |
| HG-PA-2   | 55602016S           | Nonvacant - Agriculture             | Mixed Use Village U-C                         | 37.536.69   | 15-43                 | 161       | 25.1              | 10%        | 9492        | 5655               | 1948                  | 1948                        |
| HG-PA-4   | 55602016S; 55602018 | Nonvacant - Agriculture             | Mixed Use Village U-C                         | 34.236.11   | 15-43                 | 1,103     | 25.1              | 75%        | 644677      | 386406             | 129135                | 129135                      |
| HG-PA-5   | 55602016S; 55602003 | Nonvacant - Agriculture             | Mixed Use Village U-C                         | 30.230.13   | 15-43                 | 1,039     | 25.1              | 80%        | 606603      | 364362             | 121121                | 121121                      |
| HG-PA-2630-A  | 55601006S           | Nonvacant - Agriculture/Residential | Medium High Density Residential R-2           | 26.635.21   | 7.1 - 15              | 398       | 12                | 100%       | 319422      | 00                 | 00                    | 319422                      |
| HG-PA-30-B  | 55601007S           | Nonvacant - Agriculture             | R-2   | 5.0         | 7.1 - 15              | 75        | 12                | 100%       | 60          | 0                  | 0                     | 60                          |
| HG-PA-30-C  | 55601008S           | Nonvacant - Agriculture             | R-2   | 1.1         | 7.1 - 15              | 17        | 12                | 100%       | 14          | 0                  | 0                     | 14                          |

Sites Inventory ~~and Funding Resources~~

|   |  |       |  |  |  |  |                           |                         |                       |                       |
|---|--|-------|--|--|--|--|---------------------------|-------------------------|-----------------------|-----------------------|
| Subtotal <a href="#">Urban Center Portion of Heritage Grove Specific Plan</a> |  | 174.5 |  |  |  |  | <del>2,294</del><br>2,196 | <del>1,123</del><br>782 | <del>376</del><br>822 | <del>795</del><br>592 |
|---|--|-------|--|--|--|--|---------------------------|-------------------------|-----------------------|-----------------------|

Table 5-13 Heritage Grove Development Co. – Phase 1<sup>n</sup> Portion of Heritage Grove Specific Plan<sup>2</sup>

| Planning Area       | APN(s)                    | Site Descriptions                                   | Land Use Designation                            | Total Acres                          | Allowed Density Range                       | Max Units                           | Realistic Density   | Total Units                        | Lower-Income Units             | Moderate-Income Units          | Above Moderate-Income Units        |
|---------------------|---------------------------|---|---|--------------------------------------|---|-------------------------------------|---------------------|------------------------------------|--------------------------------|--------------------------------|------------------------------------|
| <del>HG-PA-9</del>  |                           |   | <del>Medium High Density Residential</del>      | <del>47.8</del>                      | <del>7.1-15</del>                           | <del>42</del>                       |                     | <del>214</del>                     | <del>0</del>                   | <del>0</del>                   | <del>214</del>                     |
| HG-PA-06-A          | <a href="#">55602003</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium High Density Residential</a> | <a href="#">12.2</a>                 | <a href="#">7.1 - 15</a>                    | <a href="#">183</a>                 | <a href="#">12</a>  | <a href="#">146</a>                | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">146</a>                |
| HG-PA-06-B          | <a href="#">55602004</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium High Density Residential</a> | <a href="#">1.0</a>                  | <a href="#">7.1 - 15</a>                    | <a href="#">15</a>                  | <a href="#">12</a>  | <a href="#">12</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">12</a>                 |
| HG-PA-06-C          | <a href="#">55602005</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium High Density Residential</a> | <a href="#">1.0</a>                  | <a href="#">7.1 - 15</a>                    | <a href="#">15</a>                  | <a href="#">12</a>  | <a href="#">12</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">12</a>                 |
| HG-PA-07-A          | <a href="#">55602003</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium High Density Residential</a> | <a href="#">1.6</a>                  | <a href="#">7.1 - 15</a>                    | <a href="#">24</a>                  | <a href="#">12</a>  | <a href="#">19</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">19</a>                 |
| HG-PA-07-B          | <a href="#">55602018</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium High Density Residential</a> | <a href="#">12.7</a>                 | <a href="#">7.1 - 15</a>                    | <a href="#">191</a>                 | <a href="#">12</a>  | <a href="#">153</a>                | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">153</a>                |
| HG-PA-08            | <a href="#">55602018</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium High Density Residential</a> | <a href="#">9.0</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">63</a>                  | <a href="#">5.6</a> | <a href="#">50</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">50</a>                 |
| HG-PA-10            | <a href="#">55602020S</a> | <a href="#">Nonvacant - Agriculture</a>             | Medium <del>High</del> Density Residential      | <del>8.1</del> <a href="#">15.4</a>  | <del>4.1 - 7</del> <a href="#">7.1 - 15</a> | <del>56</del> <a href="#">23.75</a> | <a href="#">5.6</a> | <del>45</del> <a href="#">181</a>  | <del>0</del> <a href="#">0</a> | <del>0</del> <a href="#">0</a> | <del>45</del> <a href="#">181</a>  |
| HG-PA-11-A          | <a href="#">55602024S</a> | <a href="#">Nonvacant - Agriculture</a>             | Medium Density Residential                      | <del>28.5</del> <a href="#">40.5</a> | <a href="#">4.1 - 7</a>                     | <del>199</del> <a href="#">25</a>   | <a href="#">5.6</a> | <del>159</del> <a href="#">63</a>  | <del>0</del> <a href="#">0</a> | <del>0</del> <a href="#">0</a> | <del>159</del> <a href="#">63</a>  |
| HG-PA-11-B          | <a href="#">55602008S</a> | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium Density Residential</a>      | <a href="#">2.8</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">20</a>                  | <a href="#">5.6</a> | <a href="#">16</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">16</a>                 |
| HG-PA-11-C          | <a href="#">55602011</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium Density Residential</a>      | <a href="#">1.4</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">10</a>                  | <a href="#">5.6</a> | <a href="#">8</a>                  | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">8</a>                  |
| HG-PA-11-D          | <a href="#">55602022S</a> | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium Density Residential</a>      | <a href="#">5.6</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">39</a>                  | <a href="#">5.6</a> | <a href="#">31</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">31</a>                 |
| HG-PA-12            | <a href="#">55602018</a>  | <a href="#">Nonvacant - Agriculture</a>             | Medium Density Residential                      | <del>24.0</del> <a href="#">40.7</a> | <a href="#">4.1 - 7</a>                     | <del>168</del> <a href="#">42</a>   | <a href="#">5.6</a> | <del>134</del> <a href="#">244</a> | <del>0</del> <a href="#">0</a> | <del>0</del> <a href="#">0</a> | <del>134</del> <a href="#">244</a> |
| HG-PA-13-A          | <a href="#">55603010S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">Medium Density Residential</a>      | <a href="#">9.3</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">65</a>                  | <a href="#">5.6</a> | <a href="#">52</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">52</a>                 |
| HG-PA-13-B          | <a href="#">55603012S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">Medium Density Residential</a>      | <a href="#">9.5</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">67</a>                  | <a href="#">5.6</a> | <a href="#">53</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">53</a>                 |
| HG-PA-13-C          | <a href="#">55605001</a>  | <a href="#">Nonvacant - Agriculture</a>             | <a href="#">Medium Density Residential</a>      | <a href="#">15.6</a>                 | <a href="#">4.1 - 7</a>                     | <a href="#">109</a>                 | <a href="#">5.6</a> | <a href="#">87</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">87</a>                 |
| HG-PA-14-A          | <a href="#">55603004S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | Medium Density Residential                      | <del>2.2</del> <a href="#">14.7</a>  | <a href="#">4.1 - 7</a>                     | <a href="#">15</a>                  | <a href="#">5.6</a> | <del>12</del> <a href="#">88</a>   | <del>0</del> <a href="#">0</a> | <del>0</del> <a href="#">0</a> | <del>12</del> <a href="#">88</a>   |
| HG-PA-14-B          | <a href="#">55603006S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">Medium Density Residential</a>      | <a href="#">2.2</a>                  | <a href="#">4.1 - 7</a>                     | <a href="#">16</a>                  | <a href="#">5.6</a> | <a href="#">12</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">12</a>                 |
| HG-PA-15-A          | <a href="#">55603009S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | Medium <del>High</del> Density Residential      | <del>7.7</del> <a href="#">22.7</a>  | <del>7.1 - 15</del> <a href="#">4.1 - 7</a> | <del>115</del> <a href="#">42</a>   | <a href="#">12</a>  | <del>92</del> <a href="#">136</a>  | <del>0</del> <a href="#">0</a> | <del>0</del> <a href="#">0</a> | <del>92</del> <a href="#">136</a>  |
| HG-PA-15-B          | <a href="#">55603008S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | <a href="#">Medium High Density Residential</a> | <a href="#">0.9</a>                  | <a href="#">7.1 - 15</a>                    | <a href="#">14</a>                  | <a href="#">12</a>  | <a href="#">11</a>                 | <a href="#">0</a>              | <a href="#">0</a>              | <a href="#">11</a>                 |
| HG-PA-16            | <a href="#">55605035S</a> | <a href="#">Nonvacant - Agriculture/Residential</a> | Medium Density Residential                      | <del>11.3</del> <a href="#">17.6</a> | <a href="#">4.1 - 7</a>                     | <a href="#">79</a>                  | <a href="#">5.6</a> | <del>63</del> <a href="#">106</a>  | <del>0</del> <a href="#">0</a> | <del>0</del> <a href="#">0</a> | <del>63</del> <a href="#">106</a>  |
| <del>HG-PA-17</del> |                           |   | <del>Medium Density Residential</del>           | <del>33.1</del>                      | <del>4.1-7</del>                            | <del>42</del>                       |                     | <del>199</del>                     | <del>0</del>                   | <del>0</del>                   | <del>199</del>                     |
| <del>HG-PA-40</del> |                           |   | <del>Medium High Density Residential</del>      | <del>9.3</del>                       | <del>7.1-15</del>                           |                                     |                     | <del>112</del>                     | <del>0</del>                   | <del>0</del>                   | <del>112</del>                     |

Sites Inventory ~~and Funding Resources~~

|                 |  |  |  |       |  |  |  |                            |                            |                    |                        |
|-----------------|--|--|--|-------|--|--|--|----------------------------|----------------------------|--------------------|------------------------|
| <i>Subtotal</i> |  |  |  | 181.5 |  |  |  | <del>1,343</del> 1.1<br>67 | 0                          | 0                  | <del>1,343</del> 1.167 |
| <i>TOTAL</i>    |  |  |  | 356.0 |  |  |  | <del>3,637</del> 3.3<br>85 | <del>1,123</del> 1.1<br>54 | <del>376</del> 336 | <del>2,138</del> 1.895 |

- <sup>1</sup> The Urban Center portion of the Heritage Grove Specific Plan ~~is~~ was being annexed in 2023 as part of the ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation to ensure it is within the city limits and has zoning in place prior to the start of the Housing Element planning period. These sites are inventoried as available sites to accommodate the RHNA.
- <sup>2</sup> The Phase 1 Portion of the Heritage Grove Specific Plan is planned for annexation early in the planning period. While the sites will not be “available” at the start of the planning period, they will be annexed into the city limits and zoned early in the planning period. These sites are subject to the annexation program described in Housing Element Program H1 and are counted toward the RHNA.

## Other Sites within the ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation that are Outside of Plan Areas

The ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation area also includes one other site that is included in the sites inventory and is described in Table 5-~~11~~14. Note that because the site is not within the Heritage Grove City Center Villages Master Plan or the Heritage Grove Development Co. Specific Plan, the units are included as part of the summary of other sites outside of plan areas in. The site is located south of Behymer Avenue and west of Peach Avenue and is abutted on the other sides by sites that are part of the "Urban Center" portion of the Heritage Grove Specific Plan that is also part of the ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation. The site was designated as High Density Residential (15.1 – ~~25~~ 30 du/ac) in the General Plan and ~~has a base zone of R-3, -prezoning,~~ which allows residential development from 15.1 – 30 du/ac. Because it is a large site that has yet to be subdivided, the inventory assumes a portion could be subdivided to develop as lower-income housing with other parts of the site developing as moderate- and above moderate-income housing. Even though housing can be developed at the default density for lower income units, only the minimum density of 15.1 du/ac is assumed to reflect an assumption that a variety of housing types will be built across the site, including lower income units at a density of 30 du/ac. Furthermore, Consistent-consistent with the assumptions described in the "Methodology" section, and to not reflect an overconcentration of lower-income housing and consistent with the City's RHNA income distribution, the inventory assumes only 60-25 percent of residential capacity on this site would be accommodate the lower-income housing need, and the remaining portion 20-percent of residential capacity would be split accommodate the between moderate-income ~~housing need, and 20-percent of residential capacity would accommodate the and~~ above moderate-income housing need.

Table 5-~~11~~14 Sites Inventory - Other Sites within the ~~Willow Corridor RHNA~~ Willow-Shepherd Northeast Prezone and Annexation that are Outside of Plan Areas

| APN          | General Plan Land Use Designation | Total Acres | Allowed Density Range | Realistic Density | Total Units       | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units |
|--------------|-----------------------------------|-------------|-----------------------|-------------------|-------------------|--------------------|-----------------------|-----------------------------|
| 55601032     | High Density Residential          | 38.6        | 15-30*                | <del>2415.1</del> | <del>463584</del> | <del>278146</del>  | <del>93219</del>      | <del>92219</del>            |
| <b>TOTAL</b> |                                   | <b>38.6</b> |                       |                   | <del>463584</del> | <del>278146</del>  | <del>93219</del>      | <del>92219</del>            |

\* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

## Other Near Term Annexations

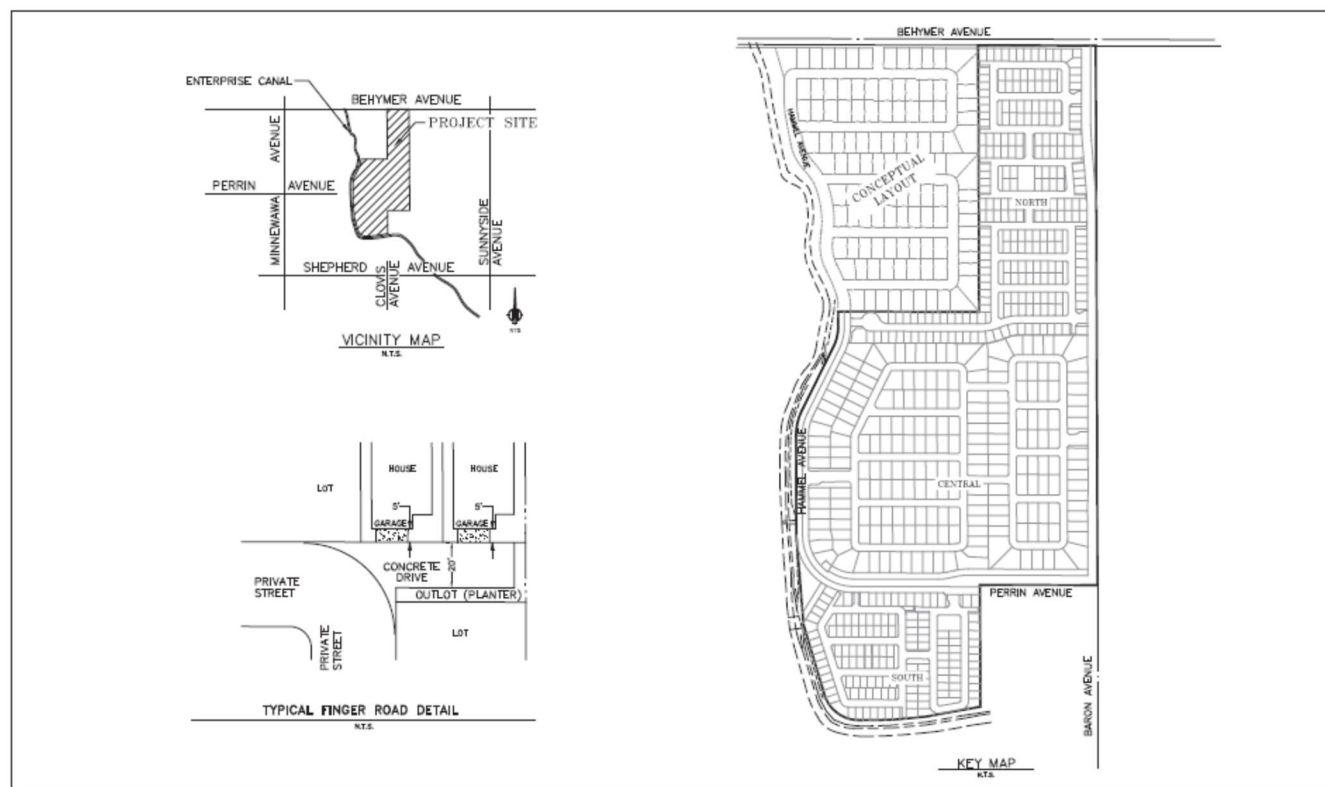
~~In addition,~~ TM6343 - Wilson (Project A-1) and TM6205 - Shepherd North (Project A-2), described in Table 5-~~12~~15 and shown on Figure 5-1, are both currently undergoing environmental review and are anticipated to go before the City Council for consideration in Summer/Fall 20232024. If approved, both projects will then be submitted to LAFCO for annexation of the project sites. The annexation process typically takes about 90 days for completion and another 30 days for recordation. Review of construction plans would occur after Council approval of entitlements and the developers would then proceed with site improvements. While the annexation will likely occur after the start of the Housing Element planning period, City staff expects that construction could begin in 2024 is expected to being early in the planning period. TM6343 (Wilson) is estimated to provide 590 single-family lots and TM6205 (Shepherd North) is estimated to provide 605 single-family lots. Both projects are counted in the inventory as above moderate-income sites and ~~program~~ Program ~~H21~~ has been added to the Housing Element to continue to ensure adequate sites are made available through the annexation process. The following is a more detailed description of each project.

### TM6343 - Wilson

The Wilson project involves the annexation of 246 acres into the city limits with tract map approval for development of 590 single family lots within a 71.54-acre project site. Figure 5-7 shows the tract map for TM6343 – Wilson. No development is proposed within the remaining 174 acres. Once approved, the proposed project would be developed in three phases over a period of approximately 33 months. As of September 2023, the project is currently undergoing

[environmental review. The Draft EIR is anticipated to be released in late 2023 with consideration by the Planning Commission and City Council in early 2024. Submittal of the annexation application to LAFCO would occur after the City Council hearing and generally takes 3-4 months to complete.](#)

**Figure 5-7 Tract Map 6343 – Wilson**



Source: Harber & Associates, January 2022

## TM6205 – Shepherd North

[The Shepherd North project was initiated in 2016 when City staff received an initial request by the applicant for internal consideration of an SOI amendment. Staff later received a formal request by the application in June 2018 to present the request for an SOI amendment to the City Council. In September 2018 the City Council considered the request and directed City staff to continue working with the applicant. In March 2020 the City Council provided formal authorization for staff to proceed with the annexation process. The City initiated the CEQA review process in early 2021 for annexation of approximately 1,050 acres; however, the proposed area was reduced to about 155 acres in November 2021. The project area includes approximately 77 acres of developable area planned for 605 single-family homes and about 78 additional acres of adjacent existing homes not planned for development. The Draft EIR was released for public comment from July 21, 2023, through September 4, 2023. The City Council is scheduled to consider approval of the project in late 2023 and LAFCO consideration is anticipated for early 2024. The project includes the following land use entitlements: sphere of influence expansion, annexation, General Plan Amendment, prezone, planned development permit, and tentative tract map.](#)

Table 5-~~12~~<sup>15</sup> Other Near-Term Annexations

| Site No.     | Project Name            | Assessor Parcel Number                 | Address              | Size (Gross Acres) | General Plan Land Use Designation | Zoning | Total Units  | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units | Status    | Notes                                    |
|--------------|-------------------------|--|----------------------|--------------------|-----------------------------------|--------|--------------|--------------------|-----------------------|-----------------------------|-----------|--|
| A-1          | TM6343 – Wilson         | 556-040-07, -08; portion of 556-030-14 | Clovis / Perrin      | 71.5               | M                                 | -      | 590          | 0                  | 0                     | 590                         | In review | Outside city limits; annexation required |
| A-2          | TM6205 – Shepherd North | 557-021-19, -20, -21                   | Sunnyside / Shepherd | 77.5               | RR                                | -      | 605          | 0                  | 0                     | 605                         | In review | Outside city limits; annexation required |
| <b>TOTAL</b> |                         |  |                      | <b>149.0</b>       |                                   |        | <b>1,195</b> | <b>0</b>           | <b>0</b>              | <b>1,195</b>                |           |  |

Source: City of Clovis 2022.

## Accessory Dwelling Units

Per state law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen an increase in ADU production in recent years, particularly since 2017 when the City implemented the Cottage Home Program and since 2018 when the state passed several bills to facilitate ADUs statewide. Table 5-13-16 shows the total number of ADU building permits issued by year since 2018, which equates to an average of 16 ADUs per year.

| Table 5-13-16 ADU Building Permits, Clovis (2018-2022)                             |                    |
|--|--------------------|
| Year   | ADU Permits Issued |
| 2018   | 9                  |
| 2019   | 9                  |
| 2020   | 11                 |
| 2021   | 26                 |
| 2022   | 23                 |
| Average  | 16                 |
| Projected ADUs during Sixth Cycle RHNA Period<br>(June 30, 2023-December 31, 2031) | 133                |

Source: City of Clovis and Ascent, 2022.

For the purpose of the Housing Element, it is assumed that ADU production will continue at the same pace experienced since 2018, resulting in 133 ADUs counted toward the 2023-2031 RHNA (8.5-year planning period). ADUs tend to be smaller and therefore rented at lower prices. The allocation of ADUs to different income categories is based on assumptions developed from recent ADU surveys conducted across the state. The Association of Bay Area Governments (ABAG) conducted an analysis of ADU affordability and concluded that in most jurisdictions in the Bay Area, the following affordability assumptions are generally applicable to ADUs:

- 30% Very low-income
- 30% Low-income
- 30% Moderate-income
- 10% Above moderate-income

It is reasonable to assume that ADUs in Clovis would follow similar affordability trends. Using these affordability recommendations for ADUs, the sites inventory includes a projection of 133 ADUs, including 80 affordable to lower-income households, 40 affordable to moderate-income households, and 13 affordable to above-moderate income households.

## Summary of Capacity to Accommodate the RHNA

The City's RHNA for the 2023-2031 planning period is 8,977 units. The sites inventory identifies housing opportunities for a total of 16,284 units within planned and approved projects, vacant and underutilized sites, additional planned annexations, and projected ADUs. As shown in Table 5-14-17, based on the methodology and assumptions used in the sites inventory, the City has sites to provide capacity for 5,012 lower-income units, resulting in a 537 unit surplus in capacity for the City's lower-income RHNA. The City has sufficient capacity for 3,424 moderate-income units and 7,848 above moderate-income units, exceeding both the moderate-income and above moderate-income RHNA.

Table 5-14.7 Housing Capacity to Accommodate the RHNA

|   | Lower-Income Units |             | Moderate-Income | Above Moderate-Income | Total         |
|---|--------------------|-------------|-----------------|-----------------------|---------------|
|   | Very Low           | Low         |                 |                       |               |
| 2023 – 2031 RHNA  | 2,926              | 1,549       | 1,448           | 3,054                 | 8,977         |
|   | 4,475              |             |                 |                       |               |
| Planned and Approved Projects                                   | 0                  | 279         | 535,727         | 1,243                 | 2,057,249     |
| RHN Overlay Sites   | 0                  | 1,529,1026  | 0               | 0                     | 1,529,1026    |
| Other Sites Outside of Plan Areas                               | 0                  | 0,146       | 268,487         | 1,082,1256            | 1,350,1889    |
| Central Clovis Specific Plan                                    | 0                  | 44,13       | 402,105         | 39                    | 455,157       |
| Loma Vista Specific Plan  | 0                  | 984,1,208   | 1,377,1,198     | 1,264,1,009           | 3,622,3,415   |
| Heritage Grove City Center Villages Master Plan                 | 0                  | 728,782     | 633,822         | 782,592               | 2,143,2,196   |
| Heritage Grove Development Co. Specific Plan "Urban Center"     | 0                  | 1,123,1,154 | 376,336         | 795,728               | 2,294,1,196   |
| Heritage Grove Development Co. Specific Plan – Phases 1a and 1b | 0                  | 0           | 0               | 1,343,1,167           | 1,343,1,167   |
| Willow Corridor Outside of Plan Areas                           | 0                  | 278         | 93              | 92                    | 463           |
| Other Near Term Annexation Projects                             | 0                  | 0           | 0               | 1,195                 | 1,195         |
| ADUs  | 40                 | 40          | 40              | 13                    | 133           |
|   | 5,012,4,688        |             | 3,424,3,715     | 7,848,7,242           | 16,284,15,645 |
| Surplus/Shortfall   | 537,213            |             | 1,976,2,267     | 4,794,4,188           | 7,307,6,668   |

## Infrastructure Availability

The City of Clovis is the water and sewer provider within city limits. The City's Public Utilities Department also provides service to Tarpey Village, a small unincorporated community south of City limits, and provides services to approximately 122,350 customers as of 2020. On March 18, 2019, the City adopted a policy granting priority water and sewer service to developments with units affordable to lower-income households, in compliance with Government Code Section 65589.7. According to the City's population projections provided in the 2020 Urban Water Management Plan (UWMP), the City's service area population is expected to grow to about 162,367 in 2035 and 178,109 in 2040. 76.8 percent of current supplies are used by residential customers, with the remainder used by commercial, industrial, and dedicated landscape customers.

The water supply system consists of a conjunctive or combined system, using surface, groundwater, and recycled water sources. As a participating member of the North Kings Groundwater Sustainability Agency, the City is working toward reducing its reliance on groundwater and assumes a sustainable groundwater pumping quantity for long-term water supplies planning provided in the UWMP with the balance of projected water demands being met through primarily surface water supplies. The City has succeeded in securing sufficient water supplies for normal years and will be expanding surface water treatment capacity and reliability with several capital projects, including an expansion of the existing surface water treatment facility and construction of a second facility in the northeast portion of the City. Based on the analysis in the UWMP, the City will have sufficient supply (estimated at around 74,650-acre feet per year) to meet projected demand through 2040 (estimated at 52,598-acre feet per year), including capacity to accommodate the Sixth Cycle RHNA.

The wastewater needs of the City core are served by the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) in southwest Fresno. By agreement with the City of Fresno, additional treatment capacity can be purchased in the RWRF. The City has sufficient capacity within its available allocation in the regional system to accommodate the 6<sup>th</sup> Cycle RHNA planned for within the Fresno-Clovis RWRF service area.

New ~~New~~ growth areas of city in the Northwest and Northeast Urban Centers and Loma Vista Specific Plan area are planned to discharge to the Clovis Sewage Treatment Water Reuse Facility (ST/WRF) in southeast Clovis. According to the analysis provided in Phase 3 of the City's Wastewater Management Plan update completed in 2017, increased demand from build-out of new growth areas is projected to exceed the current capacity at the Clovis ST/WRF. The City plans to accommodate the additional 6.48 million gallons per day (MGD) of needed treatment capacity via capital improvement projects to expand capacity at the Clovis ST/WRF, as well as an interim flow diversion to the regional system within the City's available allocation. The treatment and conveyance projects necessary to support future growth are included in the City's Community Investment Program (CIP) and budget and will be functional in advance of the needed. Upon completion of construction at the Clovis ST/WRF, the City will have sufficient capacity to meet the projected build-out of new growth areas.

Storm drainage service is provided by Fresno Metropolitan Flood Control District (FMFCD), and dry utilities are provided by Pacific Gas & Electric (PG&E), Comcast, and AT&T. All of the sites included in the inventory were assessed for infrastructure availability. A description of available or planned infrastructure relative to the different locations or types of sites is included in the various sections below.

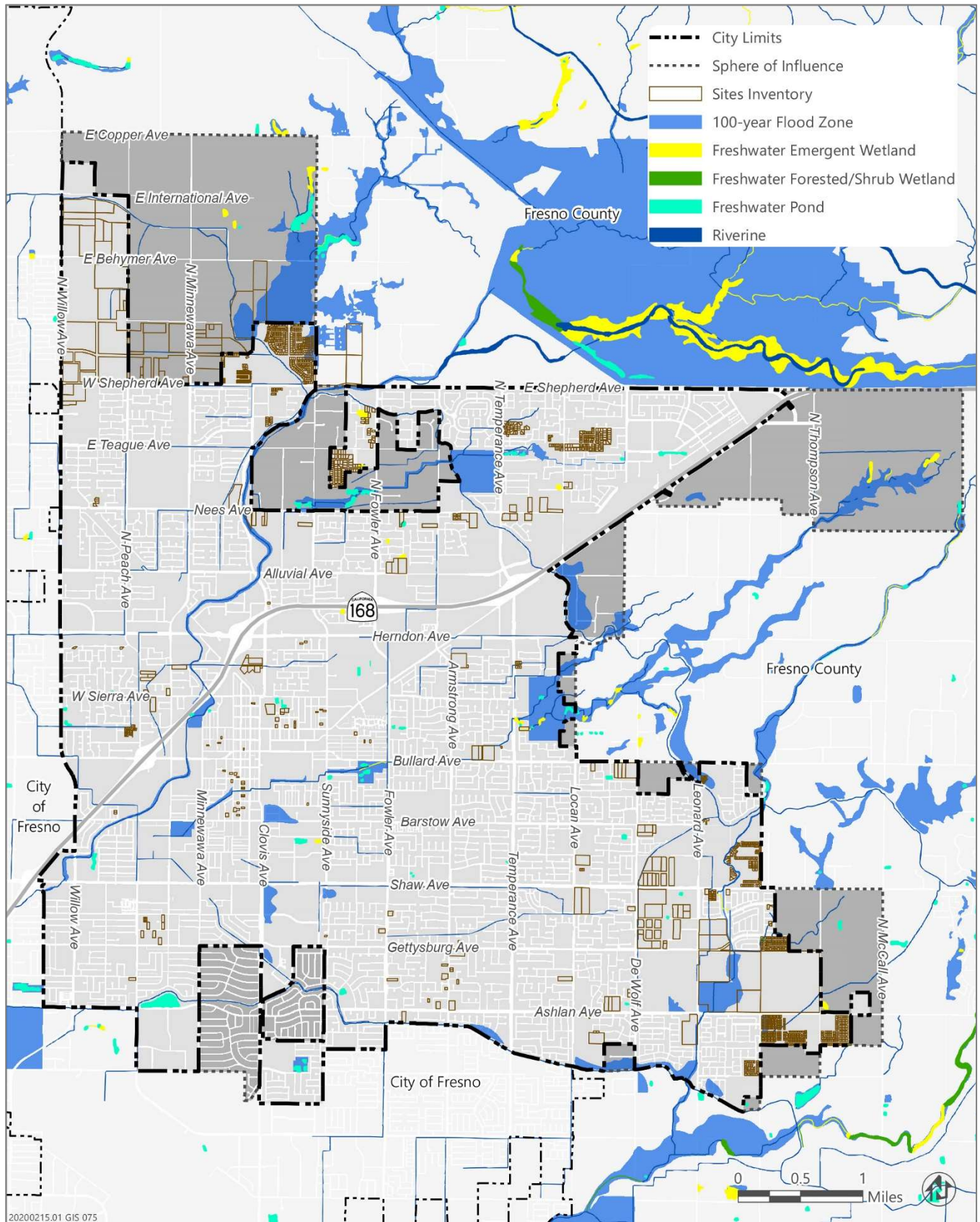
## Environmental and Other Site Constraints

All sites in the inventory were reviewed for potential environmental constraints or other physical site constraints such as parcel shape, flood zones, wetlands, contamination, airport overflight zones, and Williamson Act contract or other conservation easements. Parcel shapes for the parcels included in the inventory have been determined sufficient to allow for residential development and there are no known contamination issues on any of the sites in the inventory. While a small portion of the Fresno-Yosemite International Airport overflight zones is within Clovis City limits, only Zone 6 overlaps with sites in the inventory and there are no limits on residential within Zone 6.

Figure 5-8 shows the locations of the FEMA 100-year flood zones and wetlands in Clovis along with the Housing Element sites. There are isolated wetlands occurring in scattered locations throughout the city, but more prevalent in the Loma Vista Specific Plan Area and Heritage Grove Specific Plan Area. Developments are required to obtain permits from appropriate resource management agencies to mitigate impacts to wetlands. While the majority of the sites in the inventory are not within a 100-year flood zone, a few sites within the Loma Vista Master Plan area and residential subdivision north of Shepherd Avenue are within this zone. Projects are required to address any applicable flooding constraints during the site design. The site design would be reviewed to ensure the first habitable floor is raised to one foot above the base flood elevation. While there is an added cost, flood constraints can be mitigated through design and all of the sites in the inventory have been deemed suitable for residential development.

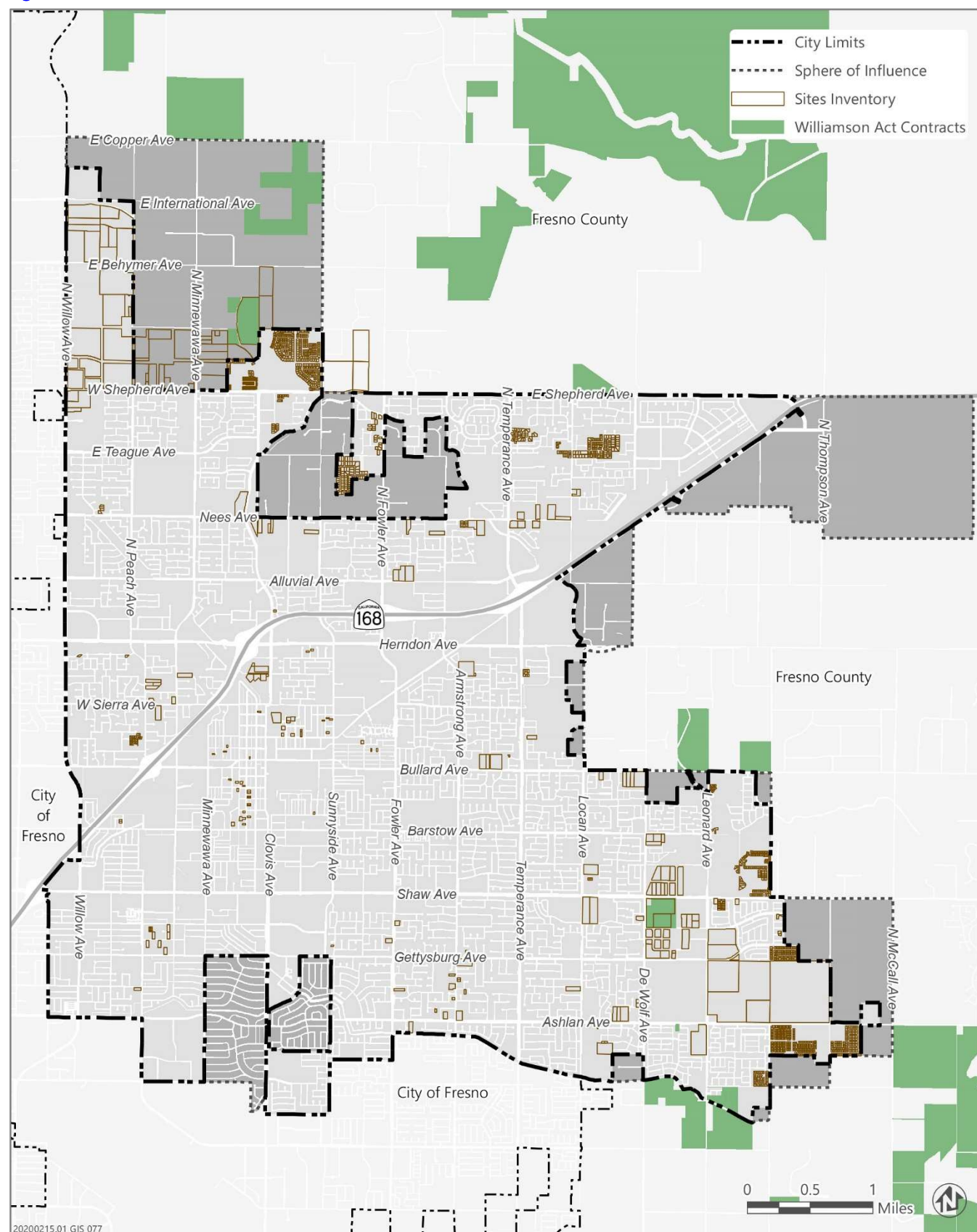
Figure 5-9 shows parcels with Williamson Act contracts in and around the City of Clovis along with the Housing Element sites. There are three sites in the inventory with Williamson Act contracts, including two parcels in the Loma Vista Community Centers North ~~m~~Master ~~p~~Plan area and one parcel in the Wilson Tract Map. The two parcels in the Loma Vista Community Centers North Master Plan have already undergone the cancellation process, and the only remaining step is for the property owner to pay the cancellation fee. The initial study for the Wilson Tract Map, prepared in December 2022, indicates that a petition for a contract cancellation is currently in progress.

Figure 5-8 FEMA 100-Year Flood Zones and Wetlands



Source: Data downloaded from FEMA and USFWS in 2023; adapted by Ascent in 2023.

Figure 5-9 Williamson Act Contracts



Source: Data received from the City of Fresno in 2023.



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