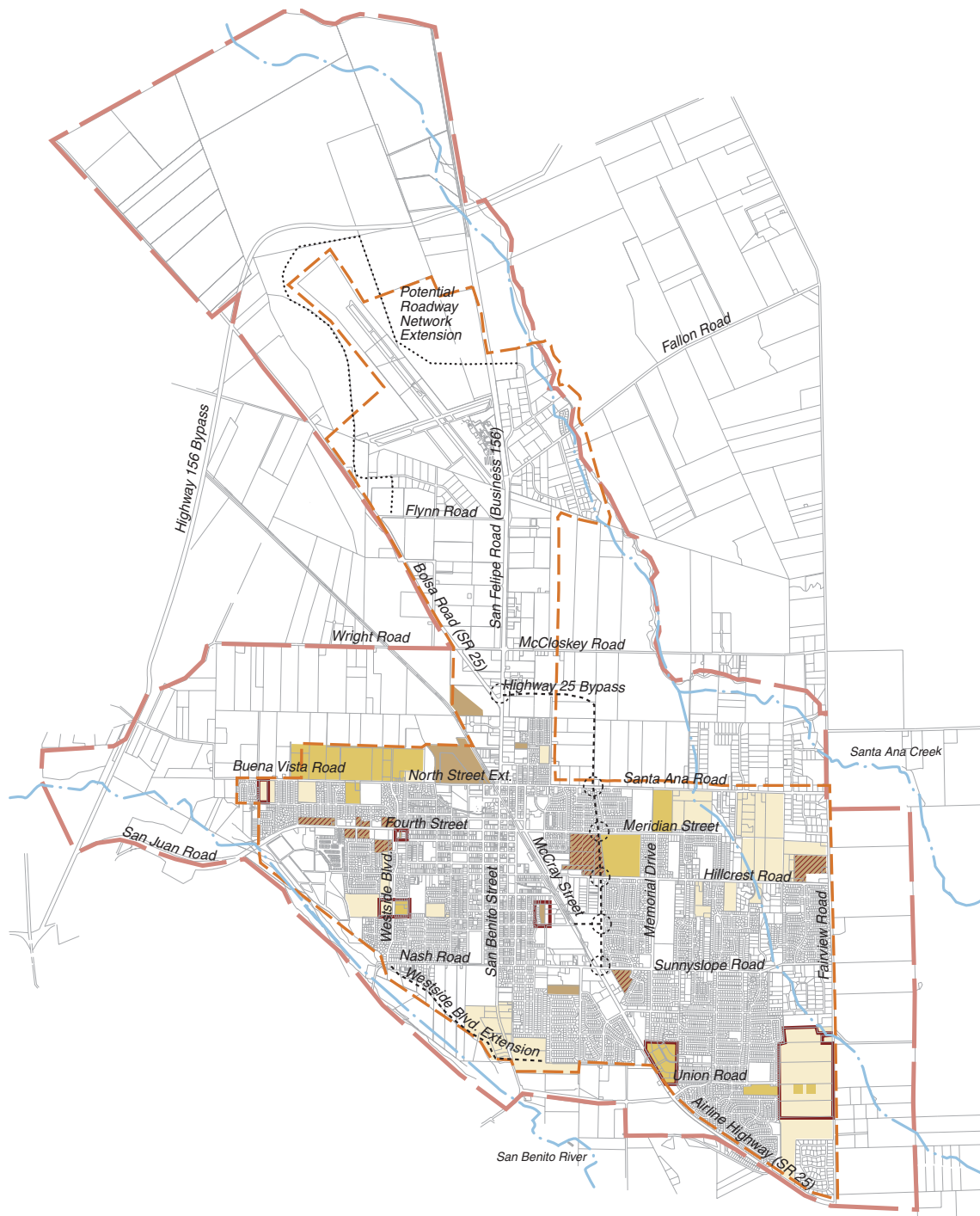
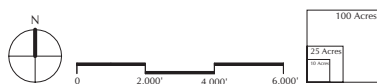




- | | | | |
|---------------------|----------------------------|-------------------------|---|
| Sphere of Influence | High Density Residential | Low Density Residential | Land with Housing Allocation as of 2005 |
| Planning Area | Medium Density Residential | Mixed-Use | |
| Creeks and Rivers | | | |



Map prepared by MIG, Inc. - October 2005

Appendix B: Vacant Land Inventory

City of Hollister 2005 General Plan

Appendix B

Inventory of Housing Sites

Errata: The inventory of housing sites was added to the General Plan by General Plan Amendment 2006-1 (City Council Resolution 2007-68). Some corrections have been made to the Table B-2 inventory that was approved by Resolution 2007-68. Assessor Parcel 52-18-05 was included in Table B-2 for Low Density Residential and Mixed Use West Gateway and has been omitted from the inventory for Low Density Residential. The density ranges for the Mixed Use West Gateway designation in Table B-2 were corrected to be consistent with the approved densities in the Land Use Plan with an average density of 28 units per acre and a maximum density of 35. The corrections to the Table B-2 inventory have also been incorporated into Table A23 and the discussion of additional housing capacity of Appendix A.

Table B-1
Summary of Potential Residential Build-out from Housing Inventory
by General Plan Land Use Designation

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Vacant Acres	Density Range	Typical Density	Acres to Rezone in City	Additional Housing Capacity
Low Density/ Single Family ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total	3066	3229	78 396 <u>716</u> 1195	1 – 8	6	0	468 2376 <u>4023</u> 6,867
Medium Density/ Two-Family ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total	238	326	75 133 <u>5</u> 213	8 – 12	10	75	750 1330 <u>50</u> 2130 ¹
High Density/ Multi-Family ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total	186	375.5	47 26 <u>148</u> 221	12 – 35	24	24	5304 1128 624 <u>3552</u> 5304 ²
Mixed Use ³ ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total	0	137	65 46 26 136	25 - 40	32	65	2080 [See note 2]
Total	3490	4062	220			163	16,381

¹ Estimate is based on vacant land and does not factor potential infill on larger parcels with infill development potential.

² Estimate is based on vacant land and does not factor potential infill on larger parcels with infill development potential.

³ Actual acreage of land in mixed use designation is the City, Sphere and Planning Area in Tables B-2, B-3 and B-4 is closer to 100 acres but some areas will require redevelopment (about 35 acres) and some areas in the Mixed Use designation will be developed for commercial uses so projected acreage is reduced to 65 acres.

Table B-2
Vacant incorporated land
(no approval or allocation)

	Acres	Rezone Acres	Average Units	Maximum Units
Low Density Residential	78	0	451	618
Medium Density Residential	75	75	699	884
High Density Residential	47	20	1132	1654
West Gateway Mixed Use*	55.8	55.8	782	976
Mixed Use Other	10.8	10.8	346	433
Incorporated Total	266.6	161.6	3410	4565

Future Reuse

Mixed Use-Reuse	35	35	1029	1089
Downtown Commercial Mixed Use Reuse	3	3	101	124
Future Total	38	38	1130	1213

* 1/2 of total acreage

Low Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 6 du/ac	Maximum 8 du/ac
20-19-8	Cienega	11	LDR	R1	0	66	88
20-19-9	Cienega	11.25	LDR	R1	0	66	88
52-28-1	South Street	4.12	LDR	R1	0	14	32
52-32-1	Buena Vista	5	LDR	R1	0	30	40
52-32-7	Buena Vista	4.27	LDR	R1	0	24	32
54-32-20	Hillcrest Rd	0.47	LDR	R1	0	2	2
54-50-19		0.5	LDR	R1	0	2	4
57-44-2	nr Valleyview	0.8	LDR	R1	0	3	6
58-06-01	Westside	5	LDR	R1	0	30	40
58-06-10	Westside	1.95	LDR	R1	0	10	14
19-31-59	Santa Ana/Brig	22	LDR	R1	0	132	176
19-31-61	Santa Ana/Brig	12	LDR	R1	0	72	96
Subtotal		78			0	451	618

Medium Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 8 du/ac	Maximum 12 du/ac
20-22-18		1.7	MDR	R1 PUD	1.7	10	12
51-09-25	Sierra Court	1.67	MDR	R1	1.67	13	20
52-23-2	Buena Vista	9	MDR	RA	9	90	108
54-35--31	Meridian/Hillcrest	45.5	MDR	RA	45.5	450	540
57-37-16	Union Road	12.95	MDR	R1	12.95	104	156
58-05-42	Westside/Line	1.25	MDR	R1	1.25	8	12
58-05-34	Westside/Line	3.45	MDR	R1	3.34	24	36
Subtotal		75.52			75.41	699	884

Table B-2
Vacant incorporated land
(no approval or allocation)

High Density Residential							
Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 24 du/ac	Maximum 35 du/ac
52-2-2	Line St.	0.82	HDR	C-H-S	1	20	29
52-2-3	Line St.	0.6	HDR	RD	1	14	21
52-2-4	Line St.	0.3	HDR	RD	0	7	11
52-2-5	Line St.	0.54	HDR	RD	1	13	19
52-2-6	Line St.	1	HDR	RD	1	24	35
52-3-6	Line St.	0.2	HDR	C-H-S	0	5	7
52-3-8	Line St.	0.24	HDR	C-H-S	0	6	8
52-3-9	4th/Line	0.2	HDR	C-H-S	0	5	7
53-33-1	Locust	3.6	HDR	R-3-S	0	86	126
53-33-3	Locust	1.23	HDR	R-3-S	0	30	43
53-37-2	North St.	22.47	HDR	R-4-S	0	539	786
57-23-13	Ladd Lane	8.5	HDR	R-3-S	9	204	298
57-25-8	Valleyview/Aspen	3.14	HDR	R-3-S	3	75	110
57-34-62	Sunnyslope	1.61	HDR	R1	2	38	56
57-34-63	Sunnyslope	1.63	HDR	R1	2	38	57
57-44-1	Valleyview	1.19	HDR	R-3-S	1	28	42
Subtotal		47.27			20	1132	1654

Mixed Use West Gateway							
APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 28 du/ac	Maximum 35 du/ac
West Gateway							
52-7-12	Fourth St	1.95	W. Mixed Use	C-H-S/R1	1.95	55	68
52-7-6	Jan/Wests	0.48	W. Mixed Use	R1	0.48	13	17
52-7-7	Jan	0.24	W. Mixed Use	R1	0.24	7	8
52-7-8	Jan	0.24	W. Mixed Use	R1	0.24	7	8
52-8-1	Fourth St	3.3	W. Mixed Use	C-H-S	3.3	92	116
52-9-43	Fourth St	8	W. Mixed Use	C-H-S	8	224	280
52-9-44	Fourth St	0.4	W. Mixed Use	C-H-S	0.4	11	14
52-9-45	Vacant	2.5	W. Mixed Use	C-H-S	2.5	70	88
52-9-46	Vacant	3.8	W. Mixed Use	C-H-S	3.8	106	133
52-13-21	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	45	56
52-13-28	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	45	56
52-18-5	Fourth St	4.6	W. Mixed Use	R1	4.6	129	161
52-9-8	Fourth St (truck)	5.5	W.MixedUse	M-2-S	5.5	154	193
52-9-14	Fourth St	13.73	W.MixedUse	M-2-S	13.73	384	481
52-9-49	CSHO	1.6	W.MixedUse	C-H-S	1.6	45	56
52-9-50	Fourth Street	0.5	W.MixedUse	C-H-S	0.5	14	18
52-9-52	Fourth St	1	W.MixedUse	C-H-S	1	28	35
52-30-01	Jan Avenue	4.8	W. Mixed Use	R1	4.8	134	168
		55.84			55.84	1564	1954

Table B-2
Vacant incorporated land
(no approval or allocation)

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
Other							
57-7-64	Sunnyslope	6.97	Mixed Use	R1	7	223	280
57-23-19	Cushman	3.84	Mixed Use	C-1-S	3.84	123	153
Subtotal		10.81			10.84	346	433

Mixed Use - ReuseDowntown/Hillcrest

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
54-032-4	East - can storage	1	MixedUse	M-2-S	1	32	40
54-041-18	East - can storage	1.35	MixedUse	M-2-S	1.35	43	50
54-042-1	East - can storage	0.3	MixedUse	M-2-S	0.3	10	4
54-7-9	South - paper/can	12.32	MixedUse	M-2-S	12.32	394	400
54-7-08	Mcray St. RR	0.69	MixedUse	M-2-S	0.69	22	5
54--7-10	RR-McCray	3.26	MixedUse	M-2-S	3.26	104	110
54-28-1	Hillcrest (320)	1.62	MixedUse	C-2-S	1.62	0	0
54-29-1	McCray (contractor)	5.51	MixedUse	M-2-S	5.51	176	200
54-29-3	Hillcrest (nut shell)	0.76	MixedUse	M-2-S	0.76	24	20
54-29-4	Hillcrest (nut shell)	4.02	MixedUse	M-2-S	4.02	129	160
56-5-12	South (retail exist)	0.86	MixedUse	M-2-S	0.86	0	0
56-6-35	East - cannery	1.27	MixedUse	M-2-S	1.27	41	40
56-6-37	East - cannery	0.68	MixedUse	M-2-S	0.68	22	20
56-7-20	Hawkins/RR	1	MixedUse	M-2-S	1	32	40
Subtotal		35			35	1029	1089

Downtown Commercial Mixed Use - Reuse

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
56-3-1	East - cannery	1.36	Dwnt/Mix	M-2-S	1.36	44	54
56-3-2	East - cannery	1.8	Dwnt/Mix	M-2-S	1.8	58	70
		3.16			3.16	101.12	124

Table B-3
Vacant land in Sphere of Influence

	Prezone Acres	Average Units	Maximum Units
Low Density Residential	394	2326	3561
Medium Density Residential	133	1326	1592
High Density Residential	26	646	942
Mixed Use*	46.75	748	935
Sphere of Influence Subtotal	600	5046	7030

* 1/2 of total acreage

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Island Infill Parcels/Same owner					
APN	Acres Prezone	General Plan	Street	Average du/acre	Maximum du/acre
Sphere of Influence					
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
20-08-22	7.25	LDR	Powell	44	56
20-08-5	0.25	LDR	Powell	2	2
20-08-7	0.33	LDR	Powell	1	1
20-12-10	0.95	LDR	Hillcrest	6	6
20-12-114	4.8	LDR	Hillcrest	29	36
20-12-121	1	LDR	Hillcrest	3	4
20-12-127	3.65	LDR	LosAltos	22	24
20-12-140	3.75	LDR	Hillcrest	23	24
20-12-141	0.38	LDR	Hillcrest	1	1
20-12-142	1	LDR	Hillcrest	4	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.45	LDR	Hillcrest	9	10
20-12-7	10	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.51	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2	LDR	Hillcrest	12	16
20-12-88	0.47	LDR	Hillcrest	1	1
20-12-89	0.45	LDR	Hillcrest	1	1
20-12-96	0.41	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	22.95	LDR	San Benito Ext	138	176
20-17-25	0.96	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.27	LDR	San Benito Ext	1	1
20-17-32	1.33	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.75	LDR	San Benito Ext	2	3
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
	159.76			1042	1306.16
Area Same Ownership near Sphere (Hart Property)					
City	53-37-2	22	HDR	North Street	
Out Sphere	19-13-12	31	HDR	North Street	744 1085
Sphere	19-13-24	26.92	HDR	North Street	646 942
		80			1390 2027

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
25-35-10	14	LDR	Hillcrest	84	112
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
19-31-9	20	LDR	Santa Ana	120	160
19-31-19	1	LDR	Santa Ana	6	8
19-31-26	1	LDR	Santa Ana	6	8
19-31-27	1	LDR	Barnes	6	8
19-31-28	0.36	LDR	Barnes	2	1
19-31-33	1.58	LDR	Santa Ana	9	8
19-31-34	2.48	LDR	Santa Ana	15	16
19-31-36	5	LDR	Santa Ana	30	40
19-31-37	3.85	LDR	Santa Ana	23	28
19-31-38	1.89	LDR	Santa Ana	11	12
19-31-39	1	LDR	Santa Ana	6	8
19-31-40	1.1	LDR	Santa Ana	7	8
19-31-44	2	LDR	Santa Ana	12	16
19-31-45	4	LDR	Santa Ana	24	32
19-31-46	0.87	LDR	Santa Ana	3	4
19-31-48	0.28	LDR	Santa Ana	1	1
19-31-51	1	LDR	Santa Ana	6	8
19-31-52	11.82	LDR	Santa Ana	71	88
19-31-55	1	LDR	Santa Ana	6	8
19-31-56	1.58	LDR	Santa Ana	7	9
19-31-9	20	LDR	Santa Ana	120	160
19--32-8	0.32	LDR	Gardenia	1	1
19-32-11	1	LDR	Gardenia	6	8
19-32-14	0.33	LDR	Gardenia	1	1
19-32-21	0.32	LDR	Gardenia	1	1
19-32-22	0.57	LDR	Gardenia	1	4
19-32-23	0.31	LDR	Gardenia	1	1
19-32-26	0.92	LDR	Gardenia	6	6
19-32-25	0.5	LDR	Gardenia	3	4
19-32-27	0.91	LDR	Gardenia	5	6
19-32-28	0.95	LDR	Gardenia	6	6
19-32-29	0.91	LDR	Gardenia	5	6
19-37-7	1	LDR	Barnes	3	3
19-37-8	4.9	LDR	Barnes	29	36
20-04-14	2	LDR	Hillcrest	12	16
20-04-28	13	LDR	Hillcrest	78	104
20-04-30	5	LDR	Hillcrest	30	40
20-04-56	19	LDR	Hillcrest	114	152
20-04-57	11.8	LDR	Hillcrest	71	88
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
Subtotal	206.47			1224.34	1588

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
Subtotal 1	206			1224	1588
20-08-22	7	LDR	Powell	44	56
20-08-5	0	LDR	Powell	2	2
20-08-7	0	LDR	Powell	1	1
20-12-10	1	LDR	Hillcrest	6	6
20-12-114	5	LDR	Hillcrest	29	36
20-12-121	1.0	LDR	Hillcrest	3	4
20-12-127	3.7	LDR	LosAltos	22	24
20-12-140	3.8	LDR	Hillcrest	23	24
20-12-141	0.4	LDR	Hillcrest	1	1
20-12-142	1.0	LDR	Hillcrest	3	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.5	LDR	Hillcrest	9	10
20-12-7	10.0	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.5	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2.0	LDR	Hillcrest	12	16
20-12-88	0.5	LDR	Hillcrest	1	1
20-12-89	0.5	LDR	Hillcrest	1	1
20-12-96	0.4	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	23.0	LDR	San Benito Ext	138	176
20-17-25	1.0	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.3	LDR	San Benito Ext	1	1
20-17-32	1.3	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.8	LDR	San Benito Ext	2	3
20-17-35	1.2	LDR	San Benito Ext	6	8
20-17-37	4.2	LDR	San Benito Ext	25	32
20-17-38	4.2	LDR	San Benito Ext	25	32
20-17-39	4.2	LDR	San Benito Ext	25	32
20-17-41	2.2	LDR	San Benito Ext	13	16
20-19-22	0.3	LDR	Cienega	1	1
20-19-23	0.2	LDR	Cienega	1	1
20-22-30	4.8	LDR	Airline Highway	29	32
20-19-21	0.7	LDR	Cienega Road	1	2
20-28-2	19.5	LDR	Ladd Lane	117	720
20-31-9	53.3	LDR	Mimosa Drive	320	424
18-06-17	5.4	LDR	Buena Vista	32	40
TOTAL	394			2326	3561

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE (MDR 8 - 12 DU/ACRE)					
APN	Acres Prezone	General Plan	Street	Average 10 du/acre	Maximum 12 du/acre
19-16-7	0.3	MDR	BuenaVista	1	2
19-11-31	11.11	MDR	BuenaVista	111	133
19-12-05	9.09	MDR	BuenaVista	91	109
19-12-08	29.25	MDR	BuenaVista	293	351
19-12-11	10	MDR	BuenaVista	100	120
19-12-13	15	MDR	BuenaVista	150	180
19-12-34	4.84	MDR	BuenaVista	48	58
19-12-35	1.5	MDR	BuenaVista	15	18
19-13-18	9.37	MDR	BuenaVista	94	112
19-13-19	9.82	MDR	BuenaVista	98	118
19-13-20	5	MDR	BuenaVista	50	60
19-16-7	0.3	MDR	BuenaVista	3	4
19-16-8	1.3	MDR	BuenaVista	13	16
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
TOTAL	133			1326	1592

SPHERE OF INFLUENCE HDR (12-35 du/acre)					
APN	Acres Prezone	General Plan	Misc.	Average 24 du/acre	Maximum 35 du/acre
19-13-24	26.92	HDR	North Street	646	942
TOTAL	26.92			646	942.2

SPHERE OF INFLUENCE MIXED USE (25-40 du/acre)					
APN	Acres Prezone	General Plan	Misc.	Average 32 du/acre	Maximum 40 du/acre
25-35-33	8	MixedUse	Hillcrest	256	320
25-35-53	3.5	MixedUse	Hillcrest	112	140
20-02-2	22.25	MixedUse	Union	712	890
20-02-3	9	MixedUse	Union	288	360
20-02-05	4	MixedUse	Union	128	160
TOTAL	46.75			1496	1870

Table B-4
Vacant residential land in General Plan Planning Area

	Annex Sphere & Prezone Acres	Average Units	Maximum Units
Residential Estate	1648	554	554
Low Density Residential	716	4023	5555
Medium Density Residential	5	50	60
High Density Residential	148	3563	5196
Mixed Use	41	1312	1640
Annex Sphere Total	2558	9502	13005

RESIDENTIAL ESTATE

Phase 1	169	169	33
Phase 2	1189	1189	228
Phase 3	248	248	37
Phase 4	0	0	0
No Phase	42	42	256
TOTAL	1648	1648	554

APN	General Plan		Street	Acres	Annex Sphere Acres	1 du/5 acre
19-21-7	ResEstate	Phase 1	McCloskey	40	40	8
19-21-14	ResEstate	Phase 1	McCloskey	129	129	25
Subtotal	Phase 1			169	169	33
25-10-01	ResEstate	Phase 2	E. Fairview	49.33	49.33	9
25-19-05	ResEstate	Phase 2	E. Fairview	98	98	19
25-19-12	ResEstate	Phase 2	E. Fairview	30.15	30.15	6
25-19-42	ResEstate	Phase 2	E. Fairview	90.87	90.87	18
25-19-46	ResEstate	Phase 2	E. Fairview	98.88	98.88	19
25-19-49	ResEstate	Phase 2	E. Fairview	37.34	37.34	7
25-19-62	ResEstate	Phase 2	E. Fairview	29.02	29.02	5
25-32-04	ResEstate	Phase 2	E. Fairview	39.58	39.58	7
25-32-10	ResEstate	Phase 2	E. Fairview	32.28	32.28	6
25-34-11	ResEstate	Phase 2	E. Fairview	11.15	11.15	2
25-34-22	ResEstate	Phase 2	E. Fairview	42.35	42.35	8
25-34-26	ResEstate	Phase 2	E. Fairview	8.52	8.52	1
25-34-28	ResEstate	Phase 2	E. Fairview	6.67	6.67	1
25-37-02	ResEstate	Phase 2	E. Fairview	130	130	26
25-37-07	ResEstate	Phase 2	E. Fairview	89.2	89.2	17
25-37-09	ResEstate	Phase 2	E. Fairview	57.93	57.93	11
Subtotal	Phase 2			1189	1189	228
19-21-02	ResEstate	Phase 3	Santa Ana	40.69	40.69	8
19-21-10	ResEstate	Phase 3	Santa Ana	41.077	41.077	8
19-22-01	ResEstate	Phase 3	McCloskey	45	45	9
19-22-3	ResEstate	Phase 3	Santa Ana	9.7	9.7	0
19-22-11	ResEstate	Phase 3	Santa Ana	8.6	8.6	0
19-22-14	ResEstate	Phase 3	Santa Ana	14	14	2

Table B-4
Vacant residential land in General Plan Planning Area

19-22-16	ResEstate	Phase 3	Santa Ana	16.68	16.68	3
19-22-28	ResEstate	Phase 3	Santa Ana	11.6	11.6	2
19-22-67	ResEstate	Phase 3	Santa Ana	7.3	7.3	0
19-22-68	ResEstate	Phase 3	Santa Ana	7	7	0
19-22-74	ResEstate	Phase 3	Santa Ana	8.63	8.63	0
19-22-89	ResEstate	Phase 3	Santa Ana	7.6	7.6	0
25-09-31	ResEstate	Phase 3	Santa Ana	30.62	30.62	5
Subtotal	Phase 3			248	248	37

LOW DENSITY RESIDENTIAL ALL PHASES

Phase 1	364	364	2056	2740
Phase 2	0	0	0	0
Phase 3	67	67	267	534
Phase 4	243	201	1188	1599
No Phase	42	42	256	341
TOTAL	716	674	3767	5214

Low Density Residential

APN	General Plan	Street	Acres	Annex Sphere Acres	Average 6 du/ac	Maximum 8 du/ac
19-17-2	LDR	Phase 1 Chappell	4	4	24	32
19-17-03	LDR	Phase 1 Chappell	19.77	19.77	119	158
19-21-04	LDR	Phase 1 Santa Ana	25	25	150	200
19-21-06	LDR	Phase 1 Santa Ana	32.091	32.091	193	257
19-21-08	LDR	Phase 1 Santa Ana	27.227	27.227	163	218
19-21-10	LDR	Phase 1 Santa Ana	15	15	90	120
19-33-03	LDR	Phase 1 Chappell	14.11	14.11	85	113
19-34-02	LDR	Phase 1 Chappell	5	5	30	40
19-34-12	LDR	Phase 1 Chappell	0.51	0.51	3	4
19-23-13	LDR	Phase 1 Santa Ana	0.51	0.51	3	4
19-35-01	LDR	Phase 1 Santa Ana	10.31	10.31	62	82
19-35-02	LDR	Phase 1 Chappell	15	15	90	120
19-35-03	LDR	Phase 1 Chappell	23.91	23.91	143	191
19-35-04	LDR	Phase 1 Santa Ana	7.43	7.43	45	59
19-35-06	LDR	Phase 1 Santa Ana	5	5	30	40
19-35-08	LDR	Phase 1 Chappell	6.21	6.2	37	48
19-35-09	LDR	Phase 1 Santa Ana	4.91	4.91	29	39
19-35-10	LDR	Phase 1 Santa Ana	4.91	4.91	29	39
20-28-07	LDR	Phase 1 Union Rd	14.72	14.72	88	118
20-28-29	LDR	Phase 1 Union Rd	3.82	3.82	23	31
20-28-37	LDR	Phase 1 Union Rd	16.07	16.07	96	129
20-28-38	LDR	Phase 1 Union Rd	2	2	12	16
20-28-46	LDR	Phase 1 San Benito	10	10	60	80
20-28-48	LDR	Phase 1 Ladd Lane	7.57	7.57	45	61
20-29-6	LDR	Phase 1 Southside	2.59	2.59	16	21
20-29-31	LDR	Phase 1 Southside	20	20	120	160
20-29-42	LDR	Phase 1 Union Rd	45	45	270	360
			364	364	2056	2740
19-21-02	LDR	Phase 3 Santa Ana	40.69	40.69	244.14	326
19-21-10	LDR	Phase 3 Santa Ana	26	26	156	208
			67	67	267	534

Table B-4
Vacant residential land in General Plan Planning Area

18-22-10	LDR	Phase 4	Buena Vista	5.17	5.17	30	41
18-22-12	LDR	Phase 4	Buena Vista	5	5	30	40
18-22-7	LDR	Phase 4	Buena Vista	2.31	2.31	12	18
19-10-14	LDR	Phase 4	Buena Vista	4.83	4.83	24	39
19-10-18	LDR	Phase 4	Buena Vista	5	5	30	40
19-10-19	LDR	Phase 4	Buena Vista	24.51	24.51	147	196
19-10-20	LDR	Phase 4	Buena Vista	5.31	5.31	30	42
19-10-21	LDR	Phase 4	Buena Vista	5.01	5.01	30	40
19-11-19	LDR	Phase 4	Buena Vista	33.58	33.58	201	269
19-11-22	LDR	Phase 4	Buena Vista	39.23	39.23	235	314
19-11-26	LDR	Phase 4	Buena Vista	12.92	12.92	78	103
19-11-28	LDR	Phase 4	Buena Vista	41.88	41.88	251	335
19-11-30	LDR	Phase 4	Buena Vista	2.3	2.3	12	18
19-11-32	LDR	Phase 4	Buena Vista	13.9	13.91	78	104
				200.95	200.96	1188.72	1599

19-23-2	LDR	No Phase	Buena Vista	4.85	4.85	29	38.8
19-23-3	LDR	No Phase	Buena Vista	5	5	30	40
19-23-10	LDR	No Phase	Buena Vista	2	2	12	16
19-23-19	LDR	No Phase	Buena Vista	4.3	4.3	26	35
19-23-20	LDR	No Phase	Buena Vista	4	4	24	32
19-23-21	LDR	No Phase	Buena Vista	5	5	30	40
29-23-22	LDR	No Phase	Buena Vista	4.5	4.5	27	36
19-23-23	LDR	No Phase	Buena Vista	9	9	54	72
19-24-20	LDR	No Phase	Bidgevale	4	4	24	32
				42.69	42.69	256.14	341.52

Medium Density Residential

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 10 du/ac	Maximum 12 du/ac
19-11-31	MDR	Phase 4	Buena Vista	5	5	50	60

High Density Residential

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 24 du/ac	Maximum 40 du/ac
19-13-12	HDR	Phase 1	NorthSt. Area	31	31	744	1085
19-13-10	HDR	Phase 4	NorthSt. Area	20.46	20.46	491	716
19-13-11	HDR	Phase 4	NorthSt. Area	31	31	744	1085
19-13-21	HDR	Phase 4	NorthSt. Area	15	15	360	525
19-13-25	HDR	Phase 4	NorthSt. Area	20	20	480	700
Total	HDR			117.46	117.46	2819	4111

Table B-4
Vacant residential land in General Plan Planning Area

Mixed Use

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 32 du/ac	Maximum 40 du/ac
20-29-31	Mixed Use	Phase 1	Union/Airline	7	7	224	280
20-29-42	Mixed Use	Phase 1	Union/Airline	8	8	256	320
Total Phase 1				15	15	480	600
18-22-14	Mixed Use	Phase 4	Hwy 156/Wright	11	11	352	440
Total	Mixed Use			26	26	832	1040