

Atwater Sites Inventory

Opportunity Sites

Map ID	Neighborhood	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Existing Use/Vacancy	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Existing Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units (Calc)
1	Buhach	1901 Avenue One	95388	005410003	1.13	Very Low Density	R-E	Vacant	0	2.72	2.04	3	2	0	0	0	2	2
44	Fluhr	Gertrude Ave & Camellia Dr	94010	150110021	7.18	Very Low Density	R-E	Vacant	0	2.72	2.04	19	14	0	0	0	14	14
45	Fluhr	877 Fruitland Ave	95301	150150007	3.50	Very Low Density	R-E	Vacant	0	2.72	2.04	9	7	0	0	0	7	7
46	Fluhr	Heather Glen Ln & Fruitland Ave	95301	150150025	2.85	Very Low Density	R-E	Vacant	0	2.72	2.04	7	5	0	0	0	5	5
47	Fluhr	Caron Ct	95301	150320044	0.53	Very Low Density	R-E	Vacant	0	2.72	2.04	1	1	0	0	0	1	1
48	Fluhr	3177 Heather Glen Ln	95301	150340001	1.32	Very Low Density	R-E	Vacant	0	2.72	2.04	3	2	0	0	0	2	2
49	Fluhr	3277 Heather Glen Ln	95301	150340006	1.22	Very Low Density	R-E	Vacant	0	2.72	2.04	3	2	0	0	0	2	2
50	Fluhr	3216 Heather Glen Ln	95301	150340008	1.19	Very Low Density	R-E	Vacant	0	2.72	2.04	3	2	0	0	0	2	2
51	Fluhr	3196 Heather Glen Ln	95301	150340010	1.21	Very Low Density	R-E	Vacant	0	2.72	2.04	3	2	0	0	0	2	2
120	McSwain	Simon St	94010	056540004	1.14	Very Low Density	R-E	Vacant	0	2.72	2.04	3	2	0	0	0	2	2
					21.28		R-E					54	39	0	0	0	39	39
142	North Atwater	2336 Palm Ave	95301	002242005	0.19	Low Density	R-1-6	Vacant	0	7.26	5.45	1	1	0	0	0	1	1
143	North Atwater	2326 Linden St	95301	002241019	0.21	Low Density	R-1-6	Vacant	0	7.26	5.45	1	1	0	0	0	1	1
52	Fluhr	500 Fruitland Ave	95301	150190010	1.46	Very Low Density	R-1-6	Vacant	0	7.26	5.45	10	7	0	0	0	7	7
2	Buhach	5 Sherry Ln	95301	004120011	0.63	Low Density	R-1-6	Vacant	0	7.26	5.45	4	3	0	0	0	3	3
					2.49		R-1					16	12	0	0	0	12	12
53	Fluhr	Crest Rd	95301	156060002	6.61	High Density	R-M	Agriculture	0	8.71	6.53	57	43	0	0	0	43	43
54	Fluhr	Crest Rd	95301	156060003	6.68	High Density	R-M	Agriculture	0	8.71	6.53	58	43	0	0	0	43	43
55	Fluhr	Crest Rd	95301	156060004	6.78	High Density	R-M	Agriculture	0	8.71	6.53	59	44	0	0	0	44	44
					20.07		R-M					174	130	0	0	0	130	130
152	Sierra Vista	2651 Olive Ave	95301	001051003	1.14	Medium Density	R-3-2.5	Vacant	0	17.42	13.07	19	14	0	0	14	0	14
23	Downtown	1601 Drakeley Ave	95301	002182010	0.50	Residential Transition	R-3-2.5	Vacant	0	17.42	13.07	8	6	0	0	6	0	6
153	Sierra Vista	Olive Ave & Wedel Ave	95301	001054001	0.47	Medium Density	R-3-2.5	vacant	0	17.42	13.07	8	6	0	0	6	0	6
56	Fluhr	2815 Crest Rd	95301	156070024	0.53	High Density	R-3-2.5	vacant	0	17.42	13.07	9	6	0	0	6	0	6
57	Fluhr	2791 Crest Rd	95301	156070026	0.44	High Density	R-3-2.5	vacant	0	17.42	13.07	7	5	0	0	5	0	5
58	Fluhr	2775 Crest Rd	95301	156070027	0.63	High Density	R-3-2.5	vacant	0	17.42	13.07	10	8	0	0	8	0	8
59	Fluhr	991 E Bellevue Rd	95301	156070030	0.33	High Density	R-3-2.5	vacant	0	17.42	13.07	5	4	0	0	4	0	4
					4.03		R-3					66	49	0	0	49	0	49
154	Sierra Vista	1763 Atwater Blvd	95301	001113017	0.29	Residential Transition	R-T	vacant	0	21	15.75	6	4	0	0	0	4	4
24	Downtown	980 Cedar Ave	95301	003071001	0.40	Residential Transition	R-T	vacant	0	21	15.75	8	6	0	0	0	6	6
25	Downtown	Broadway Ave and First St	95301	003074005	0.26	Downtown	R-T	vacant	0	21	15.75	5	4	0	0	0	4	4
26	Downtown	Atwater Blvd and First St	95301	003074018	0.22	Downtown	R-T	vacant	0	21	15.75	4	3	0	0	0	3	3

27	Downtown	Broadway Ave and High St	95301	003074033	0.37	Downtown	R-T	vacant	0	21	15.75	7	5	0	0	0	5	5
28	Downtown	Broadway Ave and High St	95301	003076006	0.42	Downtown	R-T	vacant	0	21	15.75	8	6	0	0	0	6	6
29	Downtown	675 Atwater Blvd	95301	003076010	0.30	Downtown	R-T	vacant	0	21	15.75	6	4	0	0	0	4	4
30	Downtown	500 Broadway	95301	003082002	0.54	Downtown	R-T	vacant	0	21	15.75	11	8	0	8	0	0	8
31	Downtown	431 Atwater Blvd	95301	003084007	0.17	Downtown	R-T	vacant	0	21	15.75	3	2	0	0	0	2	2
32	Downtown	435 Atwater Blvd	95301	003084008	0.26	Downtown	R-T	vacant	0	21	15.75	5	4	0	0	0	4	4
33	Downtown	444 Broadway Ave	95301	003084010	0.50	Downtown	R-T	vacant	0	21	15.75	10	7	0	7	0	0	7
34	Downtown	400 Broadway Ave	95301	003084012	0.23	Downtown	R-T	vacant	0	21	15.75	4	3	0	0	0	3	3
35	Downtown	Atwater Blvd	95301	003093018	0.50	Downtown	R-T	vacant	0	21	15.75	10	7	0	7	0	0	7
36	Downtown	135 Broadway Ave	95301	003093026	0.68	Downtown	R-T	vacant	0	21	15.75	14	10	0	10	0	0	10
37	Downtown	358 Broadway Ave	95301	003093029	0.32	Downtown	R-T	vacant	0	21	15.75	6	5	0	0	0	5	5
38	Downtown	477 Atwater Blvd	95301	003084001	2.14	Downtown	R-T	Vacant abandoned structure	0	21	15.75	44	33	0	33	0	0	33
					7.59		R-T					151	111	0	65	0	46	111
155	Sierra Vista	1385 WINTON WAY	95301	1104001	0.26	Commercial	CC	vacant	0	15	11.00	3	2	0	0	1	1	2
39	Downtown	Drakeley Ave & Seventh St	95301	2201005	0.2	Downtown Residential	CC	vacant	0	15	11.00	3	2	0	0	1	1	2
40	Downtown	Cedar Ave & 4th Street	95301	2207004	0.32	Downtown Residential	CC	vacant	0	15	11.00	4	3	0	0	1	2	3
41	Downtown	Broadway Ave & 5th St	95301	2207007	0.44	Downtown Residential	CC	vacant	0	15	11.00	6	4	0	0	2	2	4
42	Downtown	1039 ATWATER BLVD	95301	2219010	0.38	Downtown Residential	CC	vacant	0	15	11.00	5	4	0	0	2	2	4
43	Downtown	1298 ATWATER BLVD	95301	3170004	0.22	Downtown Residential	CC	vacant	0	15	11.00	3	2	0	0	1	1	2
					1.82							24	17	0	0	8	9	17
144	North Atwater	Fortuna Ave & Alabama St	95301	2253034	0.16	Commercial	GC	vacant	0	15	11.00	2	1	0	0	0	1	1
145	North Atwater	Fortuna Ave & Alabama St	95301	2253035	0.14	Commercial	GC	vacant	0	15	11.00	2	1	0	0	0	1	1
146	North Atwater	Fortuna Ave & Alabama St	95301	2253036	0.17	Commercial	GC	vacant	0	15	11.00	2	1	0	0	0	1	1
147	North Atwater	Elberta Ave & Shaffer Rd	95301	3211009	0.5	Commercial	GC	vacant	0	15	11.00	7	5	0	0	2	3	5
148	North Atwater	Elberta Ave & Shaffer Rd	95301	3211010	0.49	Commercial	GC	vacant	0	15	11.00	7	5	0	0	2	3	5
149	North Atwater	Fortuna Ave & 1st St	95301	3211011	0.47	Commercial	GC	vacant	0	15	11.00	7	5	0	0	2	3	5
150	North Atwater	2670 FIRST ST	95301	3211012	0.46	Commercial	GC	vacant	0	15	11.00	6	5	0	0	2	3	5
60	Fluhr	337 E BELLEVUE RD	95301	156060009	3.66	Commercial	GC	vacant	0	15	11.00	54	40	0	0	20	20	40
61	Fluhr	E Bellevue Rd & Fruitland Ave	95301	156060013	1.69	Commercial	GC	vacant	0	15	11.00	25	18	0	0	9	9	18
62	Fluhr	255 E BELLEVUE RD	95301	156060014	1	Commercial	GC	vacant	0	15	11.00	15	11	0	0	5	6	11
63	Fluhr	273 E BELLEVUE RD	95301	156060023	0.85	Commercial	GC	vacant	0	15	11.00	12	9	0	0	4	5	9
					9.59									0	46	55	101	
64	Fluhr	5451 N Crest	95301	156010002	51.40	Low Density	P-D	Agriculture	4.36	7.26	5.45	373	279	0	0	0	279	279
65	Fluhr	Redwood Ave	95301	150190038	6.20	High Density	P-D(4)	vacant	29.04	43.56	32.67	269	202	0	202	0	0	202
66	Fluhr	Champagne Dr	95301	150150026	0.71	Low Density	P-D(7)	vacant	4.36	7.26	5.45	5	3	0	0	0	3	3
67	Fluhr	Champagne Dr	95301	150150027	11.00	Low Density	P-D(7)	vacant	4.36	7.26	5.45	79	59	0	0	0	59	59
3	Buhach	709 Rancho Vista Rd	95388	004320038	0.25	Low Density	P-D(9)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
68	Fluhr	179 Crows Nest Ct	95301	150280041	0.28	Medium Density	P-D(16)	vacant	8.71	14.52	10.89	4	3	0	0	0	3	3

69	Fluhr	Shaffer Road & East Manzanita Drive	95301	156131053	1.16	Medium Density	P-D(16)	vacant	8.71	14.52	10.89	16	12	0	0	0	12	12
17	Castle Garden	Sierra Madre Dr & E Juniper Ave	95388	004310006	2.81	Low Density	P-D(22)	vacant	4.36	7.26	5.45	20	15	0	0	0	15	15
18	Castle Garden	Cascade Dr	95388	004310013	2.51	Low Density	P-D(22)	vacant	4.36	7.26	5.45	18	13	0	0	0	13	13
19	Castle Garden	421 Mojave Ct	95388	004310011	6.00	Low Density	P-D(22)	vacant	4.36	7.26	5.45	43	32	0	0	0	32	32
4	Buhach	1840 De La Guerra Way	95388	005442015	0.25	Low Density	P-D(25)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
5	Buhach	W Avenue 2	95388	005080039	8.74	Low Density	P-D(25)	vacant	4.36	7.26	5.45	63	47	0	0	0	47	47
70	Fluhr	3580 Leah Way	95301	150350002	0.26	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
71	Fluhr	3570 Leah Way	95301	150350003	0.26	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
72	Fluhr	3520 Leah Way	95301	150350008	0.27	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
73	Fluhr	3521 Leah Way	95301	150350009	0.27	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
74	Fluhr	3531 Leah Way	95301	150350010	0.26	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
75	Fluhr	3530 Jenna Ct	95301	150350011	0.26	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
76	Fluhr	3520 Jenna Ct	95301	150350012	0.26	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
77	Fluhr	3531 Jenna Ct	95301	150350013	0.33	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
78	Fluhr	475 Joshua Ct	95301	150350017	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
79	Fluhr	465 Joshua Ct	95301	150350018	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
80	Fluhr	455 Joshua Ct	95301	150350019	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
81	Fluhr	454 Aaron Ct	95301	150350020	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
82	Fluhr	464 Aaron Ct	95301	150350021	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
83	Fluhr	474 Aaron Ct	95301	150350022	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
84	Fluhr	484 Aaron Ct	95301	150350023	0.25	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
85	Fluhr	494 Aaron Ct	95301	150350024	0.32	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
86	Fluhr	495 Aaron Ct	95301	150350025	0.26	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
87	Fluhr	485 Aaron Ct	95301	150350026	0.27	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
88	Fluhr	475 Aaron Ct	95301	150350027	0.28	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
89	Fluhr	465 Aaron Ct	95301	150350028	0.28	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
90	Fluhr	455 Aaron Ct	95301	150350029	0.29	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
91	Fluhr	3571 Leah Way	95301	150350030	0.31	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
92	Fluhr	3581 Leah Way	95301	150350031	0.27	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
93	Fluhr	3591 Leah Way	95301	150350032	0.29	Very Low Density	P-D(27)	vacant	0	5.81	4.36	1	1	0	0	0	1	1
94	Fluhr	Crest Dr. and Santa Fe Dr.	95301	156010004	1.06	Low Density	P-D(28)	vacant	4.36	7.26	5.45	7	5	0	0	0	5	5
95	Fluhr	131 Jeanna Ct	95301	156160004	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
96	Fluhr	141 Jeanna Ct	95301	156160005	0.24	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
97	Fluhr	180 Jeanna Ct	95301	156160007	0.39	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
98	Fluhr	170 Jeanna Ct	95301	156160008	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
99	Fluhr	160 Jeanna Ct	95301	156160009	0.26	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
100	Fluhr	150 Jeanna Ct	95301	156160010	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
101	Fluhr	140 Jeanna Ct	95301	156160011	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
102	Fluhr	130 Jeanna Ct	95301	156160012	0.28	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
103	Fluhr	151 Kelly Ct	95301	156160015	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
104	Fluhr	171 Kelly Ct	95301	156160017	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
105	Fluhr	181 Kelly Ct	95301	156160018	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
106	Fluhr	191 Kelly Ct	95301	156160019	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1
107	Fluhr	211 Kelly Ct	95301	156160021	0.45	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1

108	Fluhr	230 Kelly Ct	95301	156160023	0.22	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1		
109	Fluhr	220 Kelly Ct	95301	156160024	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1		
110	Fluhr	210 Kelly Ct	95301	156160025	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1		
111	Fluhr	200 Kelly Ct	95301	156160026	0.25	Low Density	P-D(28)	vacant	4.36	7.26	5.45	1	1	0	0	0	1	1		
20	Castle Garden	2274 Nebula Dr	95388	005463010	1.11	Low Density	P-D(29)	vacant	4.36	7.26	5.45	8	6	0	0	0	6	6		
21	Castle Garden	Nebula Dr	95388	005070052	14.83	Low Density	P-D(29)	vacant	4.36	7.26	5.45	107	80	0	0	0	80	80		
6	Buhach	Green Sands Ave	95388	005110038	16.40	Low Density	P-D(31)	Agriculture	4.36	7.26	5.45	119	89	0	0	0	89	89		
7	Buhach	Green Sands Ave & Camrose St	95388	005552011	1.38	Low Density	P-D(31)	Vacant	4.36	7.26	5.45	10	7	0	0	0	7	7		
					137.20							1184	895	0	202	0	693	895		
					192.67							1645	1236	0	267	49	920	1354		

Rezone Sites

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151	North Atwater	N Winton Way	95301	002290006	1.75	Low Density	R-1-5	High Density	R-3-1	vacant	0	43.56	32.67	76	57	0	7	4	1	2	7
22	Castle Garden	1900 Shaffer Rd	95301	004052035	2.40	Institutional	R-1-6	High Density	R-3-1	Vacant	0	43.56	32.67	104	78	31.2	47	23	9	14	46
8	Buhach	E Juniper Ave & N Buhach Rd	95388	004440001	1.52	Low Density	P-D(9)	High Density	R-3-1	Vacant	0	43.56	32.67	66	49	0	49	25	10	14	49
9	Buhach	N Buhach Rd	95388	004440002	0.63	Low Density	P-D(9)	High Density	R-3-1	Vacant	0	43.56	32.67	27	20	0	20	10	4	6	20
10	Buhach	N Buhach Rd	95388	004440003	3.36	Low Density	P-D(9)	High Density	R-3-1	Vacant	0	43.56	32.67	146	109	0	109	55	22	32	109
11	Buhach	N Buhach Rd	95388	004440004	1.22	Low Density	P-D(9)	High Density	R-3-1	Vacant	0	43.56	32.67	53	39	0	39	20	8	11	39
12	Buhach	N Buhach Rd	95388	004440005	0.81	Low Density	P-D(9)	High Density	R-3-1	Vacant	0	43.56	32.67	35	26	0	26	13	5	7	25
13	Buhach	E Juniper Ave & Augusta Ln	95388	004440006	1.04	Low Density	P-D(9)	High Density	R-3-1	Vacant	0	43.56	32.67	45	34	0	34	17	7	10	34
14	Buhach	311 E Broadway Ave	95301	004110015	3.01	Low Density	P-D(17)	High Density	R-3-1	Vacant	0	43.56	32.67	131	98	0	98	49	20	29	98
121	McSwain	Truckee Dr & Bell Dr	95301	001134012	5.69	Low Density	P-D(26)	High Density	R-3-1	Vacant	0	43.56	32.67	247	185	0	185	111	37	37	185
156	Sierra Vista	2129 Atwater Blvd	95301	001063061	0.85	Commercial	GC	High Density	R-3-1	Vacant	0	43.56	32.67	37	27	0	27	16	5	5	26
157	Sierra Vista	2901 Winton Way	94010	150082014	0.92	Commercial	GC	High Density	R-3-1	Vacant	0	43.56	32.67	40	30	1	29	17	6	5	28
122	McSwain	Patriotic Dr & Bell Dr	94010	056520001	2.67	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	116	87	4	83	50	17	16	83
123	McSwain	Patriotic Dr & Peace Ct	94010	056520002	1.00	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	43	32	5	27	16	5	5	26
124	McSwain	Peace Ct	94010	056520005	0.73	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	31	23	6	17	10	3	3	16
125	McSwain	Patriotic Dr	94010	056520007	0.55	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	23	17	7	10	6	2	2	10
126	McSwain	Patriotic Dr & Freedom Ln	94010	056520008	0.55	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	24	18	8	10	6	2	2	10
127	McSwain	Freedom Ln	94010	056520009	0.85	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	36	27	9	18	11	4	3	18
128	McSwain	Freedom Ln	94010	056520014	0.69	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	30	22	10	12	7	2	2	11
129	McSwain	Freedom Ln	94010	056520015	0.56	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	24	18	11	7	4	1	1	6
130	McSwain	Freedom Ln	94010	056520016	0.58	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	25	18	12	6	4	1	1	6
131	McSwain	Bell Ln	95301	001260001	2.62	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	114	85	13	72	43	14	14	71
132	McSwain	Bell Ln	95301	001260013	2.01	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	87	65	14	51	31	10	10	51
133	McSwain	Bell Ln	95301	056320026	0.90	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	39	29	15	14	8	3	2	13
134	McSwain	Bell Ln	95301	056320049	3.03	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	132	99	16	83	50	17	16	83

135	McSwain	Bell Ln	95301	056320050	2.79	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	121	91	17	74	44	15	14	73
136	McSwain	Bell Ln	95301	056320051	1.48	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	64	48	18	30	18	6	6	30
137	McSwain	Bell Ln	95301	056320052	1.66	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	72	54	19	35	21	7	7	35
138	McSwain	Bell Ln	95301	056320053	2.15	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	93	70	20	50	30	10	10	50
139	McSwain	Bell Ln	95301	056320029	4.00	Low Density	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	174	130	21	109	65	22	21	108
140	McSwain	Bell Ln	95388	056021010	7.62	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	331	248	22	226	136	45	45	226
15	Buhach	1298 Shaffer Rd	95301	004110003	1.95	Institutional	C-G	High Density	R-3-1	Vacant	0	43.56	32.67	85	63	23	40	24	8	8	40
16	Buhach	Shaffer Rd & Broadway Ave	95301	004110005	1.36	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	59	44	24	20	12	4	4	20
112	Fluhr	Redwood Ave	95301	150190037	2.19	Commercial	C-G	High Density	R-3-1	Vacant	0	43.56	32.67	95	71	25	46	28	9	9	46
113	Fluhr	N Winton Way	95301	150130025	10.00	Commercial	P-D	High Density	R-3-1	Vacant	0	43.56	32.67	435	326	26	300	180	60	60	300
141	McSwain	Sycamore Ave	95301	001146019	10.00	Business Park	B-P	High Density	R-3-1	Vacant	0	43.56	32.67	435	326	26	300	180	60	60	300
					85.14												2310	1344	461	493	2298

North Annexation

Map ID	Neighborhood	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Existing Use/Vacancy	Proposed General Plan	Proposed Zoning	Minimum Density Allowed (du/ac)	Maximum Density Allowed (du/ac)	Realistic Allowable Density (du/ac)	Maximum Capacity	Realistic Capacity	Existing Units	Total Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units (Calc)
114	Fluhr	Shaffer Rd	95301	52180011	4.32	High Density	A-1	agriculture	High Density	R-3-1	0	25	18.75	108	81	0	81	41	16	24	81
115	Fluhr	Shaffer Rd	95301	52180013	4.88	Medium Density	A-1	agriculture	Medium Density	R-3-2.5	0	11	8.25	54	40	0	40	0	20	21	41
116	Fluhr	Shaffer Rd	95301	52180014	22.12	Low Density	A-1	agriculture	Low Density	R-1-6	0	5	3.75	111	83	0	83	0	0	83	83
117	Fluhr	Shaffer Rd	95301	52180015	22.34	Medium Density	A-1	agriculture	Medium Density	R-3-2.5	0	11	8.25	246	184	0	184	0	92	93	185
118	Fluhr	Shaffer Rd	95301	52180016	21.40	Medium Density	A-1	agriculture	Medium Density	R-3-2.5	0	11	8.25	235	177	0	177	0	88	89	177
119	Fluhr	Shaffer Rd	95301	52180017	22.68	High Density	A-1	agriculture	High Density	R-3-1	0	25	18.75	567	425	0	425	213	85	127	425
					97.74									1320	990	0	990	254	301	437	992