

Los Banos Sites Inventory

Opportunity Sites

Map ID	Neighborhood	Site Address or St	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	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units (Calc)
1	North	Place Rd	93635	428360003	0.27	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
2	North	Place Rd	93635	428360004	0.28	Low Density	R-1	Vacant	0	7.26	5.45	2	1	0	0	1	1
3	North	Place Rd	93635	428360009	0.27	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
4	North	Place Rd	93635	428360010	0.28	Low Density	R-1	Vacant	0	7.26	5.45	2	1	0	0	1	1
5	North	Place Rd	93635	428370041	0.24	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
6	North	Overland Dr	93635	424220010	0.29	Low Density	R-1	Vacant	0	7.26	5.45	2	1	0	0	1	1
7	North	Overland Dr	93635	424220012	0.27	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
8	North	Overland Dr	93635	424220031	0.27	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
9	North	Overland Dr	93635	424220033	0.28	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
10	North	Overland Dr	93635	424220052	0.27	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
11	North	Overland Dr	93635	424220053	0.23	Low Density	R-1	Vacant	0	7.26	5.45	1	1	0	0	1	1
12	North	Overland Dr	93635	424220054	0.28	Low Density	R-1	Vacant	0	7.26	5.45	2	1	0	0	1	1
35	South	Center Ave	93635	431270015	16.72	Low Density	R-1	Vacant	0	7.26	5.45	121	91	0	0	91	91
36	South	Marcy Springs Rd	93635	083100019	20.00	Low Density	R-1	Agriculture	0	7.26	5.45	145	108	0	0	108	108
37	South	Nettle Wy	93635	430010024	3.43	Low Density	R-1	Vacant	0	7.26	5.45	24	18	0	0	18	18
38	South	Prairie Springs Dr	93635	430010027	16.32	Low Density	R-1	Vacant	0	7.26	5.45	118	88	0	0	88	88
39	South	Dock Ave	93635	430060005	7.70	Low Density	R-1	Vacant	0	7.26	5.45	55	41	0	0	41	41
51	East	Mercey Springs Rd	93635	083130042	14.00	Low Density	R-2	Vacant	0	7.26	5.45	101	76	0	0	76	76
40	South	Mercey Springs Rd	93635	083100009	1.00	Low Density	R-1	Vacant	0	7.26	5.45	7	5	0	5	0	5
13	North	Westminster Wy	93635	424010005	28.50	Low Density	R-1	Vacant	0	7.26	5.45	206	155	0	0	155	155
41	South	Pioneer Rd	93635	430060017	16.17	Low Density	R-1	Vacant	0	7.26	5.45	117	88	0	0	88	88
52	East	Overland Dr	93635	424120031	13.96	Low Density	R-1	Agriculture	0	7.26	5.45	101	76	0	0	76	76
53	East	Place Rd	93635	424120030	15.80	Low Density	R-1	Agriculture	0	7.26	5.45	114	86	0	0	86	86
54	East	Place Rd	93635	424010006	24.31	Low Density	R-1	Agriculture	0	7.26	5.45	176	132	0	0	132	132

	Total R-1				181.13						1301	976	0	5	971	976	
20	Central	First St	93635	025042001	0.58	Medium Density	R-2	Vacant	0	20	15.00	11	8	0	8	0	8
21	Central	208 G St	93635	025051014	0.17	Medium Density	R-2	Vacant	0	20	15.00	3	2	0	2	0	2
22	Central	F St	93635	025052024	0.26	Medium Density	R-2	Vacant	0	20	15.00	5	3	0	3	0	3
14	North	F St	93635	025052025	0.26	Medium Density	R-2	Vacant	0	20	15.00	5	3	0	3	0	3
15	North	708 D St	93635	025081010	0.17	Medium Density	R-2	Vacant	0	20	15.00	3	2	0	2	0	2
16	North	711 C St	93635	025081014	0.26	Medium Density	R-2	Vacant	0	20	15.00	5	3	0	3	0	3
23	Central	305 W J St	93635	027081024	0.48	Medium Density	R-2	Vacant	0	20	15.00	9	7	0	7	0	7
55	East	Place Rd	93635	424010006	19.45	Medium Density	R-2	Agriculture	0	20	15.00	389	291	150	141	0	291
56	East	Canal Farm Ln	93635	428150001	1.77	Medium Density	R-2	Vacant	0	20	15.00	35	26	13	26	0	26
57	East	Overland Dr	93635	424120031	11.00	Medium Density	R-2	Agriculture	0	20	15.00	220	165	83	82	0	165
17	North	East B St	93535	025284035	1.07	Medium Density	R-2	Vacant	0	20	15.00	21	16	8	8	0	16
42	South	Prairie Springs Dr	93635	430103002	7.02	Medium Density	R-2	Vacant	0	20	15.00	140	105	0	0	105	105
58	East	San Luis St	93635	428160001	5.24	Medium Density	R-2	Vacant	0	20	15.00	104	78	0	0	78	78
59	East	Snow Goose Dr	93635	084010094	2.04	Medium Density	R-2	Vacant	0	20	15.00	40	30	0	0	30	30
60	East	1445 Ward Rd	93635	083140021	11.00	Medium Density	R-3	Vacant	0	20	15.00	220	165	165	0	0	165
24	Central	860 F ST	93635	025102006	0.13	Medium Density	R-2	Vacant	0	20	15.00	2	1	0	0	1	1
25	Central	860 F ST	93635	025102007	0.13	Medium Density	R-2	Vacant	0	20	15.00	2	1	0	0	1	1
61	East	Mercey Springs Rd	93635	428030006	1.00	Medium Density	R-2	Vacant	0	20	15.00	20	15	8	7	0	15
62	East	Willmott Road	93635	428310011	7.54	Medium Density	R-2	Vacant	0	20	15.00	150	113	113	0	0	113
18	North	7th St	93635	082420047	0.75	Medium Density	R-2	Vacant	0	20	15.00	15	11	6	5	0	11
19	North	Westminster Wy	93635	424010005	28.50	Medium Density	R-2	Vacant	0	20	15.00	570	427	150	277	0	427
	Total R-2				98.81							1969	1472	696	574	215	1472
43	South	Souza Rd	93635	027171038	0.22	High Density	R-3	Vacant	0	30	22.50	6	4	0	4	0	4
44	South	Souza Rd	93635	027171040	0.29	High Density	R-3	Vacant	0	30	22.50	8	6	0	6	0	6
45	South	Souza Rd	93635	027171005	0.24	High Density	R-3	Vacant	0	30	22.50	7	5	0	0	5	5
46	South	Souza Rd	93635	027171006	0.29	High Density	R-3	Vacant	0	30	22.50	8	6	0	0	6	6
47	South	Souza Rd	93635	027171044	0.25	High Density	R-3	Vacant	0	30	22.50	7	5	0	0	5	5
48	South	Souza Rd	93635	027171045	0.44	High Density	R-3	Vacant	0	30	22.50	13	9	0	0	9	9

20	North	N Mercey Springs Rd	93635	082030051	4.91	High Density	R-3	Vacant	0	30	22.50	147	110	0	0	110	110
63	East	Ward St	93635	84020038	2.61	High Density	R-3	Vacant	0	30	22.50	78	58	58	0	0	58
49	South	Highway 152	93635	430010035	7.60	High Density	R-3	Vacant	0	30	22.50	228	171	171	0	0	171
64	East	Overland Ave	93635	424120034	4.70	High Density	R-3	Vacant	0	30	22.50	141	105	62	61	0	105
26	Central	1133 F ST	93635	25152005	0.90	High Density	R-3	Vacant	0	30	22.50	27	20	20	0	0	20
27	Central	Raven Ln	93635	027060004	0.37	High Density	R-3	Vacant	0	30	22.50	11	8	0	8	0	8
28	Central	Raven Ln	93635	027060007	0.32	High Density	R-3	Vacant	0	30	22.50	9	7	0	7	0	7
29	Central	West I St	93635	027130002	0.32	High Density	R-3	Vacant	0	30	22.50	9	7	0	7	0	7
65	East	San Luis St	93635	428121012	5.48	High Density	R-3	Vacant	0	30	22.50	164	123	0	0	123	123
50	South	Gilbert Gonzalez Jr Dr	93635	083100084	8.48	High Density	R-3	Vacant	0	30	22.50	254	190	190	0	0	190
	Total R-3				37.40							1117	834	501	93	258	834
30	Central	H St	93635	025114015	0.46	Mixed Use	R-C	Vacant	0	30	20	1117	9	0	4	0	9
31	Central	G St	93635	025114011	0.92	Mixed Use	R-C	Vacant	0	30	20	27	18	18	0	0	18
32	Central	G St	93635	025114012	0.92	Mixed Use	R-C	Vacant	0	30	20	27	18	18	0	0	18
33	Central	Henry Miller Plaza	93635	025072036	4.77	Mixed Use	R-C	Vacant	0	30	20	143	95	95	0	0	95
34	Central	H St	93635	025054006	2.02	Mixed Use	R-C	Vacant	0	30	20	60	40	40	0	0	40
	Total R-C				9.08							1374	180	171	4	0	180
Grand Total					326.43							5761	3462	1368	676	1444	3462