

Merced County Sites Inventory

Opportunity Sites

Map ID	Census Tract	Community	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	06047000201	Delhi	El Capitan Wy & 5th St	95315	011042009	1.32	LDR	R-1	Vacant	4	8	6	10	7	0	0	0	7	7
2	06047000204	Delhi	16126 Shell St	95315	010102034	0.23	MDR	R-2	Vacant	1	10	7.5	2	1	0	0	1	0	1
3	06047000201	Delhi	Vincent Rd & Shanks Rd	95315	011030003	9.67	HD	R-4	Vacant	15	33	24.8	319	239	0	239	0	0	239
4	06047000201	Delhi	3rd St & Gaddy St	95315	011101010	0.59	MU	MU	Vacant	4	33	16.5	19	9	0	9	0	0	9
5	06047000201	Delhi	4th St & Gordon Ave	95315	011052009	0.80	MU	MU	Vacant	4	33	16.5	26	13	0	13	0	0	13
6	06047000205	Delhi	Stephens St & El Capitan Wy	95315	009122025	0.37	MU	MU	Vacant	4	33	16.5	12	6	0	0	0	6	6
		Delhi Total				12.98							388	275	0	261	1	13	275
11	06047000903	Franklin/Beachwood	Drake Ave	95348	057671031	1.55	LDR	R-1	Vacant	4	8	6	12	9	0	0	0	9	9
12	06047000903	Franklin/Beachwood	1848 N Ashby Rd	95348	057390021	4.24	MDR	R-2	Vacant	1	10	7.5	42	31	0	0	31	0	31
13	06047000903	Franklin/Beachwood	N Fern St	95348	057390061	1.16	MDR	R-3	Vacant	8	15	11.3	17	13	0	0	13	0	13
14	06047000903	Franklin/Beachwood	N Fern St & Ashby Rd	95348	057390062	2.11	MDR	R-3	Vacant	8	15	11.3	31	23	0	0	23	0	23
		Franklin/Beachwood Total				9.06							102	76	0	0	67	9	76
15	06047000403	Hilmar	Camden Dr & American Ave	95324	045370025	32.10	LDR	R-1	Agriculture	4	8	6	256	192	0	0	0	192	192
16	06047000403	Hilmar	Lander Ave	95324	015090012	15.00	LDR	R-1	Agriculture	4	8	6	120	90	0	0	0	90	90
17	06047000403	Hilmar	19272 Bloss Ave	95324	045370028	21.85	LDR	R-1	Agriculture	4	8	6	174	131	0	0	0	131	131
18	06047000403	Hilmar	American Ave	95324	045390016	18.70	LDR	R-1	Agriculture	4	8	6	149	112	0	0	0	112	112
19	06047000403	Hilmar	American Ave	95324	045370005	18.34	LDR	R-1	Agriculture	4	8	6	146	110	0	0	0	110	110
20	06047000403	Hilmar	7688 N Towe Ct	95324	017140085	0.21	MDR	R-2	Vacant	1	10	7.5	2	1	0	0	1	1	1
21	06047000404	Hilmar	Lander Ave	95324	015062006	0.10	MU	MU	Vacant	4	33	16.5	3	1	0	0	0	1	1
22	06047000403	Hilmar	Lander Ave & W 1st St	95324	015070005	0.17	MU	MU	Vacant	4	33	16.5	5	2	0	0	0	2	2
23	06047000403	Hilmar	W 1st St	95324	015150023	0.80	MU	MU	Vacant	4	33	16.5	26	13	0	0	0	13	13
24	06047000403	Hilmar	7602 Lander Ave	95324	017140015	0.17	MU	MU	Vacant	4	33	16.5	5	2	0	0	0	2	2
25	06047000403	Hilmar	Lander Ave	95324	017140046	0.57	MU	MU	Vacant	4	33	16.5	18	9	0	9	0	0	9
26	06047000404	Hilmar	Lander Ave	95324	017090011	2.40	MU	MU	Vacant	4	33	16.5	79	39	0	39	0	0	39
27	06047000403	Hilmar	7702 Lander Ave	95324	017140045	0.51	MU	MU	Vacant	4	33	16.5	16	8	0	8	0	0	8
		Hilmar Total				110.91							999	710	0	56	1	654	711
31	06047001902	Le Grand	S Cook St & E Brice St	95333	318133008	0.18	MDR	R-2	Vacant	1	10	7.5	1	1	0	0	0	1	1
32	06047001902	Le Grand	Marshall St & Wilson St	95333	318135005	0.15	MDR	R-2	Vacant	1	10	7.5	1	1	0	0	0	1	1

33	06047001902	Le Grand	Woodrow St	95333	318137008	0.15	MDR	R-2	Vacant	1	10	7.5	1	1	0	0	0	1	1
34	06047001902	Le Grand	Woodrow St	95333	318138002	0.17	MDR	R-2	Vacant	1	10	7.5	1	1	0	0	0	1	1
35	06047001902	Le Grand	S Cook St & E Brice St	95333	318120020	1.71	MDR	R-3	Vacant	8	15	11.3	25	19	0	0	19	0	19
36	06047001902	Le Grand	Santa Fe Ave	95333	318065005	0.34	MU	MU	Vacant	4	33	16.5	11	5	0	0	0	8	8
		Le Grand Total				2.70							40	28	0	0	19	12	31
42	06047001901	Planada	Dulcinea St	95365	053150005	11.68	LDR	R-1-5000	Vacant	4	8	6	93	70	0	0	0	70	70
43	06047001901	Planada	Park St	95365	037220006	5.71	LDR	R-1-5000	Vacant	4	8	6	45	34	0	0	0	34	34
44	06047001901	Planada	N Plainsburg Rd	95365	037020006	19.80	LDR	R-1-5000	Agriculture	4	8	6	158	118	0	0	0	118	118
45	06047001901	Planada	N Plainsburg Rd & Childs Ave	95365	037020007	18.11	LDR	R-1-5000	Agriculture	4	8	6	144	108	0	0	0	108	108
46	06047001901	Planada	292 N Cody Ave	95365	037090010	4.75	LDR	R-1	Agriculture	4	8	6	38	28	0	0	0	28	28
47	06047001901	Planada	8973 HWY 140	95365	037020004	14.00	MDR	R-2	Vacant	1	10	7.5	140	105	0	0	105	0	105
48	06047001901	Planada	N Plainsburg Rd	95365	037052001	0.29	MDR	R-3	Vacant	8	15	11.3	4	3	0	0	3	0	3
49	06047001901	Planada	N Plainsburg Rd	95365	037052002	0.48	MDR	R-3	Vacant	8	15	11.3	7	5	0	0	5	0	5
50	06047001901	Planada	Santa Fe Ave & Krafft Rd	95365	037242002	15.73	MDR	R-3	Agriculture	8	15	11.3	235	176	0	0	176	0	176
51	06047001901	Planada	Code Ave & Park St	95365	037170038	2.19	MDR	R-3	Vacant	8	15	11.3	32	24	0	0	24	0	24
52	06047001901	Planada	9745 Stanford Ave	95365	037170025	0.58	MDR	R-3	Vacant	8	15	11.3	8	6	0	0	6	0	6
53	06047001901	Planada	9256 E BRODRICK AVE	95365	037154018	0.38	MU	MU	Vacant	4	33	16.5	12	6	0	0	0	6	6
54	06047001901	Planada	Mills St	95365	037154030	0.14	MU	MU	Vacant	4	33	16.5	4	2	0	0	0	2	2
55	06047001901	Planada	Brodrick Ave & Mills St	95365	037154031	0.16	MU	MU	Vacant	4	33	16.5	5	2	0	0	0	2	2
56	06047001901	Planada	Santa Fe Dr & E Childs Ave	95365	037192014	0.17	MU	MU	Vacant	4	33	16.5	5	2	0	0	0	2	2
57	06047001901	Planada	Santa Fe Dr & E Childs Ave	95365	037192013	0.17	MU	MU	Vacant	4	33	16.5	5	2	0	0	0	2	2
58	06047001901	Planada	Broadway	95365	037154004	0.26	MU	MU	Vacant	4	33	16.5	8	4	0	0	0	4	4
59	06047001901	Planada	Brodrick Ave & Santa Fe Dr	95365	037191001	0.80	MU	MU	Vacant	4	33	16.5	26	13	0	13	0	0	13
		Planada Total				95.40							969	708	0	13	319	376	708
68	06047002100	Santa Nella	Santa Nella Rd	95322	078130097	13.40	LDR	R-1	Vacant	4	8	6	107	80	0	0	0	85	85
69	06047002100	Santa Nella	Santa Nella Rd	95322	070100011	29.40	MDR	R-2	Agriculture	1	10	7.5	294	220	0	0	0	100	100
70	06047002100	Santa Nella	Santa Nella Rd	95322	070100011	20.00	HDR	R-4	Agriculture	15	33	24.8	660	200	0	248	132	132	132
		Santa Nella Total				62.80							1061	500	0	248	132	317	697
71	06047000505	Winton	Lindsey Ct	95388	147070043	15.81	LDR	R-1	Vacant	4	8	6	126	94	0	0	0	94	94
72	06047000505	Winton	Vine Ave	95388	147070030	14.04	LDR	R-1	Agriculture	4	8	6	112	84	0	0	0	84	84
73	06047000505	Winton	Ridge St	95388	147070017	10.00	MDR	R-3	Vacant	8	15	11.3	150	112	0	0	112	0	112
		Winton Total				39.85							388	290	0	0	112	178	290
		Grand Total				333.70							3947	2587	0	578	651	1559	2788

Rezone Sites

Map ID	Census Tract	Community	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Proposed GP	Proposed 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
7	6047000205	Delhi	16399 LETTEAU AVE	95315	009110022	1.50	MDR	R-3	HDR	R-4	Vacant	15	33	24.75	49	37	37	0	0	37
8	06047000201	Delhi	Vincent Rd & Shanks Rd	95315	011030003	5.49	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	181	135	135	0	0	135
9	06047000201	Delhi	Vincent Rd & Shanks Rd	95315	011030003	2.64	UR	R-1-5000	HDR	R-4	Vacant	15	33	24.75	87	65	65	0	0	65
10	06047000201	Delhi	S 2nd Ave	95315	011110003	9.70	BP	M-1	HDR	R-4	Vacant	15	33	24.75	320	240	240	0	0	240
		Delhi Total				19.33									637	477	477	0	0	477
28	06047000403	Hilmar	W 1st St	95324	015100035	2.50	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	82	61	61	0	0	61
29	06047000403	Hilmar	W 1st St	95324	015100027	5.55	LDR	R-1	HDR	R-4	Agriculture	15	33	24.75	183	137	137	0	0	137
30	06047000403	Hilmar	Bloss Ave	95324	015100026	3.40	LDR	R-1	HDR	R-4	Agriculture	15	33	24.75	112	84	84	0	0	84
		Hilmar Total				11.45									377	282	282	0	0	282
37	06047001902	Le Grand	Mc Dowell St	95333	318050004	5.34	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	176	133	133	0	0	133
38	06047001902	Le Grand	S Fresno Rd	95333	318150015	4.77	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	157	119	119	0	0	119
39	06047001902	Le Grand	Mc Dowell St	95333	318050005	4.13	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	136	103	103	0	0	103
40	06047001902	Le Grand	Washington St & Jackson St	95333	318010009	3.01	GC	C-2	HDR	R-4	Vacant	15	33	24.75	99	75	75	0	0	75
41	06047001902	Le Grand	Washington St	95333	318010008	2.10	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	69	52	52	0	0	52
		Le Grand Total				19.35									637	482	482	0	0	482
60	06047001901	Planada	E childs Ave	95365	037250001	3.00	MDR	R-3	HDR	R-4	Vacant	15	33	24.75	99	74	74	0	0	74
61	06047001901	Planada	Columbus Ct	95365	037250015	5.44	MDR	R-3	HDR	R-4	Vacant	15	33	24.75	179	134	134	0	0	134
62	06047001901	Planada	E Gerard Ave & Plainsburg Rd	95365	053144009	1.84	MDR	R-3	HDR	R-4	Vacant	15	33	24.75	60	45	45	0	0	45
63	06047001901	Planada	E Gerard Ave & Plainsburg Rd	95365	053144008	1.82	MDR	R-3	HDR	R-4	Vacant	15	33	24.75	60	45	45	0	0	45
64	06047001901	Planada	Cody Ave	95365	037170042	0.91	MDR	R-3	HDR	R-4	Vacant	15	33	24.75	29	22	22	0	0	22
65	06047001901	Planada	Haskell Ave	95365	037080030	3.53	LDR	R-1-5000	HDR	R-4	Vacant	15	33	24.75	116	87	87	0	0	87
66	06047001901	Planada	North Ave	95365	037080038	1.65	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	54	40	40	0	0	40
67	06047001901	Planada	E Gerard Ave & Plainsburg Rd	95365	037020003	1.01	LDR	R-1	HDR	R-4	Agriculture	15	33	24.75	33	24	24	0	0	24
		Planada Total				19.19									630	471	471	0	0	471
74	06047000504	Winton	Myrtle Ave	95388	146230039	2.35	LDR	R-1-5000	HDR	R-4	Vacant	15	33	24.75	77	58	58	0	0	58
75	06047000505	Winton	Crawford St	95388	147292024	1.94	LDR	R-1	HDR	R-4	Vacant	15	33	24.75	64	48	48	0	0	48
		Winton Total				4.29									141	106	106	0	0	106
Grand Total						73.61									2422	1818	1818	0	0	1818