

Attachment A
Urban Reserve Development Inventory and Land Need Forecast
September 11, 2023

Table A5. Challenging Residential Sites

Figure 6 Map ID	Project Name	Assessor Parcel Number (APN)	2023-2031 Housing Element Site	General Location	General Plan Designation	Density Range (Units/Acre)	Density Midpoint	Zoning	Acreage	Development Capacity	No. of Permits Issued	Remaining Lots	Status
33	Amber Hills	133011030 133011210 133011220		East of Browns Valley Road, North of Vaca Valley Parkway	Residential Estate	0.5 to 3	1.75	RE-1, RE-10, OS	19.2	38	0	38	
34	Arroyo Vista	125050090		Southwest corner of Fruitvale Road and Gibson Canyon Road	Residential Estate	0.5 to 3	1.75	RE-10	3.76	8	0	8	Stable top of bank has moved and reduced development potential. Too many infrastructure improvements
35	Former SID Headquarters Site 1	131240220	50	508 Elmira Road	Residential Low Medium Density	5.1 to 8	6.5	RLM-3.6	10	69	0	69	GPA approved in 2011 No TM
36	Gibson/Vine Estates	129020090	20	Southeast corner of Gibson Canyon Road	Residential Estate	0.5 to 3	1.75	RE-10	9.01	8	0	8	HE Site 20 maybe. Costly infrastructure requirements.
37	Hillside Lane			East Monte Vista Avenue and Hillside Lane	Residential High Density	20.1 to 24	22	RH	1.1	22	0	22	
38	681 Markham Ave.	129202010	28	681 Markham Avenue	Residential High Density	20.1 to 24	22	RH	0.31	11	0	11	Hillside Site
39	Marshall Road Site 1 (Triangle Property)	131100140		North Side of Marshall Road, East of Davis Street	Residential Low Density	3.1 to 5	4	RL-6	2.51	10	0	10	Contains small home being used as a church.
40	Nob Hill Estates Custom Lots (File No. 02-223)	0125450010 0125450020 0125450040 0125450050 0125450060 0125450070		East of Nob Hill Open Space located on North Alamo Drive	Residential Estate	0.5 to 3	1.75	RE-15	12.17	9	3	6	Recorded Map for Custom Homes
41	North Vine Street Estates Custom Lots	Various		North Vine Street	Residential Estate	0.5 to 3	1.75	RE-20	60.4	57	50	7	Recorded Map for Custom Homes
42	Portofino 2	127080060		West side of Marshall Road, behind Portofino Subdivision	Residential Low Medium	5.1 to 8	6.5	RLM-C	1.26	7	0	7	Liquefaction is likely. Stable top of bank has likely moved.
43	Rice McMurtry Area	133011040 thru -110 105210200 thru -220 105210530 105210540 105210410 105210430		East side of Browns Valley Road, North of Vaca Valley Parkway	Residential Estates	0.5 to 3	1.75	AG (Interim Zoning Designation)	28.34	50	0	50	May require a policy change
44	Spring Lane 2	126030060 126030070		Alamo Drive and Spring Lane	Residential Estate	0.5 to 3	1.75	RE-12	14	27	0	27	Owner may not be seeking to subdivide.
45	Stratton Estates (Orchard Park 3) (File No. 05-128)	125420030 125420040 125420060 125420090 125420070 125420080		Arlene Drive South of Fruitvale Road	Residential Low Density	3.1 to 5	4	RL-10	4	10	4	6	Recorded Map for Custom Homes Last Home Constructed in 2007
46	Vaca Villa Townhomes (Recorded Map)	127431200 127431010 thru -019	78	End of Butcher Road	Residential High Density	14.1 to 20 (Grandfathered In)	17	RH	2.01	12	0	12	Final Map recorded in mid-1970s. Creekbank stability issues makes this project unlikely to develop.
47	Vine Glen Estates (Bresee Subdivision)	129170010 129170050	26 and 26	East Side of Vine Street, north of Wesley Avenue	Residential Low Density	3.1 to 5	4	RL-6	6.3	19	0	19	yes
												Challenging Residential Lots	300