

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

Table A6. Housing Element Residential High Density Sites

Figure 7 Map ID	Project Name	Assessor Parcel Number (APN)	2023-2031 Housing Element Site	General Location	General Plan Designation	Density Range (Units/Acre)	Zoning	Realistic Capacity Modifier ¹	Acreage	Total Development Capacity
1	Northwest Corner of W. Monte Vista Ave. and North Orchard	125235430	2	Northwest Corner of W. Monte Vista Avenue and North Orchard Avenue	Residential High Density	20.1 to 30.0	RH	0.8	0.99	24
2	Markham Ave. North of Wesley Ave.	129201050	27	Markham Avenue North of Wesley Avenue	Residential High Density	20.1 to 30.0	RH	0.8	0.17	5
3	681 Markham Ave.	129202010	28	681 Markham Avenue	Residential High Density	20.1 to 30.0	RH	0.8	0.44	11
4	Markham Site West	130010250	39		Residential High Density	20.1 to 30.0	RH	0.5	0.51	8
5	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133014010	59	Southeast Corner Vaca Valley Parkway and Allison Parkway	Residential High Density	20.1 to 30.0	RH	0.8	0.15	4
5	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133014020	60	Southeast Corner Vaca Valley Parkway and Allison Parkway	Residential High Density	20.1 to 30.0	RH	0.8	8.74	210
5	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133014030	61	Southeast Corner Vaca Valley Parkway and Allison Parkway	Residential High Density	20.1 to 30.0	RH	0.8	4.13	100
5	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133580010	79	Southeast Corner Vaca Valley Pkwy and Allison Parkway	Residential High Density	20.1 to 30.0	RH	0.8	8.56	206
6	830 Leisure Town Road	133100030	62	830 Leisure Town Road	Residential High Density	20.1 to 30.0	RH	0.8	0.82	20
7	Quinn Road	133100110	63	Quinn Road and I-80	Residential High Density	20.1 to 30.0	RH	0.8	1.28	31
7	Quinn Road	133100120	64	Quinn Road and I-80	Residential High Density	20.1 to 30.0	RH	0.8	1.94	47
8	Orange Drive North	133140330	66 (Portion)	North Side of the Terminus of Orange Drive	Residential High Density	20.1 to 30.0	RH	0.8	1.5	17
9	Orange Drive South	133140290	65	South Side of the Terminus of Orange Drive	Residential High Density	20.1 to 30.0	RH	0.8	0.84	21
9	Orange Drive South	133150220	67	South Side of the Terminus of Orange Drive	Residential High Density	20.1 to 30.0	RH	0.8	0.64	16
9	Orange Drive South	133150240	68	South Side of the Terminus of Orange Drive	Residential High Density	20.1 to 30.0	RH	0.8	2.3	56
9	Orange Drive South	133150250	69	South Side of the Terminus of Orange Drive	Residential High Density	20.1 to 30.0	RH	0.8	0.36	9
10	Leisure Town Road Apts (1)	134020210	71	Between Leisure Way and Yellowstone Drive	Residential High Density	20.1 to 30.0	RH	0.8	3.56	86
10	Leisure Town Road Apts (2)	134056010	73	Between Leisure Way and Yellowstone Drive	Residential High Density	20.1 to 30.0	RH	0.4	0.65	16
11	Lagoon Valley Former Business	128020130	79	Rivera Road	Residential High Density	20.1 to 30.0	RH	0.8	19.15	460
12	Alamo Drive	132050020	53	Alamo Drive next to Mobile Home Park	Residential High Density	20.1 to 30.0	RH	0.8	0.7	17
Total Development Capacity										1364

Note: ¹ For the sites in the RH zone, the assumed realistic capacity is 80 percent of the maximum allowed units (30 per acre), with the exception of sites 38 and 39 (also known respectively as Markham Site East and as Markham Site West). Site 38 is 0.79 acres and site 39 is 0.51 acres. Due to the presence of hillsides, its assumed realistic capacity is 50 percent of the maximum allowed units (30 per acre).