

# **City of Manteca**

## **6th Cycle Housing Element**

### **Public Review Draft**

## Appendices

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August 2023

# Appendix A

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## Inventory of Residential Sites

Appendix A - Inventory of Vacant and Underutilized Sites

APN	ADDRESS	General Plan	Zoning	ACRE	EXISTING USE	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	Very Low	Low	Moderate	Above Moderate
224-040-010-000	1456 S MAIN ST	CMU	CMU	0.17	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	3	0	0	3	0
223-410-050-000	1125 E YOSEMITE AVE	CMU	CMU	0.23	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	4	0	0	4	0
241-300-160-000	2124 W YOSEMITE AVE	CMU	CG	0.60	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	20.1	30.0	20.1	12	7	5	0	0
241-300-170-000	2110 W YOSEMITE AVE	CMU	CG	0.61	VACANT COMMERCIAL LAND W/UTIL.	20.1	30.0	20.1	12	7	5	0	0
197-240-040-000	2160 N UNION RD	CMU	SP	0.90	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	18	11	7	0	0
204-100-560-000	2165 N UNION RD	CMU	SP	0.94	SINGLE FAMILY RESIDENCE W/SECONDARY RES SQ FT	20.1	30.0	20.1	18	11	7	0	0
202-220-280-000	2075 W LOUISE AVE	CMU	CMU	0.97	RURAL RESIDENTIAL - VACANT HOMESITE	20.1	30.0	20.1	19	11	8	0	0
223-430-090-000	1147 E YOSEMITE AVE	CMU	CMU	1.00	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	20	12	8	0	0
241-300-250-000	693 S AIRPORT WAY	CMU	M1	1.00	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	25	15	10	0	0
198-170-190-000	207 N AIRPORT WAY	CMU	M1	1.09	SINGLE FAMILY RESIDENCE W/SECONDARY RES SQ FT	20.1	30.0	20.1	21	13	8	0	0
198-170-180-000	225 N AIRPORT WAY	CMU	M1	1.09	RURAL RESIDENCE - 1 RES.	20.1	30.0	20.1	21	13	8	0	0
198-170-170-000	247 N AIRPORT WAY	CMU	M1	1.09	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	21	13	8	0	0
200-140-300-000	1797 W YOSEMITE AVE A	CMU	PD	1.09	MISC CITY PROPERTY	20.1	30.0	20.1	21	13	8	0	0
204-100-580-000	1237 W LATHROP RD	CMU	SP	1.10	RURAL RES W/MISC. RES. IMPS ONLY (GARAGE, POOL,	20.1	30.0	20.1	21	13	8	0	0
241-300-550-000	527 S AIRPORT WAY	CMU	M1	1.18	RES LOT W/MOBILEHOME	20.1	30.0	20.1	24	14	10	0	0
241-300-540-000	483 S AIRPORT WAY	CMU	M1	1.19	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	24	14	10	0	0
241-300-530-000	437 S AIRPORT WAY	CMU	M1	1.19	RES LOT W/MOBILEHOME	20.1	30.0	20.1	24	14	10	0	0
226-160-460-000	1231 W ATHERTON DR	CMU	PD	1.21	VACANT COMMERCIAL LAND - UNDEV.	20.10	30.00	20.10	24	14	10	0	0
219-050-180-000	1196 S UNION RD	CMU	R1	1.23	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	25	15	10	0	0
224-040-030-000	1532 S MAIN ST	CMU	CMU	1.27	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	25	15	10	0	0
202-220-310-000	1160 N AIRPORT WAY	CMU	CMU	1.27	POTENTIAL RES SUBDIVISION	20.1	30.0	20.1	25	15	10	0	0
241-300-450-000	863 S AIRPORT WAY	CMU	M1	1.35	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	27	16	11	0	0
241-300-230-000	579 S AIRPORT WAY	CMU	M1	1.38	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	31	19	12	0	0
197-240-050-000	2170 N UNION RD	CMU	SP	1.52	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	30	18	12	0	0
241-300-440-000	795 S AIRPORT WAY	CMU	M1	1.61	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	32	19	13	0	0
241-300-580-000	2142 W YOSEMITE AVE	CMU	CG	1.65	AUTO & TRUCK REPAIRS & ACCESSORIES	20.1	30.0	20.1	33	20	13	0	0
228-060-250-000	2170 S AUSTIN RD	CMU	MP	1.89	RURAL RESIDENCE - 1 RES.	20.1	30.0	20.1	37	22	15	0	0
197-240-060-000	2180 N UNION RD	CMU	SP	2.01	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	40	24	16	0	0
241-300-690-000	YOSEMITE AVE AND AIRPORT WAY	CMU	M1	2.12	RURAL RESIDENCE - 1 RES.	20.1	30.0	20.1	42	25	17	0	0
224-040-300-000	1184 E WOODWARD AVE	CMU	CN	2.43	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	46	28	18	0	0
198-160-220-000	295 N AIRPORT WAY	CMU	R1	2.73	IRRIGATED FIELD CROPS W/RESIDENCE	20.1	30.0	20.1	54	32	22	0	0
204-100-210-000	1425 W LATHROP RD	CMU	SP	2.81	RURAL RESIDENCE - 1 RES.	20.1	30.0	20.1	57	34	23	0	0
204-100-220-000	1387 W LATHROP RD	CMU	SP	2.83	RURAL RESIDENCE - 1 RES.	20.1	30.0	20.1	57	34	23	0	0
204-100-550-000	2203 N UNION RD	CMU	SP	3.73	VAC RES LOT - DEV W/UTILITIES	20.1	30.0	20.1	74	44	30	0	0
228-060-240-000	2090 S AUSTIN RD	CMU	MP	4.00	POULTRY RANCH W/RESIDENCE	20.1	30.0	20.1	95	57	38	0	0
226-160-450-000	1265 W ATHERTON DR	CMU	PD	4.46	VACANT COMMERCIAL LAND - UNDEV.	20.10	30.00	20.10	89	53	36	0	0
224-040-080-000	1482 S MAIN ST	CMU	CMU	4.48	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	89	53	36	0	0
224-050-070-000	1840 PILLSBURY RD	CMU	CMU	5.00	SINGLE FAMILY RESIDENTIAL	20.1	30.0	20.1	100	60	40	0	0
218-090-060-000	1558 N MAIN ST	CMU	CMU	6.67	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	135	81	54	0	0
221-050-140-000	682 S MAIN ST	CMU	CMU	8.07	MISC CITY PROPERTY	20.1	30.0	20.1	162	97	65	0	0
224-040-100-000	475 E QUINTAL RD	CMU	CMU	9.18	POTENTIAL COMMERCIAL SUBDIVISION	20.1	30.0	20.1	196	118	78	0	0
228-020-280-000	565 S AUSTIN RD	CMU	CMU	9.46	RURAL RESIDENTIAL - 2 OR MORE RES.	20.1	30.0	20.1	186	112	74	0	0
228-020-310-000	641 S AUSTIN RD	CMU	CMU	10.00	RURAL RESIDENCE - 1 RES.	20.1	30.0	20.1	196	118	78	0	0
228-060-270-000	2252 S AUSTIN RD	CMU	MP	11.38	IRRIGATED ORCHARD W/RESIDENCE	20.1	30.0	20.1	224	0	0	224	0
221-140-080-000	712 INDUSTRIAL PARK DR	CMU	M1	9 of 11.86	IRRIGATED ORCHARD W/RESIDENCE	20.1	30.0	20.1	181	109	72	0	0
228-060-260-000	2104 S AUSTIN RD	CMU	MP	12.73	IRRIGATED ORCHARD	20.1	30.0	20.1	250	0	0	250	0
200-140-290-000	1797 W YOSEMITE AVE	CMU	PD	9 of 14.82	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	20.1	181	109	72	0	0

Appendix A - Inventory of Vacant and Underutilized Sites

APN	ADDRESS	General Plan	Zoning	ACRE	EXISTING USE	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	Very Low	Low	Moderate	Above Moderate
223-102-130-000	112 N GRANT AVE	DW	CBD-2	0.03	VACANT COMMERCIAL LAND - UNDEV.	30.1	40.0	30.1	1	0	0	1	0
217-233-260-000	348 N MAPLE AVE	DW	PD	0.06	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	1	0	0	1	0
217-233-270-000	344 N MAPLE AVE	DW	PD	0.06	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	1	0	0	1	0
217-233-290-000	336 N MAPLE AVE	DW	PD	0.06	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	1	0	0	1	0
217-233-280-000	340 N MAPLE AVE	DW	PD	0.06	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	1	0	0	1	0
223-102-120-000	110 N GRANT AVE	DW	CBD-1	0.07	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	2	0	0	2	0
221-020-030-000	128 S GRANT AVE	DW	CBD-2	0.11	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	1	0	0	1	0
221-030-090-000	372 MOFFAT BLVD	DW	CG	0.11	VACANT CITY LANDS	30.1	40.0	30.1	3	0	0	3	0
217-250-630-000	222B W ALAMEDA ST	DW	R2	0.12	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	3	0	0	3	0
223-102-140-000	114 N GRANT AVE	DW	CBD-2	0.13	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	3	0	0	3	0
221-110-050-000	632 E YOSEMITE AVE	DW	CMU	0.13	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	3	0	0	3	0
219-312-020-000	105 WILLOW AVE	DW	CMU	0.15	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	4	0	0	4	0
217-225-030-000	224 N MAPLE AVE	DW	R1	0.15	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	4	0	0	4	0
223-102-150-000	116 N GRANT AVE	DW	CBD-2	0.16	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	4	0	0	4	0
223-230-230-000	617 E YOSEMITE AVE	DW	CMU	0.16	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	4	0	0	4	0
223-230-300-000	603 E YOSEMITE AVE	DW	CMU	0.16	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	4	0	0	4	0
223-230-290-000	605 E YOSEMITE AVE	DW	CMU	0.16	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	4	0	0	4	0
223-230-250-000	611 E YOSEMITE AVE	DW	CMU	0.16	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	4	0	0	4	0
221-070-280-000	113 S LINCOLN AVE	DW	R1	0.16	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	4	0	0	4	0
221-070-290-000	117 S LINCOLN AVE	DW	R1	0.16	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	4	0	0	4	0
223-080-610-000	309 N GRANT AVE	DW	R1	0.16	VAC RES LOT W/MINOR MISC RES. IMPRS (GARAGE, POOL,	30.1	40.0	30.1	4	0	0	4	0
223-101-080-000	126 N MAIN ST	DW	CBD-1	0.17	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	5	0	0	5	0
223-101-100-000	142 N MAIN ST	DW	CBD-1	0.17	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	5	0	0	5	0
221-020-290-000	211 MOFFAT BLVD	DW	CBD-2	0.17	VACANT COMMERCIAL LAND - UNDEV.	30.1	40.0	30.1	5	0	0	5	0
223-071-020-000	128 E ALAMEDA ST	DW	CMU	0.17	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	5	0	0	5	0
217-250-640-000	222A W ALAMEDA ST	DW	R2	0.17	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	5	0	0	5	0
219-386-100-000	110 W WETMORE ST	DW	CN	0.18	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	5	0	0	5	0
221-020-040-000	131 S GRANT AVE	DW	CBD-2	0.20	VACANT INDUSTRIAL LAND UNDEVELOPED	30.1	40.0	30.1	5	0	0	5	0
223-104-010-000	132 N SHERMAN AVE	DW	CMU	0.20	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	5	0	0	5	0
223-110-200-000	121 N FREMONT AVE	DW	CMU	0.22	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	6	0	0	6	0
221-070-030-000	242 E YOSEMITE AVE	DW	CBD-1	0.32	USED CAR LOT	30.1	40.0	30.1	9	0	0	9	0
221-030-100-000	346 MOFFAT BLVD	DW	CG	0.34	VACANT CITY LANDS	30.1	40.0	30.1	10	0	0	10	0
221-030-170-000	280 S MAIN ST	DW	CN	0.37	VACANT CITY LANDS	30.1	40.0	30.1	11	0	0	11	0
217-225-020-000	234 N MAPLE AVE	DW	R1	0.37	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	11	0	0	11	0
223-320-140-000	729 E YOSEMITE AVE	DW	CMU	0.45	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	30.1	40.0	30.1	14	0	0	14	0
217-232-080-000	313 N MAPLE AVE	DW	R1	0.47	VAC RES LOT - DEV W/UTILITIES	30.1	40.0	30.1	14	0	0	14	0
223-071-010-000	470 N MAIN ST	DW	CMU	0.49	VACANT COMMERCIAL LAND W/UTIL.	30.1	40.0	30.1	14	0	0	14	0
221-020-050-000	229 MOFFAT BLVD	DW	CBD-2	0.72	VACANT INDUSTRIAL LAND W/MISC IMPS	30.1	40.0	30.1	21	13	8	0	0
217-233-310-000	357 N MAIN ST	DW	PD	0.83	VACANT COMMERCIAL LAND - UNDEV.	30.1	40.0	30.1	25	15	10	0	0
219-300-230-000	524 W YOSEMITE AVE	HDR	R3	0.10	VAC RES LOT - DEV W/UTILITIES	20.1	30.0	24.0	2	0	0	2	0
219-386-050-000	130 W WETMORE ST	HDR	R3	0.13	VAC RES LOT - DEV W/UTILITIES	20.1	30.0	24.0	2	0	0	2	0
216-330-320-000	170 NORTHGATE DR	HDR	R3	0.19	VACANT COMMERCIAL LAND W/UTIL.	20.1	30.0	24.0	4	0	0	4	0
222-100-030-000	630 S AIRPORT WAY	HDR	CMU	0.51	RURAL RESIDENTIAL - VACANT HOMESITE	20.1	30.0	24.0	11	0	0	11	0
218-210-170-000	197 E LOUISE AVE	HDR	R3	0.66	VACANT COMMERCIAL LAND W/UTIL.	20.1	30.0	24.0	15	9	6	0	0
200-020-130-000	545 N UNION RD	HDR	CN	0.77	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	24.0	18	11	7	0	0
200-020-120-000	577 N UNION RD	HDR	CN	0.77	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	24.0	18	11	7	0	0
200-020-140-000	511 N UNION RD	HDR	CN	0.77	VACANT COMMERCIAL LAND - UNDEV.	20.1	30.0	24.0	18	11	7	0	0

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APN	ADDRESS	General Plan	Zoning	ACRE	EXISTING USE	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	Very Low	Low	Moderate	Above Moderate
200-140-180-000	216 N AIRPORT WAY	HDR	R3	0.97	VACANT LOT ZONED FOR 3 OR 4 UNITS	20.1	30.0	24.0	23	14	9	0	0
208-260-130-000	1308 E NORTH ST	HDR	R3	1.24	LIGHT INDUSTRIAL & WAREHOUSING	20.1	30.0	24.0	28	17	11	0	0
217-490-550-000	750 N UNION RD	HDR	CN	1.28	OTHER CHURCH PROPERTY	20.1	30.0	24.0	30	18	12	0	0
200-140-040-000	250 N AIRPORT WAY	HDR	R3	1.44	SINGLE FAMILY RESIDENTIAL	20.1	30.0	24.0	29	17	12	0	0
208-220-330-000	576 COTTAGE AVE	HDR	R3	1.47	MISC STATE PROPERTY	20.1	30.0	24.0	35	21	14	0	0
222-100-040-000	700 S AIRPORT WAY	HDR	CMU	1.88	TWO SFDS ON SINGLE PARCEL	20.1	30.0	24.0	45	27	18	0	0
222-100-050-000	724 S AIRPORT WAY	HDR	CMU	2.67	SFD W/SECONDARY USE (I.E. BARBER SHOP,	20.1	30.0	24.0	63	38	25	0	0
208-210-190-000	347 N VASCONCELLOS AVE	HDR	R3	3.23	VACANT LOTS ZONED FOR APARTMENTS	20.1	30.0	24.0	77	46	31	0	0
222-100-060-000	794 S AIRPORT WAY	HDR	CMU	3.27	RURAL RESIDENCE - 1 RES.	20.1	30.0	24.0	77	46	31	0	0
200-140-050-000	238 N AIRPORT WAY	HDR	R3	3.84	VACANT LOTS ZONED FOR APARTMENTS	20.1	30.0	24.0	100	60	40	0	0
222-400-360-000	248 PACIFIC RD, MANTECA 0	LDR	R1	0.00	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
241-470-020-000	2221 HEARTH DR	LDR	R1	0.01	VACANT CITY LANDS	2.1	8.0	4.8	1	0	0	0	1
224-600-460-000	1910 LOVEJOY AVE	LDR	R1	0.06	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
217-110-290-000	213 HEMLOCK AVE	LDR	R1	0.08	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
223-200-320-000	724 E ALAMEDA ST	LDR	R1	0.08	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
223-200-330-000	722 E ALAMEDA ST	LDR	R1	0.08	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
219-230-100-000	419 S VEACH AVE	LDR	R1	0.09	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
217-260-310-000	516 LOMBARDO AVE	LDR	R1	0.09	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
223-080-510-000	320 N SHERMAN AVE	LDR	R1	0.10	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
217-280-010-000	127 W ARGONAUT ST	LDR	R1	0.11	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	2.1	8.0	4.8	1	0	0	0	1
222-200-450-000	1033 KENNY AVE	LDR	PD	0.12	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
219-386-030-000	142 W WETMORE ST	LDR	R1	0.13	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
219-386-200-000	141 SOUTH ST	LDR	R1	0.13	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
219-386-010-000	418 VINE AVE	LDR	R1	0.13	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
219-180-170-000	818 MARION ST	LDR	R1	0.14	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
217-050-430-000	210 ALMOND AVE	LDR	CN	0.15	VACANT COMMERCIAL LAND - UNDEV.	2.1	8.0	4.8	1	0	0	0	1
226-520-440-000	1236 SEPHOS ST	LDR	PD	0.15	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
224-490-090-000	1573 SAND LN	LDR	R1	0.15	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
217-050-440-000	206 ALMOND AVE	LDR	CN	0.17	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	2.1	8.0	4.8	1	0	0	0	1
223-143-330-000	649 E EDISON ST	LDR	R1	0.17	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
222-400-250-000	319 GRAND PRIX AVE	LDR	R1	0.20	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
208-110-340-000	900 BUTTON AVE	LDR	R1	0.20	VACANT COMMERCIAL LAND - UNDEV.	2.1	8.0	4.8	1	0	0	0	1
222-390-160-000	204 PACIFIC RD	LDR	R1	0.21	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
217-350-380-000	1087 HACIENDA AVE	LDR	R1	0.21	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
218-110-480-000	1382 ANDREW LN	LDR	R1	0.24	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
208-660-130-000	1062 GRANITE PL	LDR	R1	0.24	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
222-400-300-000	405 GRAND PRIX AVE	LDR	R1	0.25	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
223-330-080-000	1006 PINE ST	LDR	R1	0.26	VAC RES LOT W/MINOR MISC RES. IMPRS (GARAGE, POOL,	2.1	8.0	4.8	1	0	0	0	1
223-080-520-000	318 N SHERMAN AVE	LDR	R1	0.29	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
224-250-480-000	1903 PILLSBURY RD	LDR	R1	0.30	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	1	0	0	0	1
224-250-500-000	1951 PILLSBURY RD	LDR	R1	0.36	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	2	0	0	0	2
241-410-180-000	19409 MCKINLEY AVE	LDR	CG	0.49	VACANT CITY LANDS	2.1	8.0	4.8	2	0	0	0	2
223-144-690-000	465 E ALAMEDA ST	LDR	R1	0.63	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	3	0	0	0	3
208-210-030-000	695 N AUSTIN RD	LDR	R1	1.00	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	4	0	0	0	4
226-290-490-000	2014 OLEANDER AVE	LDR	PD	1.01	IRRIGATED FIELD CROPS W/RESIDENCE	2.1	8.0	4.8	5	0	0	0	5
223-144-620-000	556 E EDISON ST	LDR	R1	1.01	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	5	0	0	0	5
241-410-190-000	19465 MCKINLEY AVE	LDR	CG	1.03	MISC CITY PROPERTY	2.1	8.0	4.8	5	0	0	0	5

Appendix A - Inventory of Vacant and Underutilized Sites

APN	ADDRESS	General Plan	Zoning	ACRE	EXISTING USE	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	Very Low	Low	Moderate	Above Moderate
228-020-340-000	837 S AUSTIN RD	LDR	R1	1.03	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	4	0	0	0	4
226-410-730-000	1927 AL FONSECA LN	LDR	R1	1.22	CITY PARKS & OTHER REC. FACILITIES	2.1	8.0	4.8	6	0	0	0	6
208-130-090-000	1514 E LOUISE AVE	LDR	R1	1.22	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	5	0	0	0	5
208-130-080-000	1486 E LOUISE AVE	LDR	R1	1.22	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	5	0	0	0	5
208-130-070-000	1438 E LOUISE AVE	LDR	R1	1.22	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	5	0	0	0	5
241-410-470-000	2709 BRONZAN RD	LDR	CG	1.26	MISC CITY PROPERTY	2.1	8.0	4.8	6	0	0	0	6
223-180-100-000	880 E LOUISE AVE	LDR	R1	1.42	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	6	0	0	0	6
241-410-500-000	BRONZAN RD AND MCKINLEY AVE	LDR	CG	1.56	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	6	0	0	0	6
224-440-640-000	1765 BANDONI LN	LDR	R1	1.70	TWO SFDS ON SINGLE PARCEL	2.1	8.0	4.8	6	0	0	0	6
208-210-070-000	581 N AUSTIN RD	LDR	R1	1.78	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	8	0	0	0	8
224-022-010-000	1178 W WOODWARD AVE	LDR	R1	1.84	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	8	0	0	0	8
202-020-100-000	1626 N AIRPORT WAY	LDR	R1	1.90	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	8	0	0	0	8
241-410-490-000	2797 BRONZAN RD	LDR	CG	2.13	VACANT CITY LANDS	2.1	8.0	4.8	10	0	0	0	10
241-410-510-000	2813 BRONZAN RD	LDR	CG	2.13	PUBLIC OWNED LAND - NON-TAXABLE	2.1	8.0	4.8	10	0	0	0	10
226-180-240-000	1437 PEACH AVE	LDR	PD	2.14	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	9	0	0	0	9
241-410-170-000	19365 MCKINLEY AVE	LDR	CG	2.41	VETERINARY HOSPITALS	2.1	8.0	4.8	11	0	0	0	11
241-410-480-000	2693 BRONZAN RD	LDR	CG	3.34	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	15	0	0	0	15
241-410-460-000	2641 BRONZAN RD	LDR	CG	3.65	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	18	0	0	0	18
222-240-120-000	1085 S UNION RD	LDR	R1	3.67	VAC RES LOT - DEV W/UTILITIES	2.1	8.0	4.8	18	0	0	0	18
208-090-110-000	1291 E LOUISE AVE	LDR	R1	4.46	VAC RES LOT-UNDEVELOPED	2.1	8.0	4.8	20	0	0	0	20
208-090-100-000	1383 E LOUISE AVE	LDR	R1	4.84	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	23	0	0	0	23
208-210-270-000	585 N AUSTIN RD	LDR	R1	4.94	POTENTIAL RES SUBDIVISION	2.1	8.0	4.8	23	0	0	0	23
228-020-380-000	919 S AUSTIN RD	LDR	R1	5.00	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	23	0	0	0	23
224-040-210-000	2112 S MAIN ST	LDR	R1	5.00	RURAL RESIDENCE - 1 RES.	2.1	8.0	4.8	24	0	0	0	24
228-020-440-000	499 S AUSTIN RD	LDR	CMU	11.25	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	2.1	8.0	4.8	54	0	0	0	54
208-210-260-000	501 N AUSTIN RD	LDR	R1	14.83	POTENTIAL RES SUBDIVISION	2.1	8.0	4.8	71	0	0	0	71
208-210-280-000	629 N AUSTIN RD	LDR	R1	18.57	SINGLE FAMILY RESIDENTIAL	2.1	8.0	4.8	89	0	0	0	89
208-210-120-000	743 N AUSTIN RD	LDR	R1	19.16	IRRIGATED ORCHARD	2.1	8.0	4.8	92	0	0	0	92
223-142-120-000	593 N LINCOLN AVE	MDR	PD	0.07	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	1	0	0	1	0
223-142-140-000	569 N LINCOLN AVE	MDR	PD	0.07	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	1	0	0	1	0
223-142-130-000	587 N LINCOLN AVE	MDR	PD	0.07	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	1	0	0	1	0
219-220-500-000	730 OREGON ST	MDR	R2	0.11	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	1	0	0	1	0
217-091-230-000	665 MEADOWLARK LN	MDR	R2	0.13	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	2	0	0	2	0
217-040-060-000	119 ALMOND AVE	MDR	R2	0.20	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	2	0	0	2	0
217-050-480-000	259 ALMOND AVE	MDR	R2	0.22	VACANT LOT ZONED FOR 3 OR 4 UNITS	8.1	20.0	15.0	3	0	0	3	0
217-250-130-000	334 W ALAMEDA ST	MDR	R2	0.24	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	3	0	0	3	0
223-072-160-000	426 N GRANT AVE	MDR	R2	0.31	VACANT LOT ZONED FOR 3 OR 4 UNITS	8.1	20.0	15.0	4	0	0	4	0
219-360-190-000	190 LUPTON ST	MDR	R2	0.42	VAC RES LOT - DEV W/UTILITIES	8.1	20.0	15.0	6	0	0	6	0
223-120-170-000	443 E NORTH ST	MDR	R2	0.52	VACANT LOT ZONED FOR 3 OR 4 UNITS	8.1	20.0	15.0	7	0	0	7	0
217-590-280-000	425 PEARL PL	MDR	R2	0.59	VACANT LOT ZONED FOR 3 OR 4 UNITS	8.1	20.0	15.0	8	0	0	8	0
217-600-390-000	942 W CENTER ST	MDR	CN	0.61	VACANT COMMERCIAL LAND - UNDEV.	8.1	20.0	15.0	9	0	0	9	0
217-600-400-000	970 W CENTER ST	MDR	CN	0.61	VACANT COMMERCIAL LAND - UNDEV.	8.1	20.0	15.0	9	0	0	9	0
217-600-380-000	139 N WALNUT AVE	MDR	CN	0.61	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	8.1	20.0	15.0	4	0	0	4	0
218-130-020-000	504 SOUTHLAND RD	MDR	R2	0.89	RURAL RESIDENTIAL - VACANT HOMESITE	8.1	20.0	15.0	13	0	0	13	0
217-600-360-000	341 N WALNUT AVE	MDR	R1	1.07	SINGLE FAMILY RESIDENTIAL	8.1	20.0	15.0	16	0	0	16	0
217-030-010-000	959 HARDWOOD CT	MDR	R2	1.46	SINGLE FAMILY RESIDENTIAL	8.1	20.0	15.0	21	0	0	21	0
198-170-330-000	2309 W YOSEMITE AVE	MDR	M1	1.79	RURAL RESIDENTIAL - 2 OR MORE RES.	8.1	20.0	15.0	26	0	0	26	0

Appendix A - Inventory of Vacant and Underutilized Sites

APN	ADDRESS	General Plan	Zoning	ACRE	EXISTING USE	Minimum Density	Maximum Density	Realistic Density	Realistic Capacity	Very Low	Low	Moderate	Above Moderate
222-020-100-000	264 S AIRPORT WAY	MDR	CMU	1.85	SINGLE FAMILY RESIDENTIAL	8.1	20.0	15.0	28	0	0	28	0
198-170-310-000	218 SWANSON RD	MDR	M1	1.86	SINGLE FAMILY RESIDENTIAL	8.1	20.0	15.0	27	0	0	27	0
222-020-170-000	444 S AIRPORT WAY UNIT B	MDR	CMU	1.88	FOUR UNITS, 2 OR MORE STRUCTURES	8.1	20.0	15.0	28	0	0	28	0
198-170-090-000	290 SWANSON RD	MDR	M1	1.95	RURAL RESIDENCE - 1 RES.	8.1	20.0	15.0	29	0	0	29	0
198-170-410-000	264 SWANSON RD	MDR	M1	2.00	VACANT INDUSTRIAL LAND UNDEVELOPED	8.1	20.0	15.0	30	0	0	30	0
198-170-440-000	178 SWANSON RD	MDR	M1	2.26	SINGLE FAMILY RESIDENTIAL	8.1	20.0	15.0	33	0	0	33	0
198-170-350-000	140 SWANSON RD	MDR	M1	2.43	RURAL RESIDENCE - 1 RES.	8.1	20.0	15.0	36	0	0	36	0
202-220-100-000	1318 N AIRPORT WAY	MDR	R2	3.04	SINGLE FAMILY RESIDENTIAL	8.1	20.0	15.0	45	0	0	45	0
226-160-160-000	1279 W WOODWARD AVE	MDR	R1	3.28	SINGLE FAMILY RESIDENTIAL	8.10	20.00	15.00	49	0	0	49	0
226-160-150-000	1327 W WOODWARD AVE	MDR	R1	3.82	SINGLE FAMILY RESIDENCE W/SECONDARY RES SQ FT	8.10	20.00	15.00	57	0	0	57	0
198-170-420-000	232 SWANSON RD	MDR	M1	4.00	RURAL RESIDENTIAL - VACANT HOMESITE	8.1	20.0	15.0	60	0	0	60	0
226-160-140-000	1375 W WOODWARD AVE	MDR	R1	4.28	SINGLE FAMILY RESIDENTIAL	8.10	20.00	15.00	64	0	0	64	0
222-100-010-000	580 S AIRPORT WAY	MDR	CMU	4.32	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	8.1	20.0	15.0	64	0	0	64	0
226-160-100-000	1957 W WOODWARD AVE	MDR	R1	4.39	RURAL RESIDENCE - 1 RES.	8.1	20.0	15.0	66	0	0	66	0
198-170-030-000	259 SWANSON RD	MDR	M1	5.23	VACANT INDUSTRIAL LAND UNDEVELOPED	8.1	20.0	15.0	71	0	0	71	0
226-170-010-000	2050 W WOODWARD AVE	MDR	R1	5.83	CHURCH, SYNAGOGUE OR TEMPLE	8.1	20.0	15.0	87	0	0	87	0
198-170-290-000	2201 W YOSEMITE AVE	MDR	M1	9.02	SBE VALUED	8.1	20.0	15.0	135	0	0	135	0
198-170-140-000	2241 W YOSEMITE AVE	MDR	M1	9.64	VACANT INDUSTRIAL LAND UNDEVELOPED	8.1	20.0	15.0	144	0	0	144	0
222-100-150-000	2005 WAWONA ST	VLDR	RE	0.20	VAC RES LOT - DEV W/UTILITIES	0.0	2.0	1.5	1	0	0	1	0
228-020-500-000	369 S AUSTIN RD	VLDR	RE	0.74	VAC RES LOT - DEV W/UTILITIES	0.0	2.0	1.5	1	0	0	1	0
222-100-090-000	2027 WAWONA ST	VLDR	CG	1.25	VACANT COMMERCIAL LAND - UNDEV.	0.0	2.0	1.5	1	0	0	1	0

## Appendix B

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### Housing Needs and Priorities Survey



## Q1 Do you live in Manteca?

Answered: 19 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	84.21%	16
No	15.79%	3
TOTAL		19

## Q2 How long have you lived in the City?

Answered: 18 Skipped: 1

ANSWER CHOICES	RESPONSES	
0-2 years	16.67%	3
2-5 years	5.56%	1
5-10 years	11.11%	2
10+ years	61.11%	11
Other (please specify)	5.56%	1
<b>TOTAL</b>		<b>18</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	49 yrs	5/2/2023 11:48 PM

## Q3 What made you decide to live here? (Select all that apply)

Answered: 18 Skipped: 1

ANSWER CHOICES	RESPONSES	
Affordability	55.56%	10
Proximity to job/work	44.44%	8
Other (please specify)	27.78%	5
Quality of housing stock	22.22%	4
Safety of neighborhood	22.22%	4
Quality of local school system	16.67%	3
Proximity to family and/or friends	11.11%	2
City services and programs	5.56%	1
Proximity to shopping and services	0.00%	0
Total Respondents: 18		

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't live in the city	5/9/2023 8:12 AM
2	Small town at the time	5/4/2023 9:48 AM
3	Was born here	5/2/2023 11:48 PM
4	Train connectivity to bay area	5/1/2023 1:30 PM
5	Grew up in Manteca	4/27/2023 1:10 PM

## Q4 Do you currently own or rent your home?

Answered: 17 Skipped: 2

ANSWER CHOICES	RESPONSES	
I own my home	88.24%	15
I rent my home	11.76%	2
I live with extended family or with another household	0.00%	0
I rent a room in a home	0.00%	0
I am currently without permanent shelter	0.00%	0
<b>TOTAL</b>		<b>17</b>

## Q5 Select the type of housing that best describes your current home.

Answered: 17 Skipped: 2

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	94.12%	16
Duplex/attached home	5.88%	1
Multi-family home (apartment/condominium)	0.00%	0
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>17</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q6 How would you rate the physical condition of the residence you live in?

Answered: 17 Skipped: 2

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	82.35%	14
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	11.76%	2
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	5.88%	1
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	0.00%	0
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.00%	0
<b>TOTAL</b>		<b>17</b>

## Q7 How satisfied are you with your current housing situation?

Answered: 17 Skipped: 2

ANSWER CHOICES	RESPONSES	
I am very satisfied	64.71%	11
I am somewhat satisfied	17.65%	3
I am somewhat dissatisfied	11.76%	2
I am dissatisfied	5.88%	1
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	0.00%	0
<b>TOTAL</b>		<b>17</b>

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
	There are no responses.	

## Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 17 Skipped: 2

ANSWER CHOICES	RESPONSES	
Landscaping	47.06%	8
Roofing, painting, and general home repairs	29.41%	5
HVAC, solar, and electrical	29.41%	5
Accessory dwelling unit	17.65%	3
Does not apply	17.65%	3
Other (please specify)	11.76%	2
Room addition	5.88%	1
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	Enhance weather proofing	5/11/2023 8:33 AM
2	New walls (interior)	5/2/2023 11:50 PM



## Q9 Which of the following best describes your household type?

Answered: 17 Skipped: 2

ANSWER CHOICES	RESPONSES
Single person household	0.00% 0
Single parent with children under 18	0.00% 0
Single person living with family	17.65% 3
Single person living with roommates	0.00% 0
Couple	29.41% 5
Couple with children under 18	23.53% 4
Couple living with roommates	0.00% 0
Adult head of household (non-parent) with children under 18	0.00% 0
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	23.53% 4
Other (please specify)	5.88% 1
<b>TOTAL</b>	<b>17</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Couple but when we moved here had 1 kid now an adult	5/4/2023 9:50 AM

**Q10 If you wish to own a home in Manteca but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)**

Answered: 14 Skipped: 5

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range	21.43%	3
I do not currently have the financial resources for an appropriate down payment	7.14%	1
I do not currently have the financial resources for an adequate monthly mortgage payment	0.00%	0
I cannot find a home that suits my living needs (housing size, disability accommodations)	7.14%	1
I cannot currently find a home that suits my quality standards	7.14%	1
I do not currently wish to own a home in Manteca	7.14%	1
I already own a home in Manteca	78.57%	11
Total Respondents: 14		

**Q11 If you wish to rent a home in Manteca but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)**

Answered: 13 Skipped: 6

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost	7.69%	1
I cannot find a home that suits my living needs (housing size, disability accommodations)	0.00%	0
I cannot currently find a home that suits my quality standards	0.00%	0
I do not currently wish to rent a home in Manteca	84.62%	11
I already rent a home in Manteca	7.69%	1
Total Respondents: 13		

## Q12 Do you think that the range of housing options currently available in the City of Manteca meets your needs?

Answered: 14 Skipped: 5

ANSWER CHOICES	RESPONSES	
Yes	78.57%	11
No	21.43%	3
TOTAL		14

### Q13 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 14 Skipped: 5

ANSWER CHOICES	RESPONSES	
Yes	42.86%	6
No	57.14%	8
TOTAL		14

## Q14 What types of housing are most needed in the City of Manteca? (Select all that apply)

Answered: 14 Skipped: 5

ANSWER CHOICES	RESPONSES
Single family, small (less than 1,600 square foot home)	50.00% 7
Other (please specify)	50.00% 7
Duplex, Triplex, and Fourplex	42.86% 6
Townhomes or Condominiums (multi-family ownership homes)	42.86% 6
Single family, medium to large (1,600 square foot home or larger)	28.57% 4
Accessory Dwelling Unit	28.57% 4
Apartments (multi-family rental homes)	21.43% 3
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	7.14% 1
Total Respondents: 14	

#	OTHER (PLEASE SPECIFY)	DATE
1	No more unlimited house building	5/5/2023 10:34 PM
2	low income housing for families.	5/2/2023 7:33 AM
3	Single story houses	5/1/2023 9:08 PM
4	No more homes needed	5/1/2023 1:34 PM
5	Affordable senior housing.	4/27/2023 1:17 PM
6	Affordable Housing	4/25/2023 12:58 PM
7	Mobile home park	4/25/2023 12:25 PM

## Q15 How important are the following housing priorities to you and your family?

Answered: 14 Skipped: 5

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet Manteca's social and economic needs, including both existing and future residents, as well as employers	78.57% 11	14.29% 2	7.14% 1	0.00% 0	14
Housing affordable to working families	78.57% 11	14.29% 2	0.00% 0	7.14% 1	14
Ensure that children who grow up in Manteca can afford to live here	64.29% 9	28.57% 4	7.14% 1	0.00% 0	14
Rehabilitate existing housing	57.14% 8	35.71% 5	0.00% 0	7.14% 1	14
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	57.14% 8	35.71% 5	7.14% 1	0.00% 0	14
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	57.14% 8	35.71% 5	7.14% 1	0.00% 0	14
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	35.71% 5	21.43% 3	42.86% 6	0.00% 0	14
Integrate affordable housing throughout the community to create mixed-income neighborhoods	35.71% 5	14.29% 2	42.86% 6	7.14% 1	14
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	35.71% 5	21.43% 3	35.71% 5	7.14% 1	14
Ensure all persons and households have fair and equitable access to housing and housing opportunities	35.71% 5	35.71% 5	14.29% 2	14.29% 2	14
Lease-to-own housing (condominiums, apartments)	35.71% 5	35.71% 5	21.43% 3	7.14% 1	14
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	28.57% 4	28.57% 4	35.71% 5	7.14% 1	14
Provide ADA-accessible housing	21.43% 3	50.00% 7	21.43% 3	7.14% 1	14

## Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Manteca?

Answered: 14 Skipped: 5

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	42.86% 6	50.00% 7	7.14% 1	0.00% 0	14	1.64
Persons with a disability, including developmental	42.86% 6	35.71% 5	14.29% 2	7.14% 1	14	1.86
Single Parent Head of Households	42.86% 6	35.71% 5	7.14% 1	14.29% 2	14	1.93
Homeless persons or at risk of homelessness	35.71% 5	35.71% 5	7.14% 1	21.43% 3	14	2.14
Farmworkers	30.77% 4	38.46% 5	0.00% 0	30.77% 4	13	2.31
Large families (5 or more persons)	15.38% 2	53.85% 7	23.08% 3	7.69% 1	13	2.23



## Q17 What is your race/ethnicity?

Answered: 13 Skipped: 6

ANSWER CHOICES	RESPONSES	
White/Non-Hispanic	53.85%	7
Asian	30.77%	4
Hispanic	7.69%	1
Other (please specify)	7.69%	1
African American	0.00%	0
Native American	0.00%	0
<b>TOTAL</b>		<b>13</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	White & Asian	5/1/2023 9:29 PM

## Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 12 Skipped: 7

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	33.33%	4
Ages 65 or over	41.67%	5
Large family (5 or more people)	41.67%	5
Farmworker	8.33%	1
A single female head of household with children	8.33%	1
A single male head of household with children	0.00%	0
Children under 18	41.67%	5
Have a developmental disability	8.33%	1
Have a disability (non-developmental)	0.00%	0
Total Respondents: 12		

## Q19 What housing challenges have you experienced?

Answered: 13 Skipped: 6

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	23.08% 3	76.92% 10	13
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	23.08% 3	76.92% 10	13
My home is not big enough for my family or household.	23.08% 3	76.92% 10	13
There is a lot of crime in my neighborhood.	15.38% 2	84.62% 11	13
I struggle to pay my rent or mortgage payment.	7.69% 1	92.31% 12	13
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	7.69% 1	92.31% 12	13
I am concerned that I may be evicted.	7.69% 1	92.31% 12	13
I need assistance finding rental housing.	0.00% 0	100.00% 13	13
My home is in poor condition and needs repair.	0.00% 0	100.00% 13	13
I have been discriminated against when trying to rent housing.	0.00% 0	100.00% 13	13
I have been discriminated against when trying to purchase housing.	0.00% 0	100.00% 13	13
I need assistance with understanding my rights related to fair housing.	0.00% 0	100.00% 13	13

## Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 6 Skipped: 13

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	66.67%	4
Independent living for someone with a disability	16.67%	1
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	33.33%	2
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	0.00%	0
Emergency shelter	0.00%	0
Supportive or transitional housing that provides services and support to avoid homelessness	16.67%	1
Supportive services to find and obtain housing.	16.67%	1
Daily living assistance and services to be able to live independently.	16.67%	1
Total Respondents: 6		

**Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.**

Answered: 14 Skipped: 5

ANSWER CHOICES	RESPONSES	
No	92.86%	13
Yes (please specify)	7.14%	1
<b>TOTAL</b>		<b>14</b>

#	YES (PLEASE SPECIFY)	DATE
1	Harrassment - due to racial issues. Generally, minors acting out and dumping trash in my backyard (next to ped walkway) and tried to poison my dog (in the past)	5/11/2023 8:38 AM

**Q22 Multifamily.** Looking at the map above, please identify your preference for new multifamily housing development in each area.

Answered: 10 Skipped: 9

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	33.33% 3	11.11% 1	44.44% 4	0.00% 0	11.11% 1	9	1.11
2	22.22% 2	33.33% 3	44.44% 4	0.00% 0	0.00% 0	9	1.56
3	22.22% 2	22.22% 2	44.44% 4	11.11% 1	0.00% 0	9	1.11
4	10.00% 1	30.00% 3	40.00% 4	10.00% 1	10.00% 1	10	0.40
5	0.00% 0	33.33% 3	55.56% 5	11.11% 1	0.00% 0	9	0.44
6	11.11% 1	33.33% 3	55.56% 5	0.00% 0	0.00% 0	9	1.11
7	11.11% 1	33.33% 3	55.56% 5	0.00% 0	0.00% 0	9	1.11
8	11.11% 1	11.11% 1	44.44% 4	11.11% 1	22.22% 2	9	-0.44
9	10.00% 1	20.00% 2	50.00% 5	10.00% 1	10.00% 1	10	0.20
10	20.00% 2	10.00% 1	30.00% 3	20.00% 2	20.00% 2	10	-0.20
11	30.00% 3	10.00% 1	30.00% 3	10.00% 1	20.00% 2	10	0.40
12	22.22% 2	22.22% 2	44.44% 4	0.00% 0	11.11% 1	9	0.89
13	11.11% 1	44.44% 4	44.44% 4	0.00% 0	0.00% 0	9	1.33
14	11.11% 1	22.22% 2	55.56% 5	0.00% 0	11.11% 1	9	0.44
15	11.11% 1	22.22% 2	55.56% 5	0.00% 0	11.11% 1	9	0.44
16	11.11% 1	22.22% 2	66.67% 6	0.00% 0	0.00% 0	9	0.89
17	30.00% 3	20.00% 2	30.00% 3	0.00% 0	20.00% 2	10	0.80

Q23 Mixed Use. Looking at the map above, please identify your preference for new mixed use development in each area.

Answered: 9 Skipped: 10

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	25.00% 2	25.00% 2	37.50% 3	0.00% 0	12.50% 1	8	1.00
2	25.00% 2	12.50% 1	50.00% 4	0.00% 0	12.50% 1	8	0.75
3	0.00% 0	12.50% 1	75.00% 6	0.00% 0	12.50% 1	8	-0.25
4	22.22% 2	33.33% 3	33.33% 3	0.00% 0	11.11% 1	9	1.11
5	11.11% 1	11.11% 1	44.44% 4	11.11% 1	22.22% 2	9	-0.44
6	0.00% 0	25.00% 2	50.00% 4	0.00% 0	25.00% 2	8	-0.50
7	0.00% 0	25.00% 2	50.00% 4	0.00% 0	25.00% 2	8	-0.50
8	0.00% 0	0.00% 0	50.00% 4	12.50% 1	37.50% 3	8	-1.75
9	11.11% 1	11.11% 1	44.44% 4	0.00% 0	33.33% 3	9	-0.67
10	0.00% 0	0.00% 0	50.00% 4	12.50% 1	37.50% 3	8	-1.75
11	0.00% 0	0.00% 0	50.00% 4	12.50% 1	37.50% 3	8	-1.75
12	12.50% 1	25.00% 2	37.50% 3	0.00% 0	25.00% 2	8	0.00
13	12.50% 1	12.50% 1	50.00% 4	0.00% 0	25.00% 2	8	-0.25
14	12.50% 1	25.00% 2	50.00% 4	0.00% 0	12.50% 1	8	0.50
15	22.22% 2	33.33% 3	33.33% 3	0.00% 0	11.11% 1	9	1.11
16	25.00% 2	12.50% 1	50.00% 4	0.00% 0	12.50% 1	8	0.75
17	22.22% 2	11.11% 1	44.44% 4	0.00% 0	22.22% 2	9	0.22

Q24 Single Family. Looking at the map above, please identify your preference for new single family housing in each area.

Answered: 9 Skipped: 10

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	12.50% 1	37.50% 3	37.50% 3	0.00% 0	12.50% 1	8	0.75
2	12.50% 1	37.50% 3	37.50% 3	0.00% 0	12.50% 1	8	0.75
3	0.00% 0	37.50% 3	37.50% 3	12.50% 1	12.50% 1	8	0.00
4	12.50% 1	12.50% 1	50.00% 4	12.50% 1	12.50% 1	8	0.00
5	0.00% 0	25.00% 2	50.00% 4	12.50% 1	12.50% 1	8	-0.25
6	0.00% 0	25.00% 2	62.50% 5	0.00% 0	12.50% 1	8	0.00
7	0.00% 0	25.00% 2	62.50% 5	0.00% 0	12.50% 1	8	0.00
8	0.00% 0	0.00% 0	50.00% 4	12.50% 1	37.50% 3	8	-1.75
9	11.11% 1	11.11% 1	44.44% 4	0.00% 0	33.33% 3	9	-0.67
10	11.11% 1	0.00% 0	44.44% 4	11.11% 1	33.33% 3	9	-1.11
11	0.00% 0	0.00% 0	62.50% 5	12.50% 1	25.00% 2	8	-1.25
12	12.50% 1	12.50% 1	62.50% 5	0.00% 0	12.50% 1	8	0.25
13	12.50% 1	12.50% 1	62.50% 5	0.00% 0	12.50% 1	8	0.25
14	12.50% 1	12.50% 1	62.50% 5	0.00% 0	12.50% 1	8	0.25
15	12.50% 1	12.50% 1	62.50% 5	0.00% 0	12.50% 1	8	0.25
16	12.50% 1	12.50% 1	62.50% 5	0.00% 0	12.50% 1	8	0.25
17	0.00% 0	12.50% 1	50.00% 4	12.50% 1	25.00% 2	8	-1.00



## Q25 Are there other housing types needed in specific areas of the City? Please describe.

Answered: 1 Skipped: 18

#	RESPONSES	DATE
1	Low income based housing for famiies are needed.	5/2/2023 7:39 AM

## Q26 Housing Rehabilitation. Looking at the map above, please identify areas in need of housing rehabilitation.

Answered: 6 Skipped: 13

	<b>SIGNIFICANT REHABILITATION: SOME OR ALL HOUSING IN THIS AREA IS IN DISREPAIR OR UNSAFE.</b>	<b>MODERATE REHABILITATION: SOME HOUSING IN THIS AREA IS IN DISREPAIR.</b>	<b>MINOR REHABILITATION: MINOR REPAIRS, BUT HOUSING IS GENERALLY IN GOOD CONDITION.</b>	<b>NO REHABILITATION: HOUSING IS IN GOOD CONDITION.</b>	<b>(NO LABEL)</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
1	40.00% 2	20.00% 1	20.00% 1	0.00% 0	20.00% 1	5	2.20
2	20.00% 1	20.00% 1	20.00% 1	20.00% 1	20.00% 1	5	1.40
3	0.00% 0	20.00% 1	40.00% 2	20.00% 1	20.00% 1	5	0.80
4	0.00% 0	40.00% 2	0.00% 0	40.00% 2	20.00% 1	5	0.80
5	16.67% 1	16.67% 1	33.33% 2	16.67% 1	16.67% 1	6	1.33
6	0.00% 0	20.00% 1	20.00% 1	40.00% 2	20.00% 1	5	0.60
7	0.00% 0	40.00% 2	20.00% 1	40.00% 2	0.00% 0	5	1.00
8	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	0.40
9	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	0.40
10	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	0.40
11	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	0.40
12	40.00% 2	40.00% 2	0.00% 0	0.00% 0	20.00% 1	5	2.40
13	16.67% 1	33.33% 2	16.67% 1	16.67% 1	16.67% 1	6	1.50
14	25.00% 1	25.00% 1	0.00% 0	25.00% 1	25.00% 1	4	1.50
15	25.00% 1	25.00% 1	0.00% 0	25.00% 1	25.00% 1	4	1.50
16	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	0.40
17	0.00% 0	0.00% 0	0.00% 0	80.00% 4	20.00% 1	5	0.00

Q27 Community Investment. Looking at the map above, please identify areas in need of improved access to jobs, services, education, or recreation.

Answered: 1 Skipped: 18

	JOBS: IMPROVE TRANSIT	JOBS: ADDITIONAL EMPLOYEE-GENERATING DEVELOPMENT (COMMERCIAL, OFFICES, RESEARCH/TECHNOLOGY, ETC.)	SERVICES: INCREASE ACCESS TO HEALTHCARE	SERVICES: INCREASE ACCESS TO DAILY LIVING SERVICES (GROCERY, BANKING, ETC.)	EDUCATION: INCREASE ACCESS TO SCHOOLS	RECREATION: INCREASE ACCESS TO PARKS, RECREATION FACILITIES, AND OPEN SPACE	TOTAL
1	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
2	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
3	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
4	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
5	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
6	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
7	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
8	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
9	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
10	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
11	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
12	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
13	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
14	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
15	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
16	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
17	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1

## Q28 What age range most accurately describes you?

Answered: 7 Skipped: 12

ANSWER CHOICES	RESPONSES	
0-17 years old	0.00%	0
18-23 years old	0.00%	0
24-39 years old	14.29%	1
40-55 years old	71.43%	5
56-74 years old	14.29%	1
75+ years old	0.00%	0
<b>TOTAL</b>		<b>7</b>

## Q29 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 4 Skipped: 15

#	RESPONSES	DATE
1	No more building. The city has not addressed huge traffic issues and has no plans to. The shopping areas around Daniels is meant for small town access so traffic is terrible around airport. Main St and airport are traffic nightmares and the city plans for the hugely dangerous overpass like union that has way more diverging traffic than a standard due to extreme turns. CA has flat out run out of resources to be doing unlimited building.	5/5/2023 10:47 PM
2	School growth and services. Attract private school/education providers to which would eventually reduce transit needs (travelling outside Manteca weekly for private tutoring needs) and would attract more people to Manteca. Provide better accessibility outside freeway between Manteca, Lathrop, Tracy and Mountain House. Attract and target small/medium size business in science, technology, R&D, entertainment services. Better Infrastructure...current internet outage issue is very bad for new people looking to settle down for hybrid work environment. More green environments in new communities, traffic signals, sports facilities.	5/4/2023 8:34 PM
3	Keep the Country! No Develop!	5/2/2023 10:43 PM
4	Low income housing is need for families. Also, easier for families to get permits to add onto, or remodel a space to house additional family members	5/2/2023 7:40 AM

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 4 Skipped: 15

ANSWER CHOICES	RESPONSES	
Name	100.00%	4
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	4
Phone Number	0.00%	0

## Manteca Housing Needs and Priorities Survey

Contact information provided in response to Question 30 is removed for the privacy of survey respondents.

## Appendix C

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Response to Public Comments

[will be added following public review period]



## Appendix D

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### Inventory of Sites

2003 General Plan Land Use Designations and Map

### Appendix D – 2003 General Plan Inventory of Sites

Table D-1 summarizes the residential unit potential from the above methods and provides a comparison with Manteca's Regional Housing Needs Allocation (RHNA) and inventory. Inventory sites, including vacant sites, underutilized sites, pending and approved projects, are shown on Figures D1 and D2. Inventory sites under the prior General Plan are shown in Table D-2. As shown in Table D-1, Manteca has a shortfall of 459 units to accommodate the very low, low, and moderate income RHNA under the prior General Plan and has excess capacity for the above moderate income RHNA.

<b>Table D-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs</b>					
<b>Category</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>2023-2031 RHNA (Table 2-II-39)</b>	<b>2,246</b>	<b>1,409</b>	<b>1,381</b>	<b>3,270</b>	<b>8,306</b>
<b>Approved Projects</b>					
Approved Projects with occupancy post June 30, 2023	0	0	148	8,117	8,265
<b>Pending Projects</b>					
Pending Projects with occupancy post June 30, 2023	311	68	168	1,510	2,138
<b>Vacant Sites by 2003 General Plan / Zoning District</b>					
VLDR / R-E	0	0	0	1	1
LDR / R-1	0	0	0	167	167
LDR / PD	0	0	0	5	5
LDR / MP	0	0	0	23	23
MDR / R-2	0	0	52	0	52
MDR / PD	0	0	240	0	240
HDR / R-3	178	119	8	0	305
HDR / PD	0	0	4	.	4
CMU / CMU	815	543	51	0	1,409
CMU / MP	0	0	250	0	250
CMU / SP	142	95	0	0	237
CMU / PD	10	6	0	0	16
CMU / CBD-1, CBD-2	8	6	16	0	30
<b>Subtotal Vacant Sites</b>	<b>1,153</b>	<b>769</b>	<b>621</b>	<b>0</b>	<b>2,739</b>
<b>Underutilized Sites by 2003 General Plan / Zoning District</b>					
LDR / R-1	0	0	0	500	0
LDR / PD	0	0	0	16	16
MDR / R-1	0	0	0	66	0
MDR / R-2	0	0	66	0	66
HDR / R-3	54	36	0	0	90
CMU / CMU	446	227	46	0	789
CMU / MP	79	53	224	0	0
CMU / SP	47	31	0	0	78
CMU / CBD-1, CBD-2	0	0	9	0	9
<b>Subtotal Underutilized Sites</b>	<b>626</b>	<b>347</b>	<b>345</b>	<b>582</b>	<b>1,048</b>
<b>Accessory Dwelling Units</b>					
ADUs	7	7	14	44	72
<b>Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)</b>					
<b>TOTAL CAPACITY</b>	<b>2,097</b>	<b>1,184</b>	<b>1,296</b>	<b>10,313</b>	<b>14,262</b>
<b>Shortfall</b>	<b>-149</b>	<b>-225</b>	<b>-85</b>	<b>0</b>	<b>-459</b>
<b>Excess Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,043</b>	<b>7,043</b>

CITY OF MANTECA  
6th CYCLE HOUSING ELEMENT

**Figure D1**  
**Inventory of Sites**  
**General Plan Map**

**LEGEND**

--- Manteca City Limits

▭ Residential Project

**Inventory Site**

▭ Vacant Parcel

▭ Underutilized Parcel

▭ Parcel within a Project

**General Plan (2015 Version)**

▭ NC - Neighborhood Commercial

▭ CMU - Commercial Mixed Use

▭ GC - General Commercial

▭ VLDR - Very Low Density Residential

▭ LDR - Low Density Residential

▭ MDR - Medium Density Residential

▭ HDR - High Density Residential

▭ BIP - Business Industrial Park

▭ BP - Business Professional

▭ LI - Light Industrial

▭ HI - Heavy Industrial

▭ OS - Open Space

▭ P - Park

▭ PQP - Public/Quasi-Public

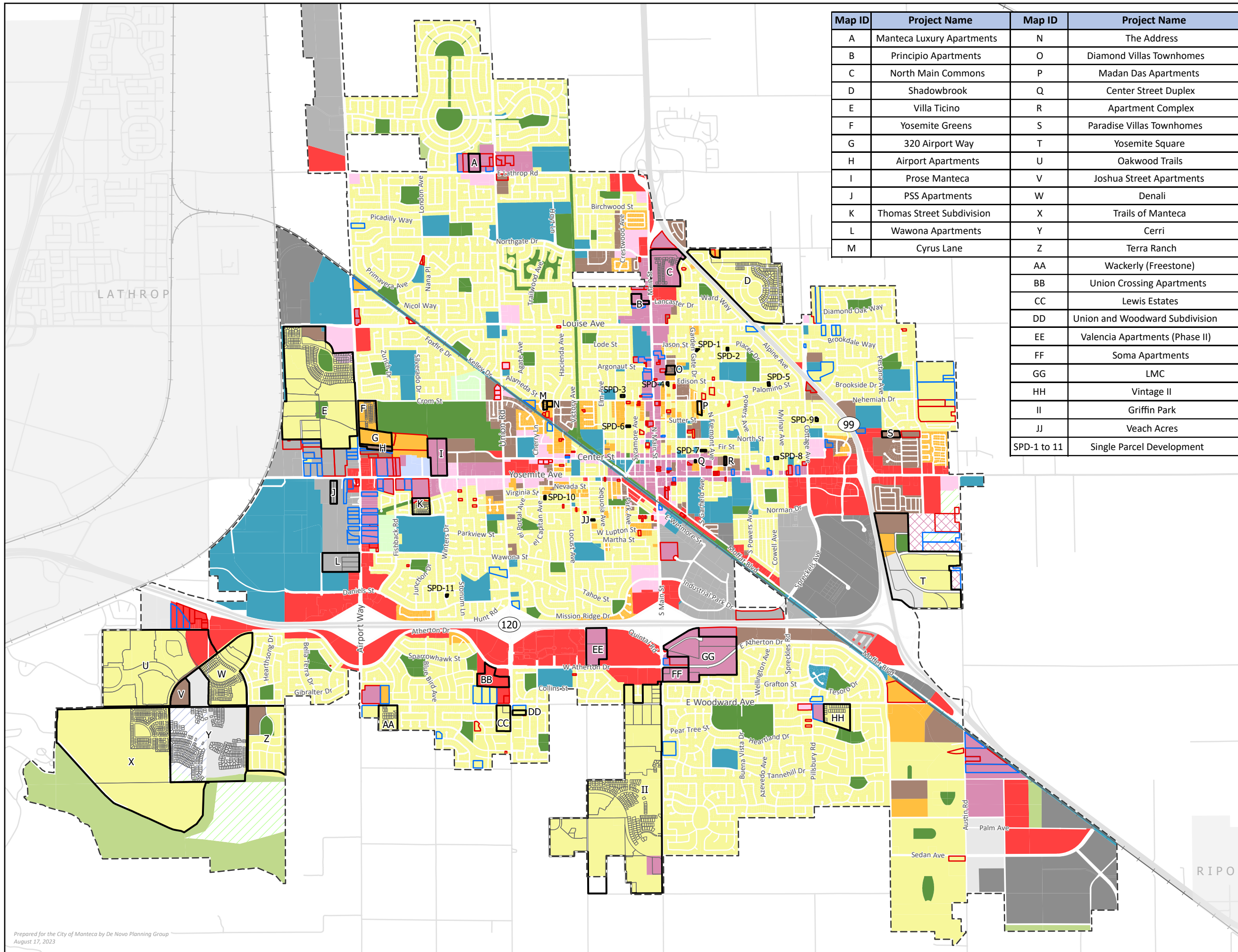
▭ UR-CMU

▭ UR-VLDR

▭ UR-BIP

Map ID	Project Name	Map ID	Project Name
A	Manteca Luxury Apartments	N	The Address
B	Principio Apartments	O	Diamond Villas Townhomes
C	North Main Commons	P	Madan Das Apartments
D	Shadowbrook	Q	Center Street Duplex
E	Villa Ticino	R	Apartment Complex
F	Yosemite Greens	S	Paradise Villas Townhomes
G	320 Airport Way	T	Yosemite Square
H	Airport Apartments	U	Oakwood Trails
I	Prose Manteca	V	Joshua Street Apartments
J	PSS Apartments	W	Denali
K	Thomas Street Subdivision	X	Trails of Manteca
L	Wawona Apartments	Y	Cerri
M	Cyrus Lane	Z	Terra Ranch

AA	Wackerly (Freestone)
BB	Union Crossing Apartments
CC	Lewis Estates
DD	Union and Woodward Subdivision
EE	Valencia Apartments (Phase II)
FF	Soma Apartments
GG	LMC
HH	Vintage II
II	Griffin Park
JJ	Veach Acres
SPD-1 to 11	Single Parcel Development










CITY OF MANTECA  
6th CYCLE HOUSING ELEMENT

**Figure D2**  
**Inventory of Sites Aerial**  
**View**

**LEGEND**

-  Manteca City Limits
-  Residential Project
- Inventory Site**
-  Vacant Parcel
-  Underutilized Parcel
-  Parcel within a Project

AA	Wackerly (Freestone)
BB	Union Crossing Apartments
CC	Lewis Estates
DD	Union and Woodward Subdivision
EE	Valencia Apartments (Phase II)
FF	Soma Apartments
GG	LMC
HH	Vintage II
II	Griffin Park
JJ	Veach Acres
SPD-1 to 11	Single Parcel Development

Map ID	Project Name	Map ID	Project Name
A	Manteca Luxury Apartments	N	The Address
B	Principio Apartments	O	Diamond Villas Townhomes
C	North Main Commons	P	Madan Das Apartments
D	Shadowbrook	Q	Center Street Duplex
E	Villa Ticino	R	Apartment Complex
F	Yosemite Greens	S	Paradise Villas Townhomes
G	320 Airport Way	T	Yosemite Square
H	Airport Apartments	U	Oakwood Trails
I	Prose Manteca	V	Joshua Street Apartments
J	PSS Apartments	W	Denali
K	Thomas Street Subdivision	X	Trails of Manteca
L	Wawona Apartments	Y	Cerri
M	Cyrus Lane	Z	Terra Ranch

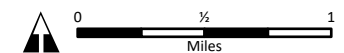
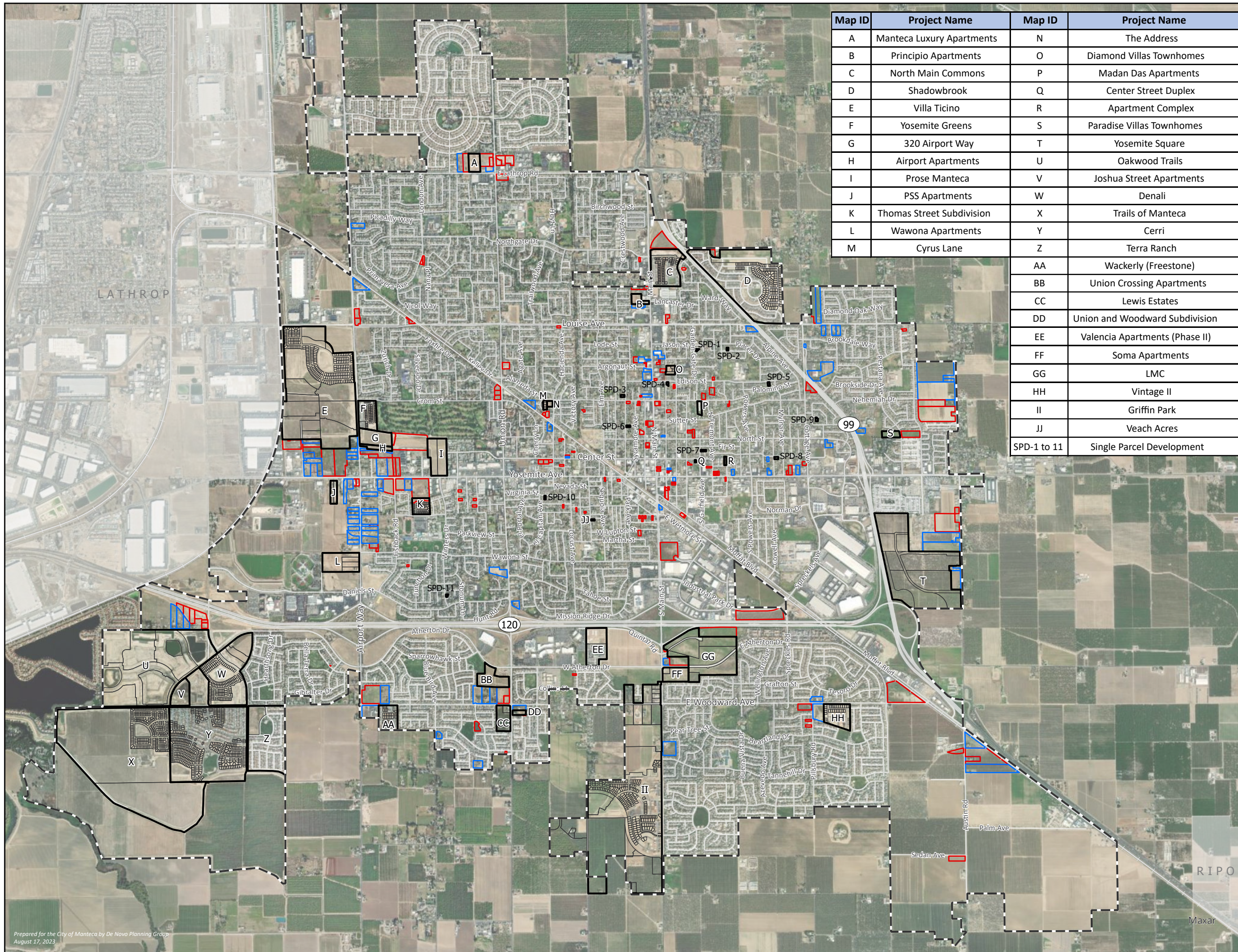




Table D-2  
Inventory of Vacant and Underutilized Sites - 2003 General Plan

APN	2003 General Plan	Zoning	Acres	Existing Use	Existing Units	Type	Minimum Density	Maximum Density	Realistic Density	Very Low	Low	Moderate	Above Moderate	Total Realistic Capacity
202-220-20	LDR	PD	0.27	SCHOOL DISTRICT PROPERTIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
202-220-26	LDR	PD	0.44	SCHOOL DISTRICT PROPERTIES	0	VACANT	2.1	8.0	6.4	0	0	0	2	2
208-220-29	LDR	R1	7.52	CHURCH, SYNAGOGUE OR TEMPLE	0	UND	2.1	8.0	6.4	0	0	0	48	48
202-510-50	LDR	R1	0.48	MISC CITY PROPERTY	0	VACANT	2.1	8.0	6.4	0	0	0	3	3
224-050-19	LDR	MP	26.12	IRRIGATED FRUIT ORCHARD W/O RES	0	VACANT	2.1	8.0	6.4	0	0	0	9	9
226-140-16	LDR	MP	100.00	IRRIGATED FRUIT ORCHARD W/O RES	0	VACANT	2.1	8.0	6.4	0	0	0	14	14
217-590-27	MDR	R2	0.25	VAC LOT (ZONED FOR TWO UNITS)	0	VACANT	8.1	15.0	11.3	0	0	0	3	3
224-600-46	LDR	R1	0.06	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
226-180-24	LDR	PD	2.14	RURAL RESIDENCE - 1 RES.	0	UND	2.1	8.0	6.4	0	0	0	12	12
226-410-73	LDR	R1	1.22	CITY PARKS & OTHER REC. FACILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	7	7
224-250-48	LDR	R1	0.30	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
224-490-09	LDR	R1	0.15	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
226-520-44	LDR	PD	0.15	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
219-180-17	LDR	R1	0.14	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
222-400-30	LDR	R1	0.25	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
226-290-49	LDR	PD	1.01	IRRIGATED FIELD CROPS W/RESIDENCE	0	UND	2.1	8.0	6.4	0	0	0	4	4
222-200-45	LDR	PD	0.12	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
219-386-03	LDR	R1	0.13	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
222-390-16	LDR	R1	0.21	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
224-250-50	LDR	R1	0.36	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	2	2
222-240-12	LDR	R1	3.67	VAC RES LOT - DEV W/UTILITIES	0	UND	2.1	8.0	6.4	0	0	0	17	17
219-386-20	LDR	R1	0.13	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
219-386-01	LDR	R1	0.13	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
222-400-25	LDR	R1	0.20	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
224-440-64	LDR	R1	1.70	TWO SFDS ON SINGLE PARCEL	0	UND	2.1	8.0	6.4	0	0	0	8	8
208-130-09	LDR	R1	1.22	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	5	5
223-180-10	LDR	R1	1.42	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	6	6
223-144-62	LDR	R1	1.01	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	6	6
208-210-28	LDR	R1	18.57	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	89	89
208-130-08	LDR	R1	1.22	RURAL RESIDENCE - 1 RES.	0	UND	2.1	8.0	6.4	0	0	0	5	5
217-350-38	LDR	R1	0.21	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
224-040-21	LDR	R1	5.00	RURAL RESIDENCE - 1 RES.	0	UND	2.1	8.0	6.4	0	0	0	32	32
241-470-02	LDR	R1	0.01	VACANT CITY LANDS	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
208-130-07	LDR	R1	1.22	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	5	5
219-230-10	LDR	R1	0.09	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
208-210-07	LDR	R1	1.78	RURAL RESIDENCE - 1 RES.	0	UND	2.1	8.0	6.4	0	0	0	8	8
208-210-27	LDR	R1	4.94	POTENTIAL RES SUBDIVISION	0	VACANT	2.1	8.0	6.4	0	0	0	23	23
217-110-29	LDR	R1	0.08	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
208-110-34	LDR	R1	0.20	VACANT COMMERCIAL LAND - UNDEV.	0	UND	2.1	8.0	6.4	0	0	0	1	1
218-110-48	LDR	R1	0.24	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
208-090-11	LDR	R1	4.46	VAC RES LOT-UNDEVELOPED	0	VACANT	2.1	8.0	6.4	0	0	0	21	21
223-200-32	LDR	R1	0.08	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
223-200-33	LDR	R1	0.08	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
208-210-03	LDR	R1	1.00	RURAL RESIDENCE - 1 RES.	0	UND	2.1	8.0	6.4	0	0	0	4	4
208-210-26	LDR	R1	14.83	POTENTIAL RES SUBDIVISION	0	VACANT	2.1	8.0	6.4	0	0	0	71	71
202-020-10	LDR	R1	1.90	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	9	9
208-660-13	LDR	R1	0.24	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
223-143-33	LDR	R1	0.17	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1

Table D-2  
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APN	2003 General Plan	Zoning	Acres	Existing Use	Existing Units	Type	Minimum Density	Maximum Density	Realistic Density	Very Low	Low	Moderate	Above Moderate	Total Realistic Capacity
223-330-08	LDR	R1	0.26	VAC RES LOT W/MINOR MISC RES. IMPRS (GARAGE, POC	0	UND	2.1	8.0	6.4	0	0	0	1	1
223-080-52	LDR	R1	0.29	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
223-080-51	LDR	R1	0.10	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
223-144-69	LDR	R1	0.63	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	3	3
208-210-12	LDR	R1	19.16	IRRIGATED ORCHARD	0	UND	2.1	8.0	6.4	0	0	0	91	91
217-260-31	LDR	R1	0.09	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
217-280-01	LDR	R1	0.11	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
208-090-10	LDR	R1	4.84	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	23	23
222-400-36	LDR	R1	0.00	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
224-022-01	LDR	R1	1.84	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	8	8
219-050-18	LDR	R1	1.23	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	8	8
221-070-28	LDR	R1	0.16	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
221-070-29	LDR	R1	0.16	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
217-600-36	LDR	R1	1.07	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	6	6
217-225-03	LDR	R1	0.15	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	1	1
217-225-02	LDR	R1	0.37	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	2	2
223-080-61	LDR	R1	0.16	VAC RES LOT W/MINOR MISC RES. IMPRS (GARAGE, POC	0	UND	2.1	8.0	6.4	0	0	0	1	1
217-232-08	LDR	R1	0.47	VAC RES LOT - DEV W/UTILITIES	0	VACANT	2.1	8.0	6.4	0	0	0	2	2
226-160-14	LDR	R1	4.28	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	27	27
226-160-16	LDR	R1	3.28	SINGLE FAMILY RESIDENTIAL	0	UND	2.1	8.0	6.4	0	0	0	20	20
226-160-15	LDR	R1	3.82	SINGLE FAMILY RESIDENCE W/SECONDARY RES SQ FT	0	UND	2.1	8.0	6.4	0	0	0	24	24
226-170-01	LDR	R1	5.83	CHURCH, SYNAGOGUE OR TEMPLE	0	UND	2.1	8.0	6.4	0	0	0	37	37
198-160-22	LDR	R1	2.73	IRRIGATED FIELD CROPS W/RESIDENCE	0	UND	2.1	8.0	6.4	0	0	0	17	17
223-430-02	CMU	CMU	0.43	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	0	0	0
224-040-01	CMU	CMU	0.17	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
226-160-10	MDR	R1	4.39	RURAL RESIDENCE - 1 RES.	0	UND	8.1	15.0	11.3	0	0	0	66	66
228-060-26	CMU	MP	12.73	IRRIGATED ORCHARD	0	VACANT	15.1	25.0	20.0	0	0	250	0	250
228-060-27	CMU	MP	11.38	IRRIGATED ORCHARD W/RESIDENCE	0	UND	15.1	25.0	20.0	0	0	224	0	224
219-386-05	HDR	R3	0.13	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	2	0	2
222-100-15	VLDR	RE	0.20	VAC RES LOT - DEV W/UTILITIES	0	VACANT	0.0	2.0	1.5	0	0	1	0	1
223-410-05	CMU	CMU	0.23	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	0	0	4	0	4
217-040-06	MDR	R2	0.20	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	2	0	2
216-330-32	HDR	R3	0.19	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	20.1	30.0	24.0	0	0	4	0	4
218-130-02	MDR	R2	0.89	RURAL RESIDENTIAL - VACANT HOMESITE	0	VACANT	8.1	15.0	11.3	0	0	13	0	13
219-360-19	MDR	R2	0.42	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	6	0	6
219-220-50	MDR	R2	0.11	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	1	0	1
202-220-10	MDR	R2	3.04	SINGLE FAMILY RESIDENTIAL	0	UND	8.1	15.0	11.3	0	0	45	0	45
219-300-23	HDR	R3	0.10	VAC RES LOT - DEV W/UTILITIES	0	VACANT	20.1	30.0	24.0	0	0	2	0	2
217-250-13	MDR	R2	0.24	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	3	0	3
217-030-01	MDR	R2	1.46	SINGLE FAMILY RESIDENTIAL	0	UND	8.1	15.0	11.3	0	0	21	0	21
217-590-28	MDR	R2	0.59	VACANT LOT ZONED FOR 3 OR 4 UNITS	0	VACANT	8.1	15.0	11.3	0	0	8	0	8
217-091-23	MDR	R2	0.13	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	2	0	2
217-050-48	MDR	R2	0.22	VACANT LOT ZONED FOR 3 OR 4 UNITS	0	VACANT	8.1	15.0	11.3	0	0	3	0	3
223-072-16	MDR	R2	0.31	VACANT LOT ZONED FOR 3 OR 4 UNITS	0	VACANT	8.1	15.0	11.3	0	0	4	0	4
223-120-17	MDR	R2	0.52	VACANT LOT ZONED FOR 3 OR 4 UNITS	0	VACANT	8.1	15.0	11.3	0	0	7	0	7
223-142-12	MDR	PD	0.07	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	1	0	1
223-142-14	MDR	PD	0.07	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	1	0	1
223-142-13	MDR	PD	0.07	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	1	0	1

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APN	2003 General Plan	Zoning	Acres	Existing Use	Existing Units	Type	Minimum Density	Maximum Density	Realistic Density	Very Low	Low	Moderate	Above Moderate	Total Realistic Capacity
221-020-29	CMU	CBD-2	0.17	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
222-100-03	CMU	CMU	0.51	RURAL RESIDENTIAL - VACANT HOMESITE	0	VACANT	15.1	25.0	20.0	0	0	9	0	9
222-020-10	CMU	CMU	1.85	SINGLE FAMILY RESIDENTIAL	0	UND	15.1	25.0	20.0	0	0	37	0	37
221-020-04	CMU	CBD-2	0.20	VACANT INDUSTRIAL LAND UNDEVELOPED	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-104-01	CMU	CMU	0.20	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-230-23	CMU	CMU	0.16	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-102-14	CMU	CBD-2	0.13	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	2	0	2
223-110-20	CMU	CMU	0.22	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	4	0	4
223-230-30	CMU	CMU	0.16	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-230-29	CMU	CMU	0.16	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-320-14	CMU	CMU	0.45	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	UND	15.1	25.0	20.0	0	0	9	0	9
223-101-08	CMU	CBD-1	0.17	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-101-10	CMU	CBD-1	0.17	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-230-25	CMU	CMU	0.16	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
223-102-12	CMU	CBD-1	0.07	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	1	0	1
223-102-13	CMU	CBD-2	0.03	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	0	0	1	0	1
223-102-15	CMU	CBD-2	0.16	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	UND	15.1	25.0	20.0	0	0	3	0	3
219-312-02	CMU	CMU	0.15	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	VACANT	15.1	25.0	20.0	0	0	2	0	2
217-233-26	HDR	PD	0.06	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	1	0	1
223-071-02	CMU	CMU	0.17	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	3	0	3
217-250-64	MDR	R2	0.17	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	2	0	2
217-250-63	MDR	R2	0.12	VAC RES LOT - DEV W/UTILITIES	0	VACANT	8.1	15.0	11.3	0	0	1	0	1
221-110-05	CMU	CMU	0.13	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	VACANT	15.1	25.0	20.0	0	0	2	0	2
221-070-03	CMU	CBD-1	0.32	USED CAR LOT	0	UND	15.1	25.0	20.0	0	0	6	0	6
223-071-01	CMU	CMU	0.49	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	0	0	9	0	9
217-233-27	HDR	PD	0.06	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	1	0	1
217-233-29	HDR	PD	0.06	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	1	0	1
217-233-28	HDR	PD	0.06	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	0	0	1	0	1
200-140-30	MDR	PD	1.09	MISC CITY PROPERTY	0	VACANT	8.1	20.0	15.0	0	0	16	0	16
200-140-29	MDR	PD	14.82	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	8.1	20.0	15.0	0	0	221	0	221
223-430-06	CMU	CMU	0.98	THREE UNITS - 2 OR MORE STRUCTURES	0	UND	15.1	25.0	20.0	11	8	0	0	19
223-240-03	CMU	CMU	0.63	SELF SERVICE STATION W/MINI MART	0	UND	15.1	25.0	20.0	7	5	0	0	12
223-020-28	CMU	CMU	1.58	MULTIPLE STORES IN ONE BUILDING	0	UND	15.1	25.0	20.0	19	12	0	0	31
216-340-14	CMU	CMU	1.06	SCHOOL DISTRICT PROPERTIES	0	VACANT	15.1	25.0	20.0	13	8	0	0	21
222-050-01	CMU	CMU	2.73	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	33	22	0	0	55
223-141-20	CMU	CMU	0.53	PARKING LOTS - NO FEE	0	VACANT	15.1	25.0	20.0	6	4	0	0	10
222-050-02	CMU	CMU	2.24	RESTAURANTS	0	UND	15.1	25.0	20.0	26	18	0	0	44
222-020-20	CMU	CMU	4.02	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	48	32	0	0	80
216-350-10	CMU	CMU	1.41	THREE UNITS - 2 OR MORE STRUCTURES	0	UND	15.1	25.0	20.0	17	11	0	0	28
216-340-13	CMU	CMU	0.38	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	4	3	0	0	7
217-280-04	CMU	CMU	2.35	BANKS	0	UND	15.1	25.0	20.0	25	17	0	0	42
217-280-03	CMU	CMU	0.68	USED CAR LOT	0	UND	15.1	25.0	20.0	8	5	0	0	13
223-141-18	CMU	CMU	0.13	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	1	1	0	0	2
200-140-36	CMU	CMU	1.31	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	16	11	0	0	27
200-140-20	CMU	CMU	2.90	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	35	23	0	0	58
208-310-01	HDR	R3	1.44	ASSISTED LIVING RESIDENCE	0	UND	15.1	25.0	20.0	20	13	0	0	33
217-260-17	CMU	CMU	0.83	RESTAURANTS	0	UND	15.1	25.0	20.0	10	6	0	0	16
200-140-19	CMU	CMU	5.40	TRUCK TERMINAL	0	UND	15.1	25.0	20.0	65	44	0	0	109

Table D-2  
Inventory of Vacant and Underutilized Sites - 2003 General Plan

APN	2003 General Plan	Zoning	Acres	Existing Use	Existing Units	Type	Minimum Density	Maximum Density	Realistic Density	Very Low	Low	Moderate	Above Moderate	Total Realistic Capacity
217-070-16	CMU	CMU	1.27	VACANT COMMERCIAL LAND W/MISC IMPS	0	UND	15.1	25.0	20.0	15	10	0	0	25
217-070-15	CMU	CMU	0.77	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	9	6	0	0	15
216-020-01	HDR	R3	1.98	RURAL RESIDENCE - 1 RES.	0	VACANT	15.1	25.0	20.0	28	19	0	0	47
200-140-37	CMU	CMU	2.10	VACANT COMMERCIAL LAND W/MISC IMPS	0	VACANT	15.1	25.0	20.0	26	17	0	0	43
222-410-50	CMU	CMU	0.00	VACANT	0	VACANT	15.1	25.0	20.0	17	11	0	0	28
222-050-05	CMU	CMU	9.29	VACANT	0	VACANT	15.1	25.0	20.0	112	74	0	0	186
228-060-25	CMU	MP	1.89	RURAL RESIDENCE - 1 RES.	0	UND	15.1	25.0	20.0	22	15	0	0	37
224-040-03	CMU	CMU	1.27	SINGLE FAMILY RESIDENTIAL	0	UND	15.1	25.0	20.0	15	10	0	0	25
224-040-08	CMU	CMU	4.48	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	53	36	0	0	89
228-060-24	CMU	MP	4.00	POULTRY RANCH W/RESIDENCE	0	UND	15.1	25.0	20.0	57	38	0	0	95
221-050-14	CMU	CMU	8.07	MISC CITY PROPERTY	0	VACANT	15.1	25.0	20.0	97	65	0	0	162
223-430-09	CMU	CMU	1.00	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	12	8	0	0	20
208-220-33	HDR	R3	1.47	MISC STATE PROPERTY	0	VACANT	20.1	30.0	24.0	21	14	0	0	35
224-040-10	CMU	CMU	9.18	POTENTIAL COMMERCIAL SUBDIVISION	0	VACANT	15.1	25.0	20.0	118	78	0	0	196
202-220-31	CMU	CMU	1.27	POTENTIAL RES SUBDIVISION	0	VACANT	15.1	25.0	20.0	15	10	0	0	25
197-240-06	CMU	SP	2.01	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	24	16	0	0	40
200-140-18	HDR	R3	0.97	VACANT LOT ZONED FOR 3 OR 4 UNITS	0	VACANT	20.1	30.0	24.0	14	9	0	0	23
197-240-04	CMU	SP	0.90	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	11	7	0	0	18
197-240-05	CMU	SP	1.52	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	18	12	0	0	30
204-100-21	CMU	SP	2.81	RURAL RESIDENCE - 1 RES.	0	UND	15.1	25.0	20.0	34	23	0	0	57
200-140-05	HDR	R3	3.84	VACANT LOTS ZONED FOR APARTMENTS	0	VACANT	20.1	30.0	24.0	60	40	0	0	100
204-100-22	CMU	SP	2.83	RURAL RESIDENCE - 1 RES.	0	VACANT	15.1	25.0	20.0	34	23	0	0	57
200-140-04	HDR	R3	1.44	SINGLE FAMILY RESIDENTIAL	0	UND	15.1	25.0	20.0	17	12	0	0	29
208-260-13	HDR	R3	1.24	LIGHT INDUSTRIAL & WAREHOUSING	0	UND	15.1	25.0	20.0	17	11	0	0	28
218-090-06	CMU	CMU	6.67	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	81	54	0	0	135
208-210-19	HDR	R3	3.23	VACANT LOTS ZONED FOR APARTMENTS	0	VACANT	15.1	25.0	20.0	46	31	0	0	77
218-210-17	HDR	R3	0.66	VACANT COMMERCIAL LAND W/UTIL.	0	VACANT	15.1	25.0	20.0	9	6	0	0	15
202-220-28	CMU	CMU	0.97	RURAL RESIDENTIAL - VACANT HOMESITE	0	VACANT	15.1	25.0	20.0	11	8	0	0	19
204-100-58	CMU	SP	1.10	RURAL RES W/MISC. RES. IMPS ONLY (GARAGE, POOL,	0	UND	15.1	25.0	20.0	13	8	0	0	21
204-100-56	CMU	SP	0.94	SINGLE FAMILY RESIDENCE W/SECONDARY RES SQ FT	0	VACANT	15.1	25.0	20.0	11	7	0	0	18
224-050-07	CMU	CMU	5.00	SINGLE FAMILY RESIDENTIAL	0	UND	15.1	25.0	20.0	60	40	0	0	100
204-100-55	CMU	SP	3.73	VAC RES LOT - DEV W/UTILITIES	0	VACANT	15.1	25.0	20.0	44	30	0	0	74
226-160-09	CMU	CMU	9.08	POTENTIAL RES SUBDIVISION	0	VACANT	15.1	25.0	20.0	108	72	0	0	180
222-100-06	CMU	CMU	3.27	RURAL RESIDENCE - 1 RES.	0	UND	15.1	25.0	20.0	39	26	0	0	65
222-100-04	CMU	CMU	1.88	TWO SFDS ON SINGLE PARCEL	0	UND	15.1	25.0	20.0	23	15	0	0	38
222-100-01	CMU	CMU	4.32	VAC COMMERCIAL LAND W/MISC IMPROVEMENTS	0	UND	15.1	25.0	20.0	52	34	0	0	86
221-020-05	CMU	CBD-2	0.72	VACANT INDUSTRIAL LAND W/MISC IMPS	0	VACANT	15.1	25.0	20.0	8	6	0	0	14
222-020-17	CMU	CMU	1.88	FOUR UNITS, 2 OR MORE STRUCTURES	0	UND	15.1	25.0	20.0	22	15	0	0	37
222-100-05	CMU	CMU	2.67	SFD W/SECONDARY USE (I.E. BARBER SHOP,	0	UND	15.1	25.0	20.0	32	21	0	0	53
217-233-31	CMU	PD	0.83	VACANT COMMERCIAL LAND - UNDEV.	0	VACANT	15.1	25.0	20.0	10	6	0	0	16