Appendix B
Residential Land Inventory

The assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-4.

1. Units Built 2006-2007

Table B-1 summarizes residential projects completed during 2006 and 2007. According to the RHNA methodology, units built after January 1, 2006 are credited against the total RHNA allocation for this planning period.

2. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Table B-2. These projects include 12 Moderate units, and 25 Above-moderate units within multi-family zones. The income categories for new units listed in Table B-2 are based either on deed restrictions imposed in connection with assistance programs, or market conditions based on density (see discussion in Section 2, Housing Needs Assessment, Housing Affordability section). With regard to for-sale units (both single-family detached and condo), all new units are assumed to be Above-moderate unless otherwise required through deed restrictions.

3. Vacant Land Analysis

Table B-3 and Figure B-1 summarize vacant parcels that can accommodate residential development. The vacant parcels with zoning that permits residential uses will accommodate 8,032 lower-income units, 2,779 moderate-income units and 23,792 above-moderate units. Vacant commercial parcels having the potential for mixed-use development or mobile home parks are also included in Table B-3, as well as in the Land Inventory Summary (Table HO-32).

For the West Slope, only parcels with multi-family General Plan and zoning designations that are considered viable for development during the 2008-2013 planning period were included in the Land Inventory Summary (Table HO-32) in Section 4. These parcels were selected based on the following constraints:

1) Slope
2) Biological (i.e. wetlands, oaks etc.)
3) Roads and Infrastructure
4) Location to services; and
5) Context of surrounding development and community.

The General Plan Multi-Family Residential (MFR) land use designation permits up to 24 dwelling units per acre. However, for the 2006-2013 RHNA planning period, potential multi-family development was estimated as follows:

Parcels less than 2 acres in size: 10 du/ac

Parcels greater than 2 acres in size: 14 du/ac

Table B-1
Residential Development by Income Category
2006-07
El Dorado County

APN	Project	Zoning	Acres	Allowable Density	Project Density	2006-2007			Total
						VL/L	Mod	Upper	
082-531-20	BURNETT PARK 6 UNIT PD	R2	0.62	24	9.68			6	6
051-541-04	PEARL PLACE TOWN HOMES	R2	0.48	24	8.33			4	4
051-541-05	PEARL PLACE TOWNHOMES*	R2	0.46	24	8.69	2		2	4
Totals - Multi-family Development						**2**		**12**	**14**
Second Dwelling Units						103			103
509 parcels	Master Planned Single-family							509	509
776 parcels	Individual Single-family							776	776
Totals - Single-family Development								**1,285**	**1,285**
Total Units - All						**105**	**0**	**1,297**	**1,402**
*2 Townhomes are rentals									

Table B-2
Approved Projects (Not Built)
El Dorado County

Project No.	Project Name	Zoning	Allowable Density	Project Density	Acreage	Potential Units			Total
						VL/L	Mod	Upper	
PD 05-0008	CUNNINGHAM DUPLEXES	R2	24	19.56	0.46			9	9
PD 05-0009	CUNNINGHAM DUPLEXES	R2	24	19.56	0.46			9	9
DR 06-0011 S	KEN CURTZWILER	MCP-3	24	4.5	0.44			2	2
PD 05-0016	BURNETT PARK LLC	R2	24	9.43	0.53			5	5
PD 06-0003	ESTEPA LOT 158 APTS	R2	24	7.69	0.78	6			6
PD 06-0004	ESTEPA LOT 159 APTS	R2	24	10.34	0.58	6			6
TOTALS - Multi-Family Projects						**12**		**25**	**37**

Table B-3
Residential Vacant Land Inventory
Unincorporated El Dorado County

APN	Gen Plan	Zoning	Allowable Density	Acreage	Potential Units VL/L	Mod	Upper	Total
Tahoe Basin								
VACANT TAHOE BASIN SINGLE-FAMILY RESIDENTIAL								
5,532 parcels	AP	TR1*	2.18 - 6.2 du/ac*	5,108			11,135 to 31,669	11,135 to 31,669
45 parcels	AP	RE-5	1 du/5 ac	47.61			9	9
1 parcel	AP	R1-A	1 du/ac	1.67			1	1
7 parcels	AP	MCP-5	7.26 du/ac	12.25			89	89
Subtotal - Tahoe Basin Single Family				**5,169.53**			**11,234 to 31,768**	**11,234 to 31,768**

*Minimum area per unit ranges from 7,000 sq. ft. to 20,000 sq. ft. depending on available utility services (water and/or sewer)

APN	Gen Plan	Zoning	Allowable Density	Acreage	Potential Units**** VL/L	Mod	Upper	Total
VACANT TAHOE BASIN MULTI-FAMILY RESIDENTIAL								
01541001	AP	TR2	21.78**	1.6158	16			16
01542016	AP	TR2	21.78**	1.4553	15			15
02579201	AP	TR2	21.78**	0.2431	2			2
02579202	AP	TR2	21.78**	0.2442	2			2
02579203	AP	TR2	21.78**	0.2379	2			2
02579204	AP	TR2	21.78**	0.2783	3			3
02579205	AP	TR2	21.78**	0.3009	3			3
02579206	AP	TR2	21.78**	0.3131	3			3
02579207	AP	TR2	21.78**	0.2319	2			2

02579208	AP	TR2	21.78**	0.2301	2			2
02579211	AP	TR2	21.78**	0.2371	2			2
02579212	AP	TR2	21.78**	0.2299	2			2
02579217	AP	TR2	21.78**	0.327	3			3
02579218	AP	TR2	21.78**	0.2974	3			3
02579219	AP	TR2	21.78**	0.2484	2			2
02579220	AP	TR2	21.78**	0.2347	2			2
02579221	AP	TR2	21.78**	0.2383	2			2
02579222	AP	TR2	21.78**	0.2432	2			2
03322216	AP	TR2	21.78**	0.0218				0
03322217	AP	TR2	21.78**	1.0196	10			10
03322218	AP	TR2	21.78**	0.2813	3			3
03322219	AP	TR2	21.78**	0.4602	5			5
03367103	AP	RM	24***	0.4457	4			4
03367212	AP	RM	24***	0.4952	5			5
03367213	AP	RM	24***	0.4057	4			4
03367501	AP	RM	24***	0.3305	3			3
03367812	AP	RM	24***	0.3861	4			4
03367813	AP	RM	24***	0.3862	4			4
03368102	AP	RM	24***	0.3233	3			3
03368103	AP	RM	24***	0.311	3			3
03368228	AP	RM	24***	0.4223	4			4
03368229	AP	RM	24***	0.3787	4			4
03369101	AP	RM	24***	0.3091	3			3
03369102	AP	RM	24***	0.3158	3			3
03369103	AP	RM	24***	0.3302	3			3
03369104	AP	RM	24***	0.3443	3			3
03369105	AP	RM	24***	0.3125	3			3
03369106	AP	RM	24***	0.3192	3			3

03370101	AP	RM	24***	0.3138	3			3
03402026	AP	RM	24***	9.9267	119			119
03402028	AP	RM	24***	0.1037			1	1
03523104	AP	RM	24***	0.2228	2			2
03523105	AP	RM	24***	0.2227	2			2
03523302	AP	RM	24***	0.1991	2			2
03523308	AP	RM	24***	0.1839	2			2
03523309	AP	RM	24***	0.1844	2			2
03523310	AP	RM	24***	0.1843	2			2
03523331	AP	RM	24***	0.2104	2			2
03523401	AP	RM	24***	0.1845	2			2
03523402	AP	RM	24***	0.1849	2			2
03523406	AP	RM	24***	0.1846	2			2
03523411	AP	RM	24***	0.1851	2			2
03523412	AP	RM	24***	0.1852	2			2
03523418	AP	RM	24***	0.2001	2			2
03524210	AP	RM	24***	0.1851	2			2
03524215	AP	RM	24***	0.2841	3			3
03524317	AP	RM	24***	0.1958	2			2
03524318	AP	RM	24***	0.1852	2			2
Subtotal - Tahoe Basin Multi-family*				**28.53**	**299**	**0**	**1**	**305**

**Tahoe Basin Multi-family Residential District permits 1 du/2,000 square feet on minimum 7,000 sq. ft. lot

***RM District refers to General Plan density (up to 24 du/ac)

****Potential units are calculated as 10 du/ac for less than 2-acre sites, and 12 du/ac for 2+ acre sites

APN	Gen Plan	Zoning	Allowable Density	Acreage	Potential Units			Total
					VL/L	Mod	Upper	
VACANT TAHOE BASIN COMMERCIAL								
01533103	AP	CT*	7 du/ac	0.28		2		2

01533119	AP	CT	7 du/ac	0.25		2		2
01533120	AP	CT	7 du/ac	0.25		2		2
01533124	AP	CT	7 du/ac	0.25		2		2
01533129	AP	CT	7 du/ac	0.75		5		5
01501226	AP	CP	7 du/ac	4.00		28		28
01603112	AP	CT	7 du/ac	16.06		112		112
01603108	AP	CT	7 du/ac	14.24		100		100
01603128	AP	CT	7 du/ac	0.38		3		3
01604110	AP	CT	7 du/ac	36.26		254		254
01626107	AP	CT	7 du/ac	0.24		2		2
01626114	AP	CT	7 du/ac	4.64		32		32
01604106	AP	CT	7 du/ac	14.09		99		99
01626112	AP	CT	7 du/ac	0.42		3		3
03213008	AP	TCP*	7 du/ac	0.29		2		2
03213008	AP	TCP	7 du/ac	0.62		4		4
03213008	AP	TCP	7 du/ac	5.77		40		40
02506122	AP	CP	7 du/ac	3.74		37		37
03305015	AP	CT	7 du/ac	19.58		137		137
03367702	AP	CT	7 du/ac	0.34		2		2
03367701	AP	CT	7 du/ac	0.49		3		3
03319201	AP	CT	7 du/ac	0.52		4		4
03322306	AP	TCP	7 du/ac	3.30		23		23
03322304	AP	TCP	7 du/ac	4.82		34		34
03322404	AP	TCP	7 du/ac	0.39		3		3
03322103	AP	CT	7 du/ac	0.63		4		4
03427039	AP	CT	7 du/ac	3.82		27		27
03427041	AP	CT	7 du/ac	0.28		2		2
03427040	AP	CT	7 du/ac	0.55		4		4
03404003	AP	MCP-2	7.26 du/ac	4.59			33	33

03429427	AP	MCP-2	7.26 du/ac	0.20			1	1
03434207	AP	MCP-2	7.26 du/ac	0.74			5	5
03430008	AP	MCP-2	7.26 du/ac	1.32			10	10
03432201	AP	MCP-3	10 du/ac	0.19		2		2
03402026	AP	CP	7 du/ac	0.79		6		6
03432202	AP	MCP-3	10 du/ac	0.16		10		2
03434108	AP	MCP-2	7.26 du/ac	0.11			1	1
03432203	AP	MCP-3	10 du/ac	0.17		2		2
03434110	AP	MCP-2	7.26 du/ac	0.72			5	5
03402028	AP	CP	7 du/ac	6.90		48		48
03433124	AP	MCP-2	7.26 du/ac	0.92			7	7
03432303	AP	MCP-3	10 du/ac	0.19		2		2
03432302	AP	MCP-3	10 du/ac	0.23		2		2
03433123	AP	MCP-2	7.26 du/ac	1.63			12	12
03432310	AP	MCP-3	10 du/ac	0.29		3		3
03432116	AP	MCP-3	10 du/ac	0.50		5		5
03402029	AP	CP	7 du/ac	17.08		120		120
03433115	AP	MCP-3	10 du/ac	0.45		4		4
03433131	AP	MCP-3	10 du/ac	0.57		6		6
03433133	AP	MCP-3	10 du/ac	0.40		4		4
03433132	AP	MCP-3	10 du/ac	0.38		4		4
03433503	AP	MCP-3	10 du/ac	0.46		5		5
03433502	AP	MCP-3	10 du/ac	0.46		5		5
03435009	AP	MCP-3	10 du/ac	0.41		4		4
03526104	AP	MCP-3	10 du/ac	0.19		2		2
Subtotal - Tahoe Basin Commercial				**177.31**	**-**	**1,206**	**74**	**1,270**

*Mobile home parks are permitted within CP, CT and TCP zones with special use permit.

	Gen		**Allowable**		**Potential Units**			

APN	Plan	Zoning	Density*	Acreage	VL/L	Mod	Upper	Total
West Slope								
VACANT WEST SLOPE SINGLE-FAMILY RESIDENTIAL								
46 parcels	LDR & MDR	A	1 du/10 ac	415.74			41	41
75 parcels	LDR & MDR	AE	1 du/20 ac	6580.48			329	329
43 parcels	LDR & MDR	PD	??	320.19				
1,896 parcels	HDR, MDR & LDR	R1	7.26 du/ac	1706.30			12,387	12,387
655 parcels	HDR, MDR & LDR	R1A	1 du/ac	1251.80			1,251	1,251
102 parcels	MDR & HDR	R20K	2.17 du/ac	157.33			341	341
791 parcels	HDR, MDR & LDR	R2A	1 du/2 ac	2168.49			1,084	1,084
194 parcels	HDR, MDR & LDR	R3A	1 du/3 ac	817.47			272	272
62 parcels	HDR, MDR & LDR	RA-20	1 du/20 ac	1417.56			70	70
509 parcels	HDR, MDR & LDR	RE-10	1 du/10 ac	5523.46			552	552

1694 parcels	HDR, MDR & LDR	RE-5	1 du/5 ac	10567.39			2,113	2,113
62 parcels	LDR & MDR	U	1 du/ac	246.64			246	246
130 parcels	HDR, MDR & LDR	Other Single Family	**	3214.41			3,214	3,214
Subtotal - West Slope Single Family***				**31,172.83**			**21,900**	**21,900**

*Allowable density is based on zoning

**Estimated at average density of 1 du/ac

***Potential units are based on zoning density (maximum)

APN	Gen Plan	Zoning	Allowable Density*	Acreage	Potential Units**			Total**
					VL/L	Mod	Upper	
West Slope								
VACANT WEST SLOPE MULTI-FAMILY RESIDENTIAL								
06131003	MFR	R1A	1 du/ac	0.50	5			5
06131008	MFR	R1A	1 du/ac	0.47	5			5
06129107	MFR	R1A	1 du/ac	0.25	3			3
06131116	MFR	R1A	1 du/ac	0.30	3			3
06117025	MFR	R2	24 du/ac	1.20	12			12
06117026	MFR	R2	24 du/ac	1.24	12			12
06119032	MFR	R3A	1 du/3 ac	9.47	114			114
07150029	MFR	R2	24 du/ac	7.14	86			86
10130220	MFR	R2	24 du/ac	0.63	6			6
10129342	MFR	R2	24 du/ac	0.26	3			3
10130406	MFR	R2	24 du/ac	0.16	2			2
10130212	MFR	R2	24 du/ac	0.22	2			2
10121017	MFR	MP	7 du/ac	1.91		19		19

10128503	MFR	R2	24 du/ac	0.22	2			2
10121019	MFR	MP	7 du/ac	0.18		2		2
10121035	MFR	R2	24 du/ac	12.46	150			150
10121037	MFR	R2	24 du/ac	2.05	25			25
10128410	MFR	R2	24 du/ac	0.42	4			4
10114181	MFR	R2	24 du/ac	1.09	11			11
10120181	MFR	RT	24 du/ac	2.20	26			26
10120183	MFR	MP	7 du/ac	0.55		6		6
10114141	MFR	R2	24 du/ac	1.59	16			16
10114169	MFR	R2	24 du/ac	0.43	4			4
10114176	MFR	RT	24 du/ac	0.74	7			7
10114164	MFR	R2	24 du/ac	1.71	17			17
10114173	MFR	RT	24 du/ac	0.15			1	1
10114123	MFR	R2	24 du/ac	0.24	2			2
07627042	MFR	R2	24 du/ac	0.27	3			3
07627040	MFR	R2	24 du/ac	0.39	4			4
07623016	MFR	MP	7 du/ac	0.84		8		8
04329054	MFR	R2	24 du/ac	1.61	16			16
04835054	MFR	C	24 du/ac	0.04				0
32531085	MFR	R2	24 du/ac	2.74	33			33
32522056	MFR	R1A	1 du/ac	5.19	62			62
32522055	MFR	R1A	1 du/ac	0.07			1	1
32523021	MFR	R1A	1 du/ac	0.92	9			9
32523022	MFR	R1A	1 du/ac	0.24	2			2
32716047	MFR	RM	24 du/ac	6.97	84			84
05146159	MFR	R2	24 du/ac	6.96	83			83
10255019	MFR	R2	24 du/ac	0.14			1	1
05165016	MFR	R2	24 du/ac	0.25	3			3
05432150	MFR	MP	7 du/ac	0.96		10		10

05169034	MFR	R2	24 du/ac	0.38	4			4
05146137	MFR	R2	24 du/ac	5.08	61			61
05169035	MFR	R2	24 du/ac	0.39	4			4
05434106	MFR	R20K	2.17 du/ac	0.76	8			8
10211020	MFR	R2	24 du/ac	3.34	40			40
10242101	MFR	R2	24 du/ac	0.70	7			7
05154103	MFR	R2	24 du/ac	0.49	5			5
07001102	MFR	R2	24 du/ac	6.05	73			73
07001103	MFR	R2	24 du/ac	5.39	65			65
05432121	MFR	R1A	1 du/ac	2.38	29			29
08305205	MFR	R2	24 du/ac	0.37	4			4
08303113	MFR	R2	24 du/ac	1.67	17			17
08305206	MFR	R2	24 du/ac	0.29	3			3
05436108	MFR	R1A	1 du/ac	1.10	11			11
11628108	MFR	R2	24 du/ac	0.13			1	1
08305207	MFR	R2	24 du/ac	0.24	2			2
08305208	MFR	R2	24 du/ac	0.26	3			3
08356024	MFR	R2	24 du/ac	0.12			1	1
08356023	MFR	R2	24 du/ac	0.67	7			7
08305209	MFR	R2	24 du/ac	0.25	2			2
05436108	MFR	C	24 du/ac	0.20	2			2
05436105	MFR	R20K	2.17 du/ac	0.17	2			2
08359031	MFR	R2	24 du/ac	0.52	5			5
05438121	MFR	R20K	2.17 du/ac	0.22	2			2
11657001	MFR	R2	24 du/ac	7.64	92			92
05432146	MFR	MP	7 du/ac	1.03		10		10
05436111	MFR	C	24 du/ac	1.21	12			12
08359011	MFR	R2	24 du/ac	0.25	2			2
11631203	MFR	R2	24 du/ac	0.56	6			6

11631206	MFR	R2	24 du/ac	0.39	4			4
11631202	MFR	R2	24 du/ac	0.59	6			6
11631105	MFR	R2	24 du/ac	0.41	4			4
11631104	MFR	R2	24 du/ac	0.40	4			4
11631101	MFR	R2	24 du/ac	0.50	5			5
11662007	MFR	R2	24 du/ac	0.34	3			3
11608103	MFR	R2	24 du/ac	0.59	6			6
11608104	MFR	R2	24 du/ac	0.51	5			5
11608105	MFR	R2	24 du/ac	0.42	4			4
05442231	MFR	R1	7.26 du/ac	0.14			1	1
09702042	MFR	R2	24 du/ac	5.09	61			61
11608106	MFR	R2	24 du/ac	0.40	4			4
05440218	MFR	C	24 du/ac	1.54	15			15
11609215	MFR	R2	24 du/ac	0.52	5			5
11608107	MFR	R2	24 du/ac	0.40	4			4
11608306	MFR	R2	24 du/ac	0.46	5			5
05443112	MFR	R1	7.26 du/ac	0.46	5			5
11608304	MFR	R2	24 du/ac	0.51	5			5
09705028	MFR	R1	7.26 du/ac	0.11			1	1
05440209	MFR	R2	24 du/ac	0.19	2			2
05443121	MFR	R1	7.26 du/ac	2.24	27			27
32930120	MFR	C	24 du/ac	4.61	55			55
32930119	MFR	R2	24 du/ac	13.84	166			166
05443121	MFR	R2	24 du/ac	2.19	26			26
32930120	MFR	RF	12 du/ac	0.29	3			3
32930115	MFR	R2	24 du/ac	2.63	32			32
32930115	MFR	R2	24 du/ac	1.48	21			15
32931010	MFR	RF	12 du/ac	9.50	114			114
32931010	MFR	C	24 du/ac	1.57	16			16

32929007	MFR	R2	24 du/ac	0.39	4			4
32931010	MFR	R2	24 du/ac	20.63	248			248
32928009	MFR	R2	24 du/ac	1.38	14			14
32930119	MFR	R1	7.26 du/ac	0.39	4			4
32931010	MFR	R1	7.26 du/ac	1.35	13			13
33133127	MFR	R2	24 du/ac	0.87	9			9
08346525	MFR	R2	24 du/ac	2.92	35			35
08346528	MFR	R1	7.26 du/ac	2.25	27			27
32922131	MFR	R1A	1 du/ac	2.23	27			27
08353007	MFR	R2	24 du/ac	0.34	3			3
08315102	MFR	R2	24 du/ac	0.51	5			5
08315107	MFR	R2	24 du/ac	0.51	5			5
33130117	MFR	R1	7.26 du/ac	4.66	56			56
32922132	MFR	R2	24 du/ac	1.21	12			12
08315106	MFR	R2	24 du/ac	0.52	5			5
32922134	MFR	R2	24 du/ac	2.20	26			26
33103002	MFR	R2A	.5 du/ac	15.44	185			185
33114202	MFR	R1A	1 du/ac	0.74	7			7
33103035	MFR	R2	24 du/ac	1.67	17			17
33161019	MFR	R2	24 du/ac	0.38	4			4
08252108	MFR	R2	24 du/ac	0.21	2			2
33161018	MFR	R2	24 du/ac	0.14			1	1
08253202	MFR	R2	24 du/ac	0.54	5			5
08253114	MFR	R2	24 du/ac	0.55	6			6
33103008	MFR	R1A	1 du/ac	2.55	31			31
33105007	MFR	RA-20	1 du/20 ac	66.99	804			804
08253115	MFR	R2	24 du/ac	0.60	6			6
33122130	MFR	C	24 du/ac	0.72	7			7
08253116	MFR	R2	24 du/ac	0.61	6			6

33122127	MFR	C	24 du/ac	2.56	31			31
08286011	MFR	R2	24 du/ac	0.29	3			3
33123148	MFR	C	24 du/ac	0.21	2			2
08253118	MFR	R2	24 du/ac	0.62	6			6
33123148	MFR	R2	24 du/ac	0.11			1	1
08253121	MFR	R2	24 du/ac	0.57	6			6
33122130	MFR	R2	24 du/ac	4.58	55			55
08254307	MFR	R2	24 du/ac	0.57	6			6
08254303	MFR	R2	24 du/ac	0.53	5			5
08254305	MFR	R2	24 du/ac	0.47	5			5
08256104	MFR	R2	24 du/ac	0.30	3			3
33119147	MFR	R2	24 du/ac	0.22	2			2
33119148	MFR	R2	24 du/ac	0.27	3			3
33119146	MFR	R2	24 du/ac	0.15	2			2
08266138	MFR	R2	24 du/ac	2.83	34			34
31926063	MFR	R2	24 du/ac	0.80	8			8
08322154	MFR	R2	24 du/ac	0.61	6			6
08322157	MFR	R2	24 du/ac	0.53	5			5
08322158	MFR	R2	24 du/ac	1.30	13			13
12005001	MFR	R2	24 du/ac	6.29	75			75
08335048	MFR	RE-10	1 du/10 ac	4.48	54			54
08335048	MFR	RE-10	1 du/10 ac	22.50	270			270
08345101	MFR	RM	24 du/ac	2.47	30			30
08335050	MFR	R2	24 du/ac	12.08	145			145
07026177	MFR	RE-5	1 du/5 ac	4.89	59			59
07026181	MFR	RE-5	1 du/5 ac	4.53	54			54
09043056	MFR	R2	24 du/ac	5.47	66			66
08345501	MFR	R2	24 du/ac	1.68	17			17
09043021	MFR	R1A	1 du/ac	1.97	20			20

07026180	MFR	RE-5	1 du/5 ac	5.08	61			61
08240106	MFR	R2	24 du/ac	0.59	6			6
08240105	MFR	R2	24 du/ac	0.48	5			5
08287003	MFR	R2	24 du/ac	0.21	2			2
08239106	MFR	R2	24 du/ac	0.76	8			8
08239102	MFR	R2	24 du/ac	0.58	6			6
08239105	MFR	R2	24 du/ac	0.49	5			5
08280221	MFR	R2	24 du/ac	0.57	6			6
08240102	MFR	OS	1 du/10 ac	1.88	19			19
08239104	MFR	R2	24 du/ac	0.42	4			4
08239103	MFR	R2	24 du/ac	0.46	5			5
08239107	MFR	OS	1 du/10 ac	0.76	8			8
08290005	MFR	R2	24 du/ac	0.41	4			4
08240108	MFR	R2	24 du/ac	0.74	7			7
08244103	MFR	R2	24 du/ac	0.36	4			4
08245002	MFR	R2	24 du/ac	0.45	5			5
08281019	MFR	R2	24 du/ac	0.36	4			4
08240109	MFR	R2	24 du/ac	0.59	6			6
08245001	MFR	R2	24 du/ac	0.39	4			4
10903004	MFR	RE-5	1 du/5 ac	0.72	7			7
10903021	MFR	RE-5	1 du/5 ac	3.37	40			40
10924001	MFR	RE-5	1 du/5 ac	16.34	196			196
08244214	MFR	OS	1 du/10 ac	1.12	11			11
08244214	MFR	RM	24 du/ac	2.12	25			25
08241104	MFR	CP	24 du/ac	0.88	9			9
10903014	MFR	RE-5	1 du/5 ac	0.91	9			9
10903022	MFR	R2	24 du/ac	1.71	17			17
10903023	MFR	R2	24 du/ac	0.54	5			5
08251001	MFR	CP	24 du/ac	0.60	6			6

12064049	MFR	R2	24 du/ac	2.43	29			29
10903022	MFR	RE-5	1 du/5 ac	0.42	4			4
10903023	MFR	RE-5	1 du/5 ac	0.30	3			3
10941006	MFR	CPO	24 du/ac	0.93	9			9
10941007	MFR	CPO	24 du/ac	0.83	8			8
10905012	MFR	R2	24 du/ac	24.35	292			292
11701005	MFR	RM	24 du/ac	22.45	269			269
08710102	MFR	RA-40	1 du/40 ac	0.16	2			2
Subtotal - West Slope Multi-family				**482.65**	**5,559**	**55**	**9**	**5,614**

*Density is per zoning district (GP MFR land use designation permits 24 du/ac)

**Potential units are calculated as 10 du/ac for less than 2-acre sites, and 12 du/ac for 2+ acre sites

APN	Gen Plan*	Zoning	Allowable Density*	Acreage	Potential Units*			Total
					VL/L	Mod	Upper	
VACANT WEST SLOPE COMMERCIAL								
06156076	C	RF		3.64				
06156076	C	TC		0.89				
06156076	C	CPO	10 du/ac	18.09	181			181
06156076	C	TC		3.04				
06115020	C	R2A		4.06				
06115020	C	I		2.02				
06115020	C	CG**	7 du/ac	8.80		62		62
06115013	C	CG	7 du/ac	1.77		12		12
06115002	C	CG	7 du/ac	2.60		18		18
06179001	C	CP	10 du/ac	0.78	8			8
06151146	C	CP	10 du/ac	1.88	19			19
06124143	C	CP	10 du/ac	0.45	4			4
06136206	C	C	10 du/ac	1.27	13			13

06136204	C	C	10 du/ac	0.43	4			4
06145002	C	CPO	10 du/ac	1.70	17			17
06136202	C	C	10 du/ac	0.27	3			3
07410029	C	C	10 du/ac	0.56	6			6
06134215	C	C	10 du/ac	0.38	4			4
06134225	C	C	10 du/ac	0.15	2			2
06135237	C	CG	7 du/ac	0.19		1		1
06133248	C	C	10 du/ac	1.33	13			13
06134304	C	C	10 du/ac	0.24	2			2
07410047	C	C	10 du/ac	2.19	22			22
06135230	C	CG	7 du/ac	1.69		12		12
07410041	C	C	10 du/ac	0.92	9			9
07410049	C	C	10 du/ac	1.60	16			16
06119106	C	C	10 du/ac	0.38	4			4
06120020	C	CP	10 du/ac	1.50	15			15
07410043	C	CG	7 du/ac	2.22		16		16
06120021	C	CP	10 du/ac	1.78	18			18
06119028	C	CG	7 du/ac	0.19		1		1
06120015	C	CP	10 du/ac	1.54	15			15
07410035	C	CG	7 du/ac	4.93		34		34
06119020	C	CP	10 du/ac	3.81	38			38
06120018	C	CP	10 du/ac	1.63	16			16
07410036	C	RE-5		3.87	46			46
07410036	C	CG	7 du/ac	6.15		43		43
06120006	C	CP	10 du/ac	1.24	12			12
07413108	C	C	10 du/ac	5.23	52			52
07413108	C	R2A		0.17				
06005008	C	C	10 du/ac	1.40	14			14
07150026	C	CP		19.55	235			235

07150025	C	C	10 du/ac	1.94	19			19
07150037	C	CG	7 du/ac	1.70		12		12
07150038	C	CG	7 du/ac	0.84		6		6
07150034	C	CG	7 du/ac	0.93		7		7
07108007	C	CG	7 du/ac	3.68		26		26
07150036	C	CG	7 du/ac	1.38		7		10
07148008	C	CG	7 du/ac	33.48		234		234
07139001	C	C	10 du/ac	10.61	106			106
07148006	C	CG	7 du/ac	1.68		12		12
07148007	C	CG	7 du/ac	2.86		20		20
07103239	C	AE		32.32				
07128054	C	CG	7 du/ac	0.69		5		5
07128055	C	CG	7 du/ac	0.23		2		2
06040132	C	CG	7 du/ac	0.20		1		1
06040132	C	C	10 du/ac	0.91	9			9
06036165	C	C	10 du/ac	6.96	70			70
06036154	C	AE		1.00				
07105143	C	R1		3.30				
07105144	C	R1		1.54				
10407006	C	R1		2.14				
10425009	C	R1A		7.37				
10426009	C	R1A		2.19				
03615001	C	C	10 du/ac	2.10	21			21
10427002	C	C	10 du/ac	0.96	10			10
10427014	C	C	10 du/ac	1.13	11			11
10427004	C	R1A		1.41				
10427005	C	C	10 du/ac	0.34	3			3
10425083	C	R1A		0.64				
10425083	C	C		0.44	2			2

10425036	C	C		0.25				
10425036	C	RE-5		0.13				
03701007	C	RE-10		4.20				
03701007	C	PD		17.39				
03718003	C	C	10 du/ac	0.44	4			4
03809010	C	RE-5		0.77				
03805026	C	RE-5		0.42				
03805029	C	C	10 du/ac	0.21	2			2
00655036	C	C	10 du/ac	1.11	11			11
00655027	C	C	10 du/ac	1.14	11			11
10507059	C	C	10 du/ac	1.38	14			14
00634118	C	C	10 du/ac	1.11	11			11
00634115	C	C	10 du/ac	15.06	151			151
00655024	C	C	10 du/ac	2.30	23			23
03840017	C	R1		0.31				
03840016	C	R1		0.27				
00613402	C	C	10 du/ac	2.27	23			23
00634115	C	RF		4.35				
00636008	C	C	10 du/ac	0.11	1			1
08508401	C	R2A		2.02				
00637005	C	C	10 du/ac	1.16	12			12
08831034	C	RE-5		0.40				
08831034	C	CP	10 du/ac	0.26	3			3
08542013	C	U		4.40				
08542013	C	C	10 du/ac	1.45	14			14
08831015	C	CP	10 du/ac	0.28	3			3
01232208	C	R1		0.15				
01119010	C	C	10 du/ac	0.73	7			7
01232204	C	C	10 du/ac	0.75	8			8

01118012	C	C	10 du/ac	0.59	6			6
01118001	C	C	10 du/ac	1.16	12			12
01217115	C	C	10 du/ac	0.90	9			9
01217116	C	C	10 du/ac	0.34	3			3
01217114	C	C	10 du/ac	0.33	3			3
01215009	C	R1		0.23				
00922011	C	CG	7 du/ac	8.11		57		57
10126127	C	C	10 du/ac	0.23	2			2
10121003	C	C	10 du/ac	4.00	40			40
10121004	C	C	10 du/ac	0.35	4			4
10121008	C	C	10 du/ac	0.40	4			4
10121061	C	C	10 du/ac	1.88	19			19
10121013	C	C	10 du/ac	1.33	13			13
10121009	C	C	10 du/ac	0.38	4			4
00930346	C	C	10 du/ac	0.84	8			8
10121015	C	C	10 du/ac	0.70	7			7
10121006	C	C	10 du/ac	0.40	4			4
10121010	C	C	10 du/ac	0.37	4			4
10121007	C	C	10 du/ac	0.41	4			4
00930345	C	C	10 du/ac	0.36	4			4
10121016	C	C	10 du/ac	0.39	4			4
10121011	C	C	10 du/ac	0.34	3			3
00930348	C	C	10 du/ac	0.33	3			3
10128203	C	C	10 du/ac	0.22	2			2
10120173	C	C	10 du/ac	1.37	7			7
10119031	C	CG	7 du/ac	0.62		4		4
10120124	C	CPO	10 du/ac	1.21	12			12
10120167	C	C	10 du/ac	0.17	2			2
10120152	C	C	10 du/ac	0.33	3			3

07627024	C	C	10 du/ac	1.26	13			13
07627023	C	C	10 du/ac	0.92	9			9
07627021	C	C	10 du/ac	1.25	12			12
07628001	C	C	10 du/ac	1.62	16			16
07627020	C	C	10 du/ac	1.12	11			11
07627012	C	C	10 du/ac	1.07	11			11
07627015	C	C	10 du/ac	1.44	14			14
07627008	C	C	10 du/ac	1.52	15			15
07628022	C	R3A		2.83				
07627033	C	C	10 du/ac	0.92	9			9
07627043	C	C	10 du/ac	1.13	11			11
07627045	C	C	10 du/ac	0.33	3			3
07623021	C	CG	7 du/ac	0.27		2		2
04302017	C	C	10 du/ac	1.86	19			19
04303037	C	C	10 du/ac	4.20	42			42
04303032	C	C	10 du/ac	2.84	28			28
04303030	C	C	10 du/ac	2.27	23			23
04847131	C	C	10 du/ac	1.57	16			16
04847128	C	C	10 du/ac	3.77	38			38
04861001	C	C	10 du/ac	0.99	10			10
04828023	C	CG	7 du/ac	7.22		51		51
04828023	C	CG	7 du/ac	0.18		1		1
04856210	C	C	10 du/ac	1.54	15			15
04828027	C	CG		7.05	85			85
04829001	C	C	10 du/ac	0.18	2			2
04829014	C	C	10 du/ac	0.35	3			3
04836013	C	C	10 du/ac	0.14	1			1
04836013	C	RE-5		0.97				
32516028	C	I		1.45				

32522009	C	R1A		5.48				
32522010	C	R1A		5.21				
32522048	C	R1A		3.73				
32713053	C	CG	7 du/ac	1.03		7		7
32713077	C	CG	7 du/ac	2.21		15		15
32713065	C	R1A		0.17				
32713064	C	R1A		0.98				
32713002	C	CG	7 du/ac	2.46		17		17
32711006	C	CG	7 du/ac	19.61		137		137
32713003	C	C	10 du/ac	2.40	24			24
32712019	C	CG	7 du/ac	4.25		30		30
32712020	C	CG	7 du/ac	4.15		29		29
32711004	C	CG	7 du/ac	19.79		138		138
32713024	C	R1A		0.31				
32712022	C	CG	7 du/ac	3.99		28		28
06929050	C	C	10 du/ac	0.42	4			4
32721104	C	R1A		0.86				
32712021	C	CG	7 du/ac	2.99		21		21
32714045	C	R1A		0.14				
32721303	C	R1A		0.85				
32721304	C	R1A		0.98				
32721114	C	R1A		1.25				
32721306	C	R1A		1.03				
32721116	C	R1A		0.61				
32721309	C	R1A		0.16				
12401003	C	C	10 du/ac	17.97	180			180
32721311	C	R1A		1.00				
32724018	C	C	10 du/ac	0.17	2			2
32724023	C	C	10 du/ac	0.91	9			9

32721227	C	C	10 du/ac	0.21	2			2
32709003	C	C	10 du/ac	1.23	12			12
32724019	C	C	10 du/ac	0.23	2			2
32730002	C	C	10 du/ac	0.17	2			2
32709001	C	R1A		3.62				
32716049	C	C		0.14	1			1
32716040	C	CG	7 du/ac	2.19		15		15
32709001	C	RE-5		12.65				
32726006	C	R1A		0.78				
05155047	C	R1		0.19				
05155047	C	CPO	10 du/ac	1.99	20			20
12430076	C	C	10 du/ac	0.10	1			1
12430027	C	C	10 du/ac	2.03	20			20
05432151	C	I		0.57				
05125007	C	C	10 du/ac	0.37	4			4
07001102	C	CP	10 du/ac	4.22	42			42
12430098	C	R2A		2.07				
05125008	C	C		0.17	2			2
12430097	C	R2A		1.84				
05434215	C	C	10 du/ac	2.58	26			26
05432163	C	CPO	10 du/ac	1.17	12			12
05432156	C	I		1.17				
07001103	C	CP	10 du/ac	3.47	35			35
12430098	C	R2A		5.95				
05434223	C	C	10 du/ac	7.33	73			73
05432156	C	CPO	10 du/ac	7.80	78			78
32926121	C	I		0.58				
05432136	C	CPO	10 du/ac	0.35	3			3
32926122	C	I		0.94				

05434224	C	C	10 du/ac	2.58	31			31
05435137	C	R1A		1.77				
11541011	C	CPO	10 du/ac	5.27	63			63
32926109	C	I		0.77	4			4
09701082	C	CP	10 du/ac	0.26	3			3
05434224	C	C	10 du/ac	0.11	1			1
05154207	C	RM		0.47				
05435137	C	C	10 du/ac	0.65	7			7
05435135	C	C	10 du/ac	0.89	9			9
05436110	C	C	10 du/ac	1.37	14			14
05436108	C	C	10 du/ac	0.87	9			9
05434227	C	C	10 du/ac	0.73	7			7
05449014	C	R20K		0.87				
05435133	C	C	10 du/ac	0.10	1			1
05439127	C	CP	10 du/ac	0.61	6			6
09702047	C	C	10 du/ac	0.70	7			7
05436109	C	C	10 du/ac	1.26	13			13
05442265	C	CP	10 du/ac	0.23	2			2
05434226	C	C	10 du/ac	0.16	2			2
05449002	C	R20K		0.71				
09702053	C	C	10 du/ac	1.57	16			16
05439126	C	CP	10 du/ac	0.13	1			1
05437119	C	CP	10 du/ac	2.85	29			29
05439118	C	CP	10 du/ac	0.22	2			2
11630105	C	CP	10 du/ac	1.01	10			10
09702033	C	C	10 du/ac	1.00	10			10
05441145	C	CP	10 du/ac	1.76	18			18
09702025	C	C	10 du/ac	2.10	21			21
32927014	C	I		0.09				

05438717	C	CP	10 du/ac	1.38	14			14
05441124	C	CP	10 du/ac	1.26	13			13
09702034	C	C	10 du/ac	1.02	10			10
05441142	C	CP	10 du/ac	0.15	1			1
05441104	C	CP	10 du/ac	0.18	2			2
05438623	C	R1		0.14				
05438717	C	R1		0.15				
32927009	C	I		0.33				
05440238	C	C	10 du/ac	2.85	29			29
07803060	C	CP	10 du/ac	2.37	24			24
07826075	C	CP	10 du/ac	2.00	20			20
07826073	C	CP	10 du/ac	1.12	11			11
07803059	C	CP	10 du/ac	1.97	20			20
07803057	C	CP	10 du/ac	1.46	15			15
07827021	C	CG	7 du/ac	6.13		43		43
08309101	C	CG	7 du/ac	2.06		14		14
33131009	C	CP	10 du/ac	0.31	3			3
33131009	C	MP		1.67				
08346202	C	CPO	10 du/ac	0.92	5			5
08302021	C	RE-5		5.48				
08346201	C	CPO	10 du/ac	0.70	7			7
08346102	C	CPO	10 du/ac	0.67	7			7
08311218	C	C	10 du/ac	2.09	21			21
08311127	C	CG	7 du/ac	0.26		2		2
08346101	C	C	10 du/ac	0.82	8			8
08311131	C	CG	7 du/ac	0.25		2		2
08311216	C	CG	7 du/ac	0.50		4		4
08311209	C	C	10 du/ac	0.51	5			5
08311211	C	C	10 du/ac	0.40	4			4

08311107	C	CG	7 du/ac	0.25		2		2
08311215	C	CG	7 du/ac	0.49		3		3
08311210	C	C	10 du/ac	0.48	5			5
08342015	C	CG	7 du/ac	0.34		2		2
08311212	C	CG	7 du/ac	0.59		4		4
08312209	C	CP	10 du/ac	0.42	4			4
07817004	C	CP	10 du/ac	0.57	6			6
08312217	C	CP	10 du/ac	0.54	5			5
08312210	C	CP	10 du/ac	0.78	8			8
08311115	C	CG	7 du/ac	0.25		2		2
07820048	C	CP	10 du/ac	1.95	19			19
08312211	C	CP	10 du/ac	0.61	6			6
08312216	C	CP	10 du/ac	0.38	4			4
08312102	C	CG	7 du/ac	0.25		2		2
33111106	C	RE-10		1.91				
08312212	C	CP	10 du/ac	0.38	4			4
08312215	C	CP	10 du/ac	0.40	4			4
08312104	C	CG	7 du/ac	0.25		2		2
33110116	C	C	10 du/ac	1.12	11			11
08312115	C	CG	7 du/ac	0.26		2		2
33110115	C	C	10 du/ac	1.18	12			12
08312105	C	CG	7 du/ac	0.25		2		2
08312214	C	CP	10 du/ac	0.45	4			4
31921052	C	PD		33.93				
08312213	C	CP	10 du/ac	0.53	5			5
08313201	C	CP	10 du/ac	0.62	6			6
33110126	C	C	10 du/ac	0.53	5			5
33110113	C	C	10 du/ac	1.20	12			12
33111602	C	C	10 du/ac	0.72	7			7

33111206	C	CP	10 du/ac	0.11	1			1
33111505	C	CP	10 du/ac	0.36	4			4
09811025	C	CG	7 du/ac	0.56		4		4
33112109	C	C	10 du/ac	1.37	14			14
33112108	C	C	10 du/ac	0.19	2			2
33112113	C	C	10 du/ac	1.01	10			10
33123138	C	C	10 du/ac	0.72	7			7
33112104	C	C	10 du/ac	0.16	2			2
33112208	C	C	10 du/ac	0.31	3			3
08318205	C	CG	7 du/ac	0.85		6		6
33113208	C	C	10 du/ac	0.14	1			1
33103012	C	R1A		0.52				
33123145	C	C	10 du/ac	0.66	7			7
33113304	C	C	10 du/ac	0.28	3			3
33123142	C	C	10 du/ac	0.50	5			5
33113310	C	C	10 du/ac	0.36	4			4
08302029	C	RE-10		10.55				
33123143	C	C	10 du/ac	0.51	5			5
33122124	C	C	10 du/ac	0.58	6			6
33123148	C	C	10 du/ac	0.32	3			3
33117104	C	CP	10 du/ac	0.14	1			1
33117107	C	R1A		0.83				
33117113	C	R1A		1.25				
33122130	C	C	10 du/ac	0.22	2			2
33122124	C	R1		0.17				
33122130	C	C	10 du/ac	0.29	3			3
31937018	C	CG	7 du/ac	0.82		6		6
31937023	C	CG	7 du/ac	0.58		4		4
31937027	C	CP	10 du/ac	0.36	4			4

09003118	C	CG	7 du/ac	0.40		3		3
09006017	C	CG	7 du/ac	7.57		53		53
09003119	C	CG	7 du/ac	0.48		3		3
09003103	C	CG	7 du/ac	0.36		3		3
09003104	C	CG	7 du/ac	0.41		3		3
09003105	C	CG	7 du/ac	0.41		3		3
09003106	C	CG	7 du/ac	0.42		3		3
09006015	C	CG	7 du/ac	1.85		13		13
09003107	C	CG	7 du/ac	0.42		3		3
09003120	C	CG	7 du/ac	0.27		2		2
09003108	C	CG	7 du/ac	0.41		3		3
07025005	C	R1A		1.79				
07027032	C	C	10 du/ac	1.16	12			12
09004005	C	C	10 du/ac	0.29	3			3
07027020	C	C	10 du/ac	10.49	105			105
09004006	C	C	10 du/ac	0.63	6			6
09004025	C	CG	7 du/ac	0.23		2		2
07027029	C	CG	7 du/ac	6.61		46		46
07027028	C	CG	7 du/ac	0.24		2		2
07025015	C	R1A		3.93				
09004003	C	R1A		0.19				
08335049	C	C	10 du/ac	14.11	141			141
09004017	C	C	10 du/ac	0.22	2			2
09043003	C	C	10 du/ac	0.55	6			6
09004021	C	C	10 du/ac	0.12	1			1
09043053	C	C	10 du/ac	0.22	2			2
08335048	C	RE-10		1.49				
08350001	C	CPO	10 du/ac	4.20	42			42
09043019	C	C	10 du/ac	0.21	2			2

09043049	C	CP	10 du/ac	1.89	19			19
08350003	C	CPO	10 du/ac	0.31	3			3
08350002	C	CPO	10 du/ac	0.31	3			3
08335003	C	CPO	10 du/ac	4.13	41			41
09043015	C	C	10 du/ac	0.47	5			5
08345311	C	C	10 du/ac	0.55	6			6
09029045	C	CP	10 du/ac	2.22	22			22
08345312	C	C	10 du/ac	0.52	5			5
08345310	C	C	10 du/ac	0.46	5			5
07028063	C	C	10 du/ac	1.00	10			10
07028062	C	C	10 du/ac	1.00	10			10
08345317	C	C	10 du/ac	0.48	5			5
08345309	C	C	10 du/ac	0.46	5			5
12272001	C	R1		49.79				
08345316	C	C	10 du/ac	0.54	5			5
08345308	C	C	10 du/ac	0.39	4			4
08345315	C	C	10 du/ac	0.36	4			4
08345307	C	C	10 du/ac	0.65	6			6
08345306	C	C	10 du/ac	0.77	8			8
09043036	C	C	10 du/ac	0.90	9			9
09029046	C	CP	10 du/ac	2.00	20			20
09043042	C	C	10 du/ac	0.65	7			7
09044053	C	CP	10 du/ac	0.31	3			3
10904038	C	C	10 du/ac	0.44	4			4
10904035	C	C	10 du/ac	0.48	5			5
10908001	C	CG	7 du/ac	3.83		27		27
08345602	C	RT		4.68				
08345601	C	R2		4.11				
07026182	C	RE-5		8.68				

10908002	C	R1A		8.61				
08243002	C	CPO	10 du/ac	11.08	111			111
08201412	C	CPO	10 du/ac	0.24	2			2
08241102	C	CP	10 du/ac	0.74	7			7
10923006	C	CP	10 du/ac	1.74	17			17
10923005	C	CP	10 du/ac	1.65	16			16
10923004	C	CP	10 du/ac	4.25	43			43
09044024	C	R1A		0.29				
10923003	C	CP	10 du/ac	0.73	7			7
10923002	C	CP	10 du/ac	9.74	97			97
08241103	C	CP	10 du/ac	1.05	11			11
08238102	C	CP	10 du/ac	1.04	10			10
08238301	C	CP	10 du/ac	1.06	11			11
10904018	C	R1A		1.00				
10904009	C	R1A		0.55				
08241205	C	CP	10 du/ac	0.73	7			7
10903006	C	CG	7 du/ac	2.09		15		15
08238103	C	CP	10 du/ac	1.02	10			10
12272002	C	R1		0.51				
10904022	C	R1A		1.17				
08238309	C	CP	10 du/ac	0.44	4			4
10923007	C	CP	10 du/ac	2.06	21			21
10923008	C	CP	10 du/ac	1.75	17			17
08241206	C	CP	10 du/ac	0.76	8			8
10921216	C	CP	10 du/ac	0.76	8			8
08238504	C	CPO	10 du/ac	0.40	4			4
08238104	C	CP	10 du/ac	1.01	10			10
10940217	C	CG	7 du/ac	0.57		4		4
10904020	C	R1A		0.53				

08241210	C	CP	10 du/ac	0.87	9			9
12272001	C	R1		1.68				
08241207	C	CP	10 du/ac	0.55	5			5
08241209	C	CP	10 du/ac	0.65	7			7
10903034	C	C	10 du/ac	1.86	19			19
10903033	C	C	10 du/ac	2.67	27			27
10924008	C	CG	7 du/ac	6.02		42		42
10949005	C	CP	10 du/ac	0.21	2			2
10949006	C	CP	10 du/ac	0.28	3			3
10949007	C	CP	10 du/ac	0.29	3			3
10949008	C	CP	10 du/ac	0.35	4			4
08242101	C	CP	10 du/ac	1.02	10			10
08242102	C	CP	10 du/ac	0.87	9			9
10949004	C	CP	10 du/ac	0.29	3			3
10940204	C	CG	7 du/ac	2.50		17		17
10949009	C	CP	10 du/ac	0.86	9			9
10949003	C	CP	10 du/ac	0.35	4			4
10940205	C	CG	7 du/ac	2.21		15		15
10940102	C	CPO	10 du/ac	1.93	19			19
10949002	C	CP	10 du/ac	0.21	2			2
10949010	C	CP	10 du/ac	0.37	4			4
10940103	C	CPO	10 du/ac	1.96	20			20
10949001	C	CP	10 du/ac	0.21	2			2
12069005	C	CP	10 du/ac	3.84	38			38
12069006	C	CP	10 du/ac	3.32	33			33
10940206	C	CPO	10 du/ac	2.39	24			24
10901002	C	CP	10 du/ac	33.66	337			337
10901001	C	CP	10 du/ac	1.31	13			13
10941003	C	CG	7 du/ac	0.82		6		6

10941002	C	CG	7 du/ac	0.69		5		5
10921306	C	CP	10 du/ac	0.38	4			4
10921310	C	CP	10 du/ac	1.35	13			13
10920312	C	CP	10 du/ac	0.24	2			2
10940207	C	CPO	10 du/ac	2.12	21			21
10921307	C	CP	10 du/ac	0.23	2			2
10921412	C	CP	10 du/ac	0.98	10			10
10921407	C	CP	10 du/ac	0.51	5			5
10921408	C	CP	10 du/ac	0.47	5			5
10921409	C	CP	10 du/ac	0.53	5			5
10940307	C	CPO	10 du/ac	1.70	17			17
12069003	C	CP	10 du/ac	0.12	1			1
12069004	C	CP	10 du/ac	7.24	72			72
12069003	C	CP	10 du/ac	2.40	24			24
10940213	C	CPO	10 du/ac	2.79	28			28
12015011	C	CP	10 du/ac	0.68	7			7
09318009	C	RE-5		7.84				
12069004	C	R1		5.83				
09318009	C	C	10 du/ac	3.67	37			37
10942001	C	CG	7 du/ac	0.58		4		4
09318037	C	C	10 du/ac	5.06	51			51
04148306	C	C	10 du/ac	0.77	8			8
11801005	C	C	10 du/ac	0.67	7			7
11801012	C	C	10 du/ac	16.84	168			168
11801003	C	C	10 du/ac	0.44	4			4
11801010	C	C	10 du/ac	3.25	32			32
11801009	C	C	10 du/ac	0.15	1			1
11801006	C	C	10 du/ac	0.45	4			4
09215203	C	CP	10 du/ac	5.48	55			55

09328057	C	RE-5		2.94				
09402023	C	C	10 du/ac	1.44	14			14
09402007	C	RE-5		0.51				
04652028	C	C	10 du/ac	0.25	3			3
09204043	C	RE-10		4.25				
04618026	C	CG	7 du/ac	4.83		34		34
04618027	C	CG	7 du/ac	6.96		49		49
04618022	C	C	10 du/ac	4.29	43			43
04618019	C	C	10 du/ac	5.15	52			52
08713301	C	RE-10		0.23				
04618023	C	C	10 du/ac	4.30	43			43
08713401	C	RE-10		0.40				
08713101	C	RE-10		3.19				
04618024	C	C	10 du/ac	4.72	47			47
08713102	C	RE-10		0.82				
04618025	C	C	10 du/ac	4.90	49			49
08713204	C	RE-10		0.73				
04618034	C	C	10 du/ac	1.48	15			15
08713205	C	RE-10		2.34				
Subtotal - West Slope Commercial				**1115.07**	**5,613**	**1,547**	**-**	**7,162**

*The General Plan encourages mixed use within the Commercial land use designation if the residential component is implemented following or concurrent with the commercial component, and commercial is the primary use. Maximum density is 10 du/ac within Community Regions.

**The CG District permits mobile home parks subject to a special use permit. Density has been calculated at 7 du/ac, identical to the Mobile Home Park (MP) District.

West Slope multi-family parcels allocated to 2008-13 RHNA (GP and zoning consistent)		**1,762**	**-**	**-**	**1,755**
West Slope multi-family parcels – potential for allocation to 2008-13 RHNA (rezone required)		**1,898**	**-**	**-**	**1,898**

Figure B-1

Land Inventory Map

These density assumptions are based on the following projects approved and/or built during the 2000-2005 Housing Element:

Multi-family Parcels Smaller Than 2 Acres (West Slope)

Table B-1 (Residential Development by Income Category 2006-07) and Table B-2 (Approved Projects – Not Built) list nine projects approved and/or built in multi-family zones on parcels under 2 acres in size. Densities range from approximately 4.5 du/ac to almost 20 du/ac. Following is a list of multi-family projects approved and/or built since 2000 on parcels under 2 acres in size:

Project	Year Built	Zoning	No. of Units	Parcel Size	Density
Diamond Springs Apts. (Mercy Housing)			16	0.79 ac	16 du/ac
Estepa Apartments	2005	R2	4	0.68 ac	6 du/ac
Mira Loma Rentals	2002	R2	4	0.63 ac	6 du/ac
Anderson 4-Plex	2001	R2	4	0.48 ac	8 du/ac
Cambridge Duplexes	2004	R2	4	0.85 ac	4.7 du/ac
Burnett Park		R2	6	0.62 ac	9.68 du/ac
Pearl Place Townhomes		R2	4	0.48 ac	8.33 du/ac
Pearl Place Townhomes (2nd parcel)		R2	4	0.46 ac	8.69 du/ac
Cunningham Duplexes		R2	9	0.46 ac	19.56 du/ac
Cunningham Duplexes (2nd parcel)		R2	9	0.46 ac	19.56 du/ac
Ken Curtzwiler		MCP-3	2	0.44 ac	4.5 du/ac
Burnett Park LLC		R2	5	0.53	9.43 du/ac
Estepa Lot 158 Apts.		R2	6	0.78 ac	7.69 du/ac
Estepa Lot 159 Apts.		R2	6	0.58 ac	10.34 du/ac
Totals			**83**	**8.24 ac**	**10.07 du/ac**

The average density for projects on small parcels is approximately 10 du/ac. Although most multi-family zones permit up to 24 du/acre, the County's experience with projects on small parcels suggests that a significantly lower density should be assumed for projects during the 2008-2013 planning period. Therefore, a conservative estimate of 10 du/ac has been assumed for multi-family parcels under 2 acres in size.

Multi-family Parcels 2 Acres or Larger (West Slope)

The following multi-family projects were built during the 2000-2005 planning period on parcels larger than two acres, and zoned for multi-family development.

Project	Year Built	Zoning	No. of Units	Parcel Size	Density
White Rock Village Apartments	2002	R2	712	49.96 ac	14 du/ac
Runnymead Apartments *(Mercy Housing – under construction)	*	?	?	?	10 du/ac
Sterling Ranch Apartments	2003	R2	172	14.9 ac	11.5 du/ac
Totals					

The average density for these projects is approximately 12 du/ac. Although most multi-family zones permit up to 24 du/acre, the County's experience with the projects listed above warrants a lower density for projects to be accommodated on 2+ acre parcels during the new planning period. On the basis of recent development trends, a density of 12 du/ac has been assumed for multi-family parcels of two or more acres in size.

Based on the average market rent of $1,106 for 2-bedroom apartments in El Dorado County (Table HO-16), and an affordable rent of $1,343 for a low-income household (Table HO-17), all potential multi-family rental units have been assumed to be potential Lower-income sites.

Commercial Properties (West Slope)

Mixed-use residential is permitted by special use permit on commercial lands at a maximum of 10 du/ac in urbanized communities (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, Placerville periphery, and Shingle Springs) and 4 du/ac in rural communities. The residential component must be implemented concurrent with or following the commercial component. In addition, residential cannot be the primary use. A density of 10 du/ac was applied to all parcels for which the General Plan Commercial land use designation and the zoning were consistent. Mixed use dwelling units were placed in the Lower-income category.

As of March 2008, the County is processing a Zoning Code amendment to eliminate the special use permit requirement for mixed-use residential on commercially zoned land, and increase the maximum density to 24 du/ac within community regions. This rezone is anticipated to facilitate development of mixed-use residential, especially within community regions.

For mixed residential and commercial uses on commercially zoned parcels, adjusted maximum capacity is 10 percent of the maximum capacity. This reduction was applied because the County has not to date processed any mixed-use projects. Mixed use is included in the survey because the County anticipates a demand for this type of housing as a result of increased development pressure in existing communities.

A density of 7 du/ac was applied to all parcels for which mobile home parks are permitted, rather than mixed use or multi-family residential (i.e. the "CG" zone). This density is based on the maximum density permitted within the Mobile Home Park (MP) zoning district. Mobile home park units were placed in the moderate income category.

Mobile Homes: In addition to the Mobile Home Park (MP) zoning district, several commercial districts permit mobile home parks but do not permit multi-family housing (i.e. CG, CT and TCP zoning districts). For all of these districts, the maximum permitted density within the MP district of 7 du/ac was applied for the purpose of calculating the potential units.

The appropriate income categories for mobile homes were based on three factors:

- Mobile home park space rents,
- Mobile home sales prices; and
- Terms for "home only" loans.

Average space rent: **$333/month** (24 mobile home parks, 2002-2006)[1] Rents range from $199 to $464 per month.

Sales prices: A typical new mobile home (currently referred to as "manufactured home") ranges from approximately $75,000 for a 1,200 square-foot unit (24' x 50') to $95,000 for a 1,700 square-foot unit.[2] For purposes of the land inventory, a price of **$80,000** was assumed. This does not include the cost of set-up, which typically costs approximately $20,000 (transport, permits, fees, carport, steps, skirting, and air conditioning).

Home only loan: **$515/month** As of March 2008, the interest rate for a 30-year fixed rate home only loan averages 9% (Assumptions: Credit rating of 660 or above, 20% down payment, $64,000 loan).[3]

Average monthly cost: **$848/month** Based on the average monthly costs for mobile homes (space rent and loan payment), all potential mobile home units (on parcels that will accommodate more than two units) have been placed in the lower income category. For parcels where the mobile home unit potential is two or less, units have been placed in the moderate income category. This is due to the likelihood that developments of this size would involve higher set-up costs and tenant-owned parcels.

[1] El Dorado County Department of Human Services – Community Services Division (Mobilehome Park Rent Survey, 2007)
[2] Hanson's Mobile Home Sales (West Sacramento), 3/14/2008
[3] MHLoans.com, 3/14/2008

Tahoe Basin

Development within the Tahoe Basin, or "East Slope", is under jurisdiction of the Tahoe Regional Planning Agency (TRPA). The TRPA has adopted a Regional Plan, Code of Ordinances, and other regulations, which establish specific restrictions on land use, density, rate of growth, land coverage, excavation, and scenic impacts. The Code sets maximum annual housing unit allocations, as well as density limitations on multifamily development. The current annual housing unit allocation for the unincorporated El Dorado County portion of TRPA is currently 76 units.

Low income developments may obtain waivers from the TRPA allocation requirements. Therefore, multi-family development on properly zoned parcels was calculated at 10 du/ac for parcels smaller than two acres, and 12 du/ac for parcels two acres or larger in size. As with the "West Slope" multi-family units, all multi-family sites have been placed in the lower-income category on the basis of market conditions.

All market rate units fall within the annual 76 unit housing allocation cap for the Tahoe Basin. Therefore, 570 market rate units may be developed during the RHNA planning period. All market-rate units were placed within the above-moderate income category.

Commercial Properties (Tahoe Basin): The residential density on vacant commercially zoned parcels that permit multi-family residential uses was calculated at a density of 10 du/ac. This is consistent with the maximum permitted mixed-use density within community regions. For parcels on which mobile home parks are permitted, density was calculated at 7 du/ac, consistent with the maximum density for the Mobile Home Park (MP) zoning district. Multi-family units were placed within the lower income category, whereas mobile homes were placed within the moderate income category.

4. Second Residential Units

The Zoning Code allows 2nd units in single-family residential districts, pursuant to state law. A total of 358 2nd unit permits have been issued from 2001 to 2007, or an average of about 51 units per year. It is anticipated that 2nd unit development will continue at a similar pace during 2008-2013, which would result in approximately 255 additional units. Based on affordability categories for rental units (see Section 2, Tables HO-16 and HO-17) these units are expected to rent in the lower-income ranges.