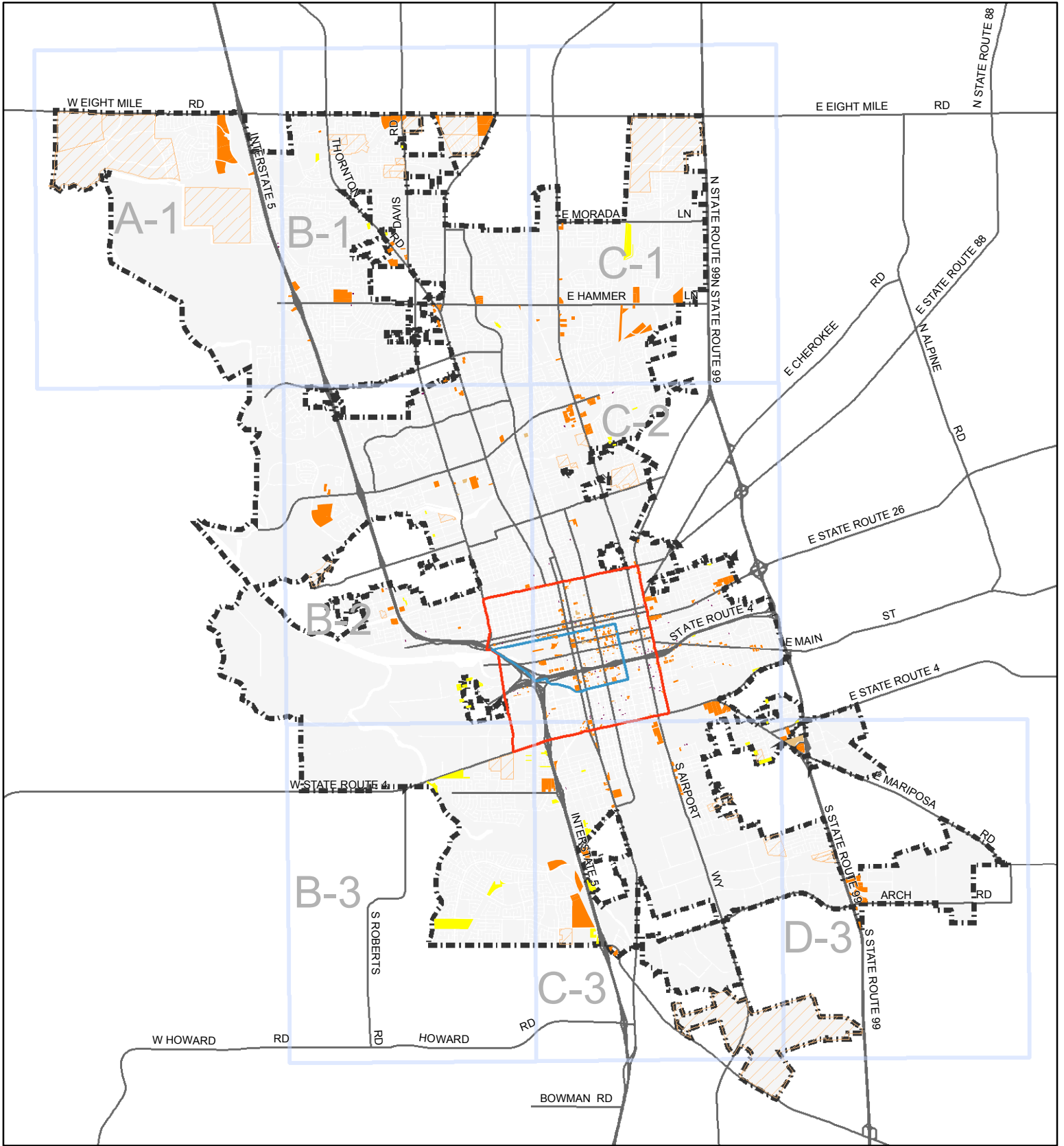













Figure 4-5: Opportunity Sites



	Lower Density Residential		Sites ID Grid
	Small Single Sites		Downtown Area
	Opportunity Sites		Greater Downtown Area
	Affordable Housing Projects		Approved and Built Projects
			City Limits





Source: City of Stockton, October 2015;
Mintier Hamish, October 2015

Appendix A: Residential Land Inventory

TABLE A-1
MARKET-RATE SUBDIVISIONS AND PROJECTS APPROVED AND UNDER CONSTRUCTION
Stockton
January 1, 2014 to September 23, 2015

Subdivision/Project Name	Tentative Map Gross Acreage	Tentative Map Units			Building Permits Issued		Average Gross Density	Units Remaining		
		Single Family	Multifamily	Total	Prior to 2014	2014 and After		Single Family	Multifamily	Total
Atlas Tract (The Preserve/Delta Cove)	360	1,164	381	1,545	0	0	4.3	1,164	381	1,545
Calaveras Estates #3	13	77	0	77	29	0	6.0	48	0	48
Cannery Park (High Density Included)	438	981	210	1,191	26	39	2.7	916	210	1,126
Charlotte's Oak	15	105	0	105	43	0	7.0	62	0	62
Cornerstone II	23	186	0	186	4	0	8.3	182	0	182
Crystal Bay	174	951	392	1,343	0	0	7.7	951	392	1,343
Dama Estates	3	18	0	18	5	0	5.0	13	0	13
Little John Creek North, Creek South	14	63	0	63	14	0	4.5	49	0	49
Malisa Manor	4	16	0	16	6	0	4.1	10	0	10
Mariana Estates (Darrah)	25	73	0	73	0	0	2.9	73	0	73
Montego I & II	82	389	0	389	177	0	4.7	212	0	212
Moss Garden: East and West	50	359	0	359	97	0	7.2	262	0	262
North Stockton Projects:										
Beck Ranch Unit #5	5	41	0	41	12	0	7.8	29	0	29
Destinations	110	325	0	325	16	0	3.0	309	0	309
Elk Horn Country Club Estates	32	114	0	114	59	0	3.6	55	0	55
Meadowlands I & II (Beck Estates)	31	146	0	146	103	34	4.7	9	0	9
Northbrook	71	337	0	337	233	104	4.7	0	0	0
Waterford Estates West	53	242	0	242	232	0	4.6	10	0	10
Old Oak Estates	14	62	0	62	7	0	4.4	55	0	55

**TABLE A-1
MARKET-RATE SUBDIVISIONS AND PROJECTS APPROVED AND UNDER CONSTRUCTION
Stockton
January 1, 2014 to September 23, 2015**

Subdivision/Project Name	Tentative Map Gross Acreage	Tentative Map Units			Building Permits Issued		Average Gross Density	Units Remaining		
		Single Family	Multifamily	Total	Prior to 2014	2014 and After		Single Family	Multifamily	Total
Riverwalk	10	102	0	102	65	0	10.5	37	0	37
Sanctuary	1,093	5,452	1,618	7,070	0	0	6.5	5,452	1,618	7,070
Seabreeze I and II	50	249	0	249	166	0	5.0	83	0	83
Gold Springs	14	34	0	34	3	0	2.4	31	0	31
Simbad Estates	5	28	0	28	8	0	5.6	20	0	20
Tidewater Crossing	265	2,101	264	2,365	0	0	8.9	2,101	264	2,365
Tuscany Cove	4	14	0	14	0	0	3.2	14	0	14
Westlake Villages	680	2,630	0	2,630	322	0	3.9	2,308	0	2,308
TOTAL	3,638	16,259	2,865	19,124	1,627	177	--	14,455	2,865	17,320

Source: City of Stockton, September 23, 2015; Mintier Harnish, 2015.

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
Housing Opportunity Sites Area A1												
A1-1	6602002	2.84	Vacant	No	Yes	Mixed Use	MX	29	22	21	16	Lower
	6602033	12.07	Vacant	No	Yes	Mixed Use	MX	29	22	88	66	
	Subtotal	14.91								108	82	
A1-2	6602008	4.32	Vacant	No	Yes	Mixed Use	MX	29	22	31	24	Lower
	6602007	22.37	Vacant	No	Yes	Mixed Use	MX	29	22	162	123	
	6602005	2.02	Vacant	No	Yes	Mixed Use	MX	29	22	15	11	
	6602004	17.98	Vacant	No	Yes	Mixed Use	MX	29	22	130	99	
	6602003	1.64	Vacant	No	Yes	Mixed Use	MX	29	22	12	9	
	Subtotal	48.33								350	266	
A1-3	6602028	0.75	Vacant	No	Yes	Mixed Use	MX	29	22	5	4	Lower
	6602029	0.76	Vacant	No	Yes	Mixed Use	MX	29	22	6	4	
	Subtotal	1.51								11	8	
A1-4	6603004	12.40	Vacant	No	Yes	Mixed Use	MX	29	22	90	68	Lower
A1 Subtotal		77.15								560	424	
A1 Subtotal Lower		77.15								559	424	
A1 Subtotal Moderate		0.00								0	0	
A1 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Area B1												
B1-1	7067002	5.90	Vacant	No	Yes	Admin-istrative Professional	CO	29	12	43	18	Lower
	7067001	10.09	Vacant	No	Yes	High Density Residential	RH	29	22	293	222	
	Subtotal	15.99								335	240	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B1-2	8404004	0.81	Vacant	No	Yes	Commercial	CG	29	22	6	4	Lower
	8404002	0.59	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	8404001	12.79	Vacant	No	Yes	Commercial	CG	29	22	93	70	
	8404005	13.00	Vacant	No	Yes	High Density Residential	RH	29	22	377	286	
	8404003	0.71	Vacant	No	Yes	Commercial	CG	29	22	5	4	
	Subtotal	27.90									485	
B1-3	8030014	1.38	Vacant	No	Yes	Commercial	CG	29	22	10	8	Lower
	8030015	0.99	Vacant	No	Yes	Commercial	CG	29	22	7	5	
	Subtotal	2.37								17	13	
B1-4	8032006	3.59	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	62	43	Moderate
	8032007	3.24	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	56	39	
	Subtotal	6.83								119	82	
B1-5	9746109	0.56	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	10	7	Moderate
	9746124	0.33	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	6	4	
	9746126	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	Subtotal	1.03								18	12	
B1-6	8126055	0.49	Vacant	No	Yes	Commercial	CL	29	22	4	3	Lower
	8126056	0.43	Vacant	No	Yes	Commercial	CL	29	22	3	2	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	7007031	13.90	Vacant	No	Yes	Commercial	CG	29	22	101	76	
	7007031	7.13	Vacant	No	Yes	High Density Residential	RH	29	22	207	157	
	8126046	0.86	Vacant	No	Yes	Commercial	CL	29	22	6	5	
	Subtotal	22.81								320	243	
B1-7	7009001	2.02	Vacant	No	Yes	Commercial	CG	29	22	15	11	Lower
B1-9	7241043	2.12	Commercial. Underutilized parcel. Existing building and parking area for auto sales. Approximately 70% of the site is vacant and undeveloped.	No	Yes	Administrative Professional	CO	29	12	11	4	Moderate
B1-10	8403001	2.66	Vacant	No	Yes	Commercial	CG	29	22	19	15	Lower
B1-11	7118017	0.65	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B1-12	7120015	1.75	Commercial. Existing funeral home adjacent to Interstate 5 on ramp. Vacant area on 50% of the parcel. Access to vacant area along Shoreline Drive.	No	Yes	Commercial	CG	29	22	6	5	Lower
B1-13	7118004	0.57	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	10	7	Moderate
B1-14	7242005	0.66	Vacant	No	Yes	Administrative Professional	CO	29	12	5	2	Moderate
B1-15	7242016	0.68	Residential. Existing single-family structure, remaining land (50%) is vacant, Davis Rd.	No	Yes	Commercial	CG	29	22	2	2	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	7242013	0.26	Residential. Existing single-family structure on deep, narrow lot along Davis Road, remaining 75% of lot behind house is underutilized and undeveloped.	No	Yes	Commercial	CG	29	22	1	1	
	7242012	0.26	Residential. Existing single-family structure on deep, narrow lot along Davis Road, remaining 75% of lot behind house is underutilized and undeveloped.	No	Yes	Commercial	CG	29	22	1	1	
	7247005	0.26	Vacant	No	Yes	Commercial	CG	29	22	2	1	
	Subtotal	1.46								7	5	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B1-16	8222016	2.53	Vacant	No	Yes	High Density Residential	RH	29	22	73	56	Lower
B1-17	8227006	15.48	Vacant	No	Yes	Low Density Residential	CO	29	12	112	46	Moderate
	8227003	2.99	Vacant	No	Yes	Medium Density Residential	CO	29	12	22	9	
	Subtotal	18.47		No	Yes					134	55	
B1-18	7749027	0.54	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
B1-19	9402012	0.63	Vacant	No	Yes	Commercial	CG	29	22	5	3	Lower
B1-20	7749015	1.10	Residential. Existing single-family structure on large lot.	No	Yes	Medium Density Residential	RM	17.4	12	19	13	Moderate
B1-21	7748016	1.99	Commercial. Existing small structure that contains a dance studio and associated parking lot. Approximately 50% of parcel is vacant.	No	Yes	Commercial	CG	29	22	7	5	Lower
B1-22	8134625	0.61	Vacant	No	Yes	Commercial	CN	29	22	4	3	Lower
B1-23	6808015	0.55	Vacant	No	Yes	Commercial	CN	29	22	4	3	Lower
B1-24 (TOD)	7935020	0.63	Commercial	No	Yes	Commercial	CG	29	22	5	3	Lower
B1-25 (TOD)	7749019	0.45	Commercial	No	Yes	Commercial	CG	29	22	3	2	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	7749021	0.14	Commercial	No	Yes	Medium Density Residential	CG	29	22	6	4	
	7749020	0.78	Commercial	No	Yes	Commercial	CG	29	22	3	2	
	7749024	0.16	Commercial	No	Yes	Medium Density Residential	CG	29	22	1	1	
	7749023	0.06	Office	No	Yes	Medium Density Residential	CG	29	22	1	0	
	7749022	0.07	Office	No	Yes	Medium Density Residential	CG	29	22	0	0	
	7749025	0.37	Commercial	No	Yes	Medium Density Residential	CG	29	22	1	1	
	Subtotal	2.04									15	
B1-27 (TOD)	7935037	0.54	Commercial	No	Yes	Commercial	CG	29	22	15	11	Lower
	7935018	1.93	Commercial	No	Yes	Commercial	CG	29	22	4	3	
	7935042	1.09	Commercial	No	Yes	Commercial	CG	29	22	14	11	
	7935016	0.51	Commercial	No	Yes	Commercial	CG	29	22	4	3	
	7935015	2.08	Commercial	No	Yes	Commercial	CG	29	22	8	6	
	Subtotal	6.15									45	
Area B1 Subtotal		108.08								1,350	961	
Area B1 Subtotal Lower		77.30								1,035	785	
Area B1 Subtotal Moderate		30.78								315	176	
Area B1 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Area C1												
C1-5	12618020	3.42	Vacant	No	Yes	Commercial	CA	29	22	25	19	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	12618019	8.23	Vacant	No	Yes		CA	29	22	60	45	
	Subtotal	11.65								84	64	
C1-6	12610005	1.69	Vacant	No	Yes	Commercial	CG	29	22	12	9	Lower
	12610005	3.14	Vacant	No	Yes	Commercial	CG	29	22	23	17	
	12610005	7.92	Vacant	No	Yes	Commercial	CA	29	22	57	44	
	Subtotal	12.75								92	70	
C1-7	12802015	2.03	Vacant	No	Yes	Commercial	CA	29	22	15	11	Lower
	12801002	8.79	Vacant	No	Yes	Commercial	CA	29	22	64	48	
	Subtotal	10.82								78	60	
C1-8	9055065	1.99	Vacant	No	Yes	Commercial	CN	29	22	14	11	Lower
	9055064	0.77	Vacant	No	Yes	Commercial	CN	29	22	6	4	
	Subtotal	2.76								20	15	
C1-11	9405004	0.82	Vacant	No	Yes	Commercial	CO	29	12	6	2	Lower
C1-12	12803005	3.00	Vacant	No	Yes	Commercial	CA	29	22	22	17	Lower
C1-13			Commercial. Existing restaurant and associated parking. Remaining 50% of parcel is vacant..									Lower
	9406007	2.08		No	Yes	Commercial	CG	29	22	8	6	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C1-14	9406031	2.26	Commercial. Underutilized parcel with office building for California Teachers Association and associated parking. 50% of the parcel is vacant.	No	Yes	Commercial	CG	29	22	8	6	Lower
C1-15	9404004	2.07	Commercial. Existing office building that is owned by the Builder's Exchange of Stockton. 50% of the parcel is vacant.	No	Yes	Commercial	CG	29	22	8	6	Lower
C1-16	9428019	0.99	Vacant	No	Yes	Commercial	CG	29	22	7	5	Lower
C1-17	9404007	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
C1-19	12802002	1.02	Vacant	No	Yes	Commercial	CG	29	22	7	6	Lower
C1-21	9026038	0.20	Vacant	No	Yes	Medium Density Residential	CO	29	12	1	1	Moderate
C1-22	9057007	2.45	Vacant	No	Yes	Commercial	CG	29	22	18	13	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C1-23	9056001	0.74	Vacant	No	Yes	Administrative Professional		29	12	5	2	Moderate
C1-24	9416006	0.81	Commercial. Existing car wash with frontage along Tam O Shanter Way, Underutilized, vacant area on 90% of the parcel.	No	Yes	Commercial		29	22	5	4	Lower
C1-25 (TOD)	12803003	8.32	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	145	100	Moderate
C1-26 (TOD)	12803004	5.12	Vacant	No	Yes	Commercial	RM	17.4	12	89	61	Moderate
C1-27 (TOD)	12803001	2.66	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	46	32	Moderate
Area C1 Subtotal		71.16								656	473	
Area C1 Subtotal Lower		70.22								650	470	
Area C1 Subtotal Moderate		0.94								6	3	
Area C1 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Area B2												
B2-15	11025014	0.50	Vacant	No	Yes	Commercial	CO	29	12	4	1	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B2-18	10222020	2.84	Commercial. Existing church on site. Remaining 50% of parcel is vacant.	No	Yes	Administrative Professional	CO	29	12	10	4	Moderate
B2-20	9746411	0.98	Residential. A large lot with an existing single-family structure oriented towards Swain Road. 80% of the lot is undeveloped.	No	Yes	High Density Residential	RH	29	22	23	17	Lower
B2-21	11627013	1.54	Vacant	No	Yes	Administrative Professional	CO	29	12	11	5	Moderate
B2-22	11627010	2.19	Vacant	No	Yes	Administrative Professional	CO	29	12	16	7	Moderate
B2-23	11806017	15.06	Existing school (Don Riggio) with surrounding undeveloped land.	No	Yes	Administrative Professional	CO	29	12	109	45	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
B2-28	13307006	4.70	Vacant	Partially in flood	Yes	Medium Density Residential	RM	17.4	12	82	56	Lower
B2-29	12304035	2.66	Commercial. Existing building for American Legion Post. Underutilized area on 50% of the parcel.	Floodplain	Yes	High Density Residential	CO	29	12	10	5	Moderate
B2-30	12118030	2.20	Vacant	Floodplain	Yes	Institutional	RH	29	22	64	48	Lower
B2-32	13341136	0.66	Vacant	No	Yes	Commercial	CN	29	22	5	4	Lower
B2-33	11022017	0.52	Vacant	No	Yes	Administrative Professional	CN	29	22	4	3	Lower
B2-34	11018002	3.05	Commercial. Existing church surrounded by undeveloped land. Underutilized area on 80% of the parcel.	No	Yes	High Density Residential	RH	29	22	71	54	Lower
B2-8	11024001	0.48	Vacant	No	Yes	Administrative Professional	CO	29	12	3	1	Moderate
	11022006	9.70	Vacant	No	Yes	Administrative Professional	CO	29	12	70	29	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	Subtotal	10.18								74	30	
B2-9	12117024	0.17	Vacant	Floodplain	Yes	High Density Residential	RH	29	22	5	4	Lower
	12117025	0.81	Vacant	Floodplain	Yes	High Density Residential	RH	29	22	23	18	
	Subtotal	0.98								28	22	
B2-35 (TOD)	13705010	0.61	Mixed Use Commercial and Office	No	Yes	Mixed Use	CG	29	22	4	3	Lower
	13705011	1.18	Mixed Use Commercial and Office	No	Yes	Mixed Use	CG	29	22	9	6	
	Subtotal	1.79								13	10	
B2-38 (TOD)	10812030	2.31	Commercial	No	Yes	Medium Density Residential	CG	29	22	17	13	Lower
Area B2 Subtotal		52.16								540	324	
Area B2 Subtotal Lower		17.19								307	227	
Area B2 Subtotal Moderate		34.97								233	97	
Area B2 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Area C2												
C2-1	17110021	2.41	Commercial. Structure for smog services; used car sales. Underutilized area on 60% of the parcel.	No	Yes	Commercial	CG	29	22	10	8	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	17110004	1.14	Residential. Existing single family structure along Mariposa Road; Undeveloped area on 50% of the parcel.	No	Yes	Commercial	CG	29	22	4	3	
	17109009	2.00	Commercial. Existing single family residence on corner of Dr. Martin Luther King Jr. Drive and B Street; Underutilized dilapidated vacant building.	No	Yes	Commercial	CG	29	22	15	11	
	17109003	6.45	Residential. Underutilized site that contains an existing mobile home park with undeveloped land.	No	Yes	Commercial	CG	29	22	47	35	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level	
	17137001	6.15	Commercial. Funeral home on parcel; remaining land vacant, inventoried at 40%.	No	Yes	Commercial	CG	29	22	18	14		
	17137002	6.46	Commercial. Self storage facility along E. Martin Luther King Jr. Dr., Remaining land vacation; inventoried at 40%.	No	Yes	Commercial	CG	29	22	19	14		
	17110022	0.15	Vacant	No	Yes	Commercial	CG	29	22	1	1		
	17110019	0.87	Vacant	No	Yes	Commercial	CG	29	22	6	5		
	17110018	0.77	Vacant	No	Yes	Commercial	CG	29	22	6	4		
	Subtotal	26.40									126		95
	C2-10	15522060	0.07	Vacant	No	Yes	Commercial	CG	29	22	0		0
15522061		0.24	Vacant	No	Yes	Commercial	CG	29	22	2	1		
Subtotal		0.31							22	2	2		
C2-100	11733052	0.34	Commercial. Parking lot supporting veterinarian on adjacent parcel.	No	Yes	Commercial	CG	29	22	2	2	Moderate	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-108	15307047	0.46	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	8	6	Moderate
C2-110	14124023	0.48	Commercial. Building for hair salon and restaurants; parking lot. Underutilized area on 70% of the parcel.	No	Yes	Low Density Residential	CG	29	22	2	2	Moderate
C2-111	14343049	0.87	Commercial. Building for eating place, beauty salons, and office for temporary labor services. Underutilized area on 50% of the parcel.	No	Yes	Commercial	CG	29	22	3	2	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-112	14121402	0.89	Commercial. Veterinarian hospital along Fremont Street. Remaining area on parcel is vacant; inventoried at 50%. Access to vacant area along E Street.	No	Yes	Commercial	CG	29	22	3	2	Lower
C2-12	15502067	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	15522055	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal	0.24								4	3	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-120	15710202	0.65	Commercial. Vacant commercial structure with two floors; adjacent dilapidated accessory structures; remaining portion of parcel is 50% undeveloped.	No	Yes	Commercial	CG	29	22	2	4	Lower
C2-121	15708227	0.36	Commercial. Vacant parcel containing a dilapidated 1 story structure on the corner of Golden Gate Avenue and Main Street. Remaining portion of parcel is undeveloped.	No	Yes	Commercial	CG	29	22	3	2	Moderate

TABLE A-2 HOUSING OPPORTUNITY SITES Stockton September 2015												
Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-122	15708317	0.55	Commercial. Existing one story building for Delta Glass along Main Street and vacant, dilapidated stand alone garage; remaining portion of site underutilized.	No	Yes	Commercial	CG	29	22	4	3	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-127	15533032	0.12	Residential. Cal Water pump station; remaining portion of land vacant; inventoried at 50%.	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	15528034	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	15539031	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15539023	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15538029	0.29	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	4	
	Subtotal		0.87								14	
C2-129	15542001	0.50	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
C2-13	15502032	0.12	Vacant	No	Yes	Commercial	CG	29	22	1	1	Moderate
	15502033	0.17	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal		0.29								4	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-130	15320615	0.21	Commercial. Church building surrounded by vacant land; inventoried at 75%.	No	Yes	Commercial	CG	29	22	1	1	Lower
	15320616	0.19	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15320615	0.33	Commercial. Church building surrounded by vacant land; inventoried at 75%.	No	Yes	Medium Density Residential	RM	17.4	12	4	3	
	Subtotal	0.73								7	5	
C2-133	15524030	0.10	Vacant	No	Yes	Commercial	CG	29	22	1	1	Lower
	15320214	0.40	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	7	5	
	Subtotal	0.50								8	6	
C2-135	15310508	0.07	Vacant	No	Yes	Commercial	CG	29	22	1	0	Moderate
	15310501	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	0.25								2	1	
C2-14	15519025	0.27	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	3	Moderate
	15519022	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	Subtotal	0.41								7	5	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-141	15504020	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15504021	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504022	0.38	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	7	5	
	15519050	0.32	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	4	
	15504023	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	Subtotal	1.11								19	13	
C2-142	11720028	0.74	Commercial. Kentucky Fried Chicken. Underutilized area on 60% of the parcel..	No	Yes	Commercial	CG	29	22	3	2	Lower
C2-143	15310213	0.16	Vacant	No	Yes	Commercial	CG	29	22	1	1	Moderate
	15310213	0.10	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	Subtotal	0.26								3	2	
C2-144	15522058	0.22	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	3	Moderate
C2-146	15523033	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-147	15505005	0.58	Commercial. Vacant parcel with two dilapidated storage sheds. (100% underutilized)	No	Yes	Commercial	CG	29	22	4	3	Lower
C2-15	15504031	0.20	Residential. Existing single family structure along Della; deep, narrow lot with remaining 50% of parcel undeveloped.	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15504009	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504008	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504032	0.09	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	Subtotal	0.52								7	5	
C2-2	15509016	0.78	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	14	9	Moderate
	15509059	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	2	
	Subtotal	0.91								16	11	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-4	15709031	0.20	Vacant	No	Yes	Commercial	CG	29	22	1	1	Lower
	15709034	0.12	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15709033	0.14	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15709032	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	15709030	0.20	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal		0.84								6	
C2-5	15710303	0.33	Vacant	No	Yes	Commercial	CG	29	22	2	2	Lower
	15710318	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	
	Subtotal		0.97							7	5	
C2-6	15535008	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	Moderate
	15535007	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	
	Subtotal		0.20							2	2	
C2-60	9614039	0.90	Vacant	No	Yes	Administrative Professional	CO	29	12	7	3	Moderate
	9614061	0.58	Vacant	No	Yes	Administrative Professional	CO	29	12	4	2	
	9614037	0.46	Vacant	No	Yes	Administrative Professional	CO	29	12	3	1	
	9614063	0.54	Vacant	No	Yes	Administrative Professional	CO	29	12	4	2	
	9614064	1.54	Vacant	No	Yes	Administrative Professional	CO	29	12	11	5	
	Subtotal		4.02								29	
C2-61	9614019	0.65	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
	9614044	0.80	Vacant	No	Yes	Commercial	CG	29	22	6	4	
	9614055	3.51	Vacant	No	Yes	Commercial	CG	29	22	25	19	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	9614016	0.61	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	9603029	1.19	Vacant	No	Yes	Commercial	CG	29	22	9	7	
	Subtotal	6.76								49	37	
C2-62	9614067	0.57	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
	9614066	0.58	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	9614068	2.11	Vacant	No	Yes	Commercial	CG	29	22	15	12	
	Subtotal	3.26								24	18	
C2-63	10416012	1.26	Commercial. Self storage and parking area (RV's, boats) (50% underutilized)	No	Yes	Commercial	CG	29	22	5	3	Lower
	10416006	3.56	Commercial. Self storage and parking area (RVs, boats)	No	Yes	Commercial	CG	29	22	13	20	
	10416033	0.64	Commercial. One story commercial building for furniture-retail. Underutilized area on 50% of the parcel..	No	Yes	Commercial	CG	29	22	2	2	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	10416031	0.95	Commercial. Eating place; Underutilized area on 50% of the parcel.	No	Yes	Commercial	CG	29	22	3	3	
	10416041	0.35	Vacant	No	Yes	Commercial	CG	29	22	3	2	
	10416040	2.37	Vacant	No	Yes	Commercial	CG	29	22	17	13	
	10416008	1.90	Vacant	No	Yes	Commercial	CG	29	22	14	10	
	10416036	3.01	Vacant	No	Yes	Commercial	CG	29	22	22	17	
	Subtotal		14.04								78	
C2-64	9614070	1.60	Vacant	No	Yes	Commercial	CG	29	22	12	9	Lower
	9614069	0.87	Vacant	No	Yes	Commercial	CG	29	22	6	5	
	9614072	1.73	Vacant	No	Yes	High Density Residential	RH	29	22	50	38	
	9614071	3.66	Vacant	No	Yes	High Density Residential	RH	29	22	106	81	
	Subtotal		7.86								174	
C2-66	12534001	1.67	Commercial. Destination Fine Furniture Warehouse along California Street; remaining parcel vacant; inventoried at 50%.	No	Yes	Administrative Professional	CO	29	12	6	3	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	12536021	1.50	Vacant	No	Yes	Administrative Professional	CO	29	12	11	5	
	Subtotal	3.17								17	7	
C2-76	14104018	0.26	Vacant	No	Yes	Commercial	CG	29	22	2	1	Lower
	14104017	0.14	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	14107022	5.90	Vacant	No	Yes	Commercial	CG	29	22	43	32	
	14102013	0.06	Vacant	No	Yes	Commercial	CG	29	22	0	0	
	Subtotal	6.36								46	35	
C2-79	11714022	0.18	Commercial. Underutilized dilapidated structure.	No	Yes	Commercial	CG	29	22	1	1	Lower
	11714024	0.18	Commercial. Used auto sales car lot with small structure. (100% underutilized)	No	Yes	Commercial	CG	29	22	1	1	
	11714026	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	11714028	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	0.72								5	4	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-80	14308057	3.64	Commercial. United Rentals building and business for renting heavy equipment, industrial equipment and construction tools. 100% underutilize-ed dilapidated structure.	No	Yes	Commercial	CG	29	22	26	20	Lower
	14308028	0.36	Vacant	No	Yes	Commercial	CG	29	22	3	2	
	14308024	4.46	Vacant	No	Yes	Commercial	CG	29	22	32	25	
	14308055	0.32	Vacant	No	Yes	Commercial	CG	29	22	2	2	
	14308033	1.64	Commercial. 2 story apartment building with 11 units; dilapidated single family structure; remaining portion of parcel inventoried at 90% vacant.	No	Yes	Medium Density Residential	RM	17.4	12	26	18	
	14308037	2.58	Commercial. Existing duplex; remaining 90% of parcel is underutilized/v acant.	No	Yes	Medium Density Residential	RM	17.4	12	40	28	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14308036	1.35	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	24	16	
	Subtotal	14.35								153	110	
C2-83	10416030	0.87	Vacant	No	Yes	Commercial	CG	29	22	6	5	Lower
C2-84	10416038	0.54	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
C2-9	15504029	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	Moderate
	15504030	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
	15504028	0.38	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	7	5	
	15504024	0.21	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	3	
	15504025	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504026	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504033	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	
	15504034	0.15	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	2	
		Subtotal	1.44								25	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Des.	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C2-148 (TOD)	15302039	2.24	Public	No	Yes	Commercial	CG	29	22	2	1	Lower
	15302041	1.24	Public	No	Yes	Commercial	CG	29	22	16	12	
	15302040	0.72	Public	No	Yes	Commercial	CG	29	22	5	4	
	15307047	0.98	Public	No	Yes	Medium Density Residential	CG	29	22	9	7	
	15302001	0.23	Commercial	No	Yes	Commercial	CG	29	22	3	2	
	15307002	0.11	Single-Family Residential	No	Yes	Medium Density Residential	CG	29	22	1	1	
	15302002	0.12	Commercial	No	Yes	Commercial	CG	29	22	1	1	
	15307046	0.37	Commercial	No	Yes	Medium Density Residential	CG	29	22	3	2	
	Subtotal		6.00								39	
C2-151 (TOD)	14129026	1.52	Vacant	No	Yes	Commercial	CG	29	22	11	8	Lower
Area C2 Subtotal		112.90								938	700	
Area C2 Subtotal Lower		97.14								768	593	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Des.	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
Area C2 Subtotal Moderate		15.76								170	107	
Area C2 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Area C3												
C3-10	16522002	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	Lower
	16522001	0.73	Vacant	No	Yes	Commercial	CG	29	22	5	4	
	<i>Subtotal</i>	0.86								6	5	
C3-11	16707001	0.44	Vacant	No	Yes	High Density Residential	CO	29	12	3	1	Moderate
	16707028	7.06	Vacant	No	Yes	High Density Residential	CO	29	12	51	21	
	<i>Subtotal</i>	7.50								54	23	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C3-14	17508020	0.98	Vacant	Floodplain	Yes	Commercial	CG	29	22	7	5	Lower
	17508019	1.00	Vacant	Floodplain	Yes	Commercial	CG	29	22	7	6	
	17508018	0.33	Vacant	Floodplain	Yes	Commercial	CG	29	22	2	2	
	17508017	6.08	Vacant	Floodplain	Yes	Commercial	CG	29	22	44	33	
	Subtotal	8.39								61	46	
C3-15	16817007	7.12	Vacant	No	Yes	Commercial	CG	29	22	52	39	Lower
	16817007	22.16	Vacant	No	Yes	High Density Residential	RH	29	22	643	488	
	16817001	3.59	Vacant	No	Yes	High Density Residential	RH	29	22	104	79	
	16817002	1.90	Vacant	No	Yes	High Density Residential	RH	29	22	55	42	
	Subtotal	34.77								853	647	
C3-16	19304025	0.56	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
	19304026	1.47	Vacant	No	Yes	Commercial	CG	29	22	11	8	
	19304028	9.24	Vacant	Floodplain	Yes	Commercial	CG	29	22	67	51	
	19304027	13.68	Vacant	No	Yes	Commercial	CG	29	22	99	75	
	Subtotal	24.95								181	137	
C3-17	16422001	12.95	Vacant	No	Yes	High Density Residential	RH	29	22	376	285	Lower
C3-2	16702109	0.08	Vacant	No	Yes	Commercial	CG	29	22	1	0	Lower
	16702108	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702110	0.07	Vacant	No	Yes	Commercial	CG	29	22	1	0	
	16702107	0.17	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702111	0.07	Vacant	No	Yes	Commercial	CG	29	22	1	0	
	16702112	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702113	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16702114	0.13	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16702106	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	0.96								7	5	
C3-24	16705021	1.94	Vacant	No	Yes	Commercial	CG	29	22	14	11	Lower
C3-28	16531017	1.03	Commercial. Existing structure for used appliances/ retail; remaining 50% of the parcel is undeveloped.	No	Yes	Commercial	RH	29	22	4	3	Lower
C3-30	16916201	1.02	Commercial. Existing Ralph Square Mini Mart; underutilized, paved area on 90% of the parcel.	No	Yes	Commercial	CG	29	22	7	6	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C3-32	16915101	1.22	Commercial. Vacant building that was previously a super-market. 100% underutilized.	No	Yes	Commercial	CG	29	22	9	7	Lower
C3-35	16915210	0.61	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
C3-36	16913326	0.75	Commercial. Parking/storage area for motorized food wagons. (100% underutilized)	No	Yes	Commercial	CG	29	22	5	4	Lower
	16913325	1.47	Vacant	No	Yes	Commercial	CG	29	22	11	8	
	Subtotal	2.22								16	12	
C3-37	16913524	0.77	Vacant	No	Yes	Commercial	CG	29	22	6	4	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
C3-38	16919021	0.65	Residential. Multi-family four-plex and small accessory structure along Sixth Street. Underutilized area on 80% of the parcel.	No	Yes	High Density Residential	RH	29	22	15	14	Lower
C3-4	16903013	0.68	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
	16902011	2.51	Vacant	No	Yes	Commercial	CG	29	22	18	14	
	Subtotal	3.19								23	18	
C3-40	19302036	1.33	Vacant	No	Yes	Commercial	CG	29	22	10	7	Lower
C3-41	19302038	2.29	Vacant	No	Yes	Commercial	CG	29	22	17	13	Lower
C3-45	17304033	0.78	Vacant	No	Yes	Commercial	CG	29	22	6	4	Lower
C3-5	16905003	8.39	Commercial. Wilson Way Tow. Underutilized area on 50% of the parcel used to store towed cars.	No	Yes	Commercial	CG	29	22	49	46	Lower
	16904008	0.54	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	16904007	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	16905002	1.43	Vacant	No	Yes	Commercial	CG	29	22	10	8	
	16904003	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16904002	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	10.90								67	60	
C3-6	16504001	0.67	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
	16504021	1.09	Vacant	No	Yes	Commercial	CG	29	22	8	6	
	Subtotal	1.76								13	10	
C3-8	16314013	4.66	Residential. Small single family residence and detached garage oriented towards Eighth Street. Some storage sheds located on this deep lot. Remaining 90% of lot is vacant/undeveloped.	No	Yes	Commercial	CG	29	22	30	26	Lower

**TABLE A-2
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16314012	9.24	Vacant. Dilapidated, vacant structure on site that was previously used for a golfing range. (100% underutilized)	No	Yes	Commercial	CG	29	22	67	51	
	16314029	0.59	Vacant	No	Yes	Commercial	CG	29	22	4	3	
	16314044	0.33	Vacant	No	Yes	Commercial	CG	29	22	2	2	
	16314014	3.24	Vacant	No	Yes	Commercial	CG	29	22	24	18	
	Subtotal	18.06								128	99	
C3-9	16536031	0.47	Vacant	No	Yes	Commercial	CG	29	22	3	3	Lower
	16536023	0.18	Vacant	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	0.65								5	4	
C3-49 (TOD)	16703102	0.27	Commercial	No	Yes	Commercial	CG	29	22	2	2	Lower
	16703101	0.42	Commercial	No	Yes	Commercial	CG	29	22	3	2	
	16703103	0.15	Commercial	No	Yes	Commercial	CG	29	22	1	1	
	Subtotal	0.84								6	5	
Area C3 Subtotal		139.82								1,887	1,430	
Area C3 Subtotal Lower		132.32								1,833	1,408	
Area C3 Subtotal Moderate		7.50								54	22	
Area C3 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Area D3												

**TABLE A-2
HOUSING OPPORTUNITY SITES**

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September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
D3-1	17307035	4.58	Vacant	No	Yes	Commercial	CG	29	22	33	25	Lower
	17306028	1.79	Vacant	No	Yes	Commercial	CG	29	22	13	10	
	Subtotal	6.37								46	35	
D3-2	17926001	3.16	Vacant	Floodplain	Yes	Commercial	CG	29	22	23	17	Lower
	17926002	4.74	Vacant	Floodplain	Yes	Commercial	CL	29	22	34	26	
	Subtotal	7.90								57	43	
D3-3	17926057	5.43	Vacant	Floodplain	Yes	Commercial	CL	29	22	39	30	Lower
	17926056	4.72	Vacant	Floodplain	Yes	Commercial	CG	29	22	34	26	
	Subtotal	10.15								74	56	
D3-4	17948007	1.79	Vacant	Floodplain	Yes	Commercial	CG	29	22	13	10	Lower
	17948006	2.81	Vacant	Floodplain	Yes	Commercial	CG	29	22	20	15	
	17948005	1.02	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	7	6	
	17948001	1.80	Vacant	No	Yes	Commercial	CG	29	22	13	10	
	17948002	1.34	Vacant	No	Yes	Commercial	CG	29	22	10	7	
	17948003	1.44	Vacant	No	Yes	Commercial	CG	29	22	10	8	
	17948004	2.40	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	17	13	
Subtotal	12.60								91	69		
D3-6	17306031	0.36	Vacant	No	Yes	Commercial	CL	29	22	3	2	Lower
	17306002	2.64	Commercial. Underutilized dilapidated structure. Trucking and storage business.	No	Yes	Commercial	CL	29	22	19	15	

**TABLE A-2
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September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	<i>Subtotal</i>	3.00								22	17	
D3-7	17919003	0.62	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	4	3	Lower
	17931006	0.50	Vacant	Partially in floodplain	Yes	Commercial	CG	29	22	4	3	
	17306032	2.61	Vacant	No	Yes	Commercial	CL	29	22	19	14	
	<i>Subtotal</i>	3.73								27	21	
D3-8	17931007	0.61	Vacant	No	Yes	Commercial	CG	29	22	4	3	Lower
D3-9	17926036	0.64	Vacant	No	Yes	Commercial	CG	29	22	5	4	Lower
Area D3 Subtotal		45.00								324	247	
Area D3 Subtotal Lower		45.00								324	247	
Area D3 Subtotal Moderate		0.00								0	0	
Area D3 Subtotal Above		0.00								0	0	
Housing Opportunity Sites Greater Downtown Area												
GDA-158	13721411	0.33	Underutilized parking area.	Partially in floodplain	Yes	Commercial	CG	29	25	5	4	Lower
	13721408	0.18	Vacant	Floodplain	Yes	Commercial	CG	29	25	3	2	
	<i>Subtotal</i>	0.51								7	6	
GDA-159	13713059	0.54	Underutilized parking area.	No	Yes	High Density Residential	RH	29	25	16	13	Lower
GDA-160	13718018	0.26	Underutilized parking area.	No	Yes	High Density Residential	RH	29	25	8	7	Lower
	13718020	0.08	Underutilized parking area.	No	Yes	Administrative Professional	CO	29	15	1	1	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13718019	0.19	Underutilized parking area.	No	Yes	Administrative Professional	CO	29	15	3	1	
	Subtotal	0.53								11	9	
GDA-162	13902018	0.18	Commercial. Vacant, one story structure and paved, underutilized area on 80% of the parcel.	No	Yes	Low Density Residential	CO	29	15	2	1	Moderate
	13902019	0.29	Underutilized parking area.	No	Yes	Low Density Residential	CO	29	15	4	2	
	Subtotal	0.47								6	3	
GDA-164	15109411	0.35	Underutilized parking area.	No	Yes	High Density Residential	CG	29	25	5	4	Lower
	15109410	0.18	Underutilized parking area.	No	Yes	High Density Residential	CG	29	25	3	2	
	Subtotal	0.53								8	7	
GDA-165	15112044	0.47	Commercial. Building for Water Components and Building Supply. Underutilized area on 80% of the parcel.	No	Yes	Commercial	CG	29	25	5	5	Moderate

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September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-100	15136012	0.17	Vacant	No	Yes	Commercial	CG	29	25	3	2	Moderate
	15136010	0.06	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	Subtotal	0.23								3	3	
GDA-11	13719006	0.13	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	Moderate
	13719031	0.26	Commercial. Vacant, two story building and underutilized area on 80% of the parcel.	No	Yes		CO	29	15	2	1	
	Subtotal	0.39								4	2	
GDA-110	14716028	0.27	Vacant	No	Yes	Commercial	CG	29	25	4	3	Moderate
GDA-114	14708610	0.30	Vacant	No	Yes	Commercial	CG	29	25	4	4	Lower
	14716032	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	14716033	0.40	Vacant	No	Yes	Commercial	CG	29	25	6	5	
	Subtotal	0.81								12	10	
GDA-115	14705010	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	Moderate
	14705005	0.19	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	
	14705011	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	
	14705004	0.19	Vacant	No	Yes	Industrial	RM	17.4	15	3	3	

**TABLE A-2
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September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14708604	0.17	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	0.91								15	13	
GDA-117	14705077	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate
	14705068	0.46	Residential. Triplex along Anderson Street. Rear 50% of the parcel is underutilized and undeveloped.	No	Yes	Medium Density Residential	RM	17.4	15	4	3	
	14705067	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	Subtotal	0.70								8	7	
GDA-12	13719032	0.35	Commercial. City parking lot.	No	Yes	High Density Residential	RH	29	25	10	9	Lower
	13719021	0.17	Vacant	No	Yes	Administrative Professional	CO	29	15	3	1	
	13719032	0.74	Commercial. City parking lot.	No	Yes	Administrative Professional	CO	29	15	11	6	
	Subtotal	1.26								23	16	
GDA-120	14522087	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate

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September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14522086	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	Subtotal	0.28								5	4	
GDA-121	14522027	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate
	14522089	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	14522089	0.21	Residential. Single family structure Underutilized area on 50% of the parcel	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	Subtotal	0.49								6	6	
GDA-123	14522051	0.19	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	3	Moderate
GDA-125	14524004	0.28	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	5	4	Moderate
GDA-128	14524016	0.26	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	5	4	Moderate
GDA-13	13718032	0.13	Vacant	No	Yes	High Density Residential	RH	29	25	4	3	Lower
	13718031	0.18	Vacant	No	Yes	High Density Residential	RH	29	25	5	4	
	13718030	0.30	Vacant	No	Yes	High Density Residential	RH	29	25	9	7	

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13718030	0.53	Vacant	No	Yes	Administrative Professional	CO	29	15	8	4	
	Subtotal	1.14								25	19	
GDA-131	14525012	0.24	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	4	4	Moderate
GDA-132	14525020	0.29	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	5	4	Moderate
GDA-133	14524040	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	14524039	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	
	14524038	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	
	Subtotal	0.29								5	4	
GDA-138	13720418	0.46	Parking lot for downtown arena.	No	Yes	Commercial	CO	29	15	7	3	Moderate
GDA-140	13917501	0.23	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	2	1	Moderate
	13917204	0.24	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CO	29	15	2	1	

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	<i>Subtotal</i>	0.47								3	2	
GDA-152	14717037	0.49	Vacant	No	Yes	Commercial	CG	29	25	7	6	Moderate
GDA-153	14724037	0.25	Vacant	No	Yes	Low Density Residential	RH	29	25	7	6	Moderate
GDA-154	14716040	2.10	Old water tower on vacant lot.	No	Yes	Commercial	RH	29	25	61	52	Lower
GDA-155	14716005	0.33	Commercial. Underutilized dilapidated structure. Existing business license for auto related use.	No	Yes	Commercial	CG	29	25	5	4	Lower
	14716003	0.30	Commercial. Underutilized dilapidated structure for lawn mower repair shop. Storage yard for lawn mowers.	No	Yes	Commercial	CG	29	25	4	4	
	<i>Subtotal</i>	0.63								9	8	
GDA-16	13903050	0.36	Vacant	No	Yes	Administrative Professional	CO	29	12	5	2	Moderate

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-18	13902070	0.53	Underutilized parking area. Abundant, paved parking area for Bank of the West.	No	Yes	Administrative Professional	CO	29	12	8	3	Moderate
GDA-19	13904020	0.11	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	Moderate
	13904021	0.11	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	
	13904019	0.12	Vacant	No	Yes	Administrative Professional	CO	29	15	2	1	
	13904022	0.69	Public Assembly. Philomathean Club. Underutilized paved area on 50% of the parcel.	No	Yes	Administrative Professional	CO	29	15	5	3	
	Subtotal	1.03								10	5	
GDA-21	13905612	0.35	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CO	29	15	3	1	Moderate

**TABLE A-2
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-26	13906031	1.67	Commercial. Bekins storage facility at corner of Hunter and Fremont. 2 story brick building for eating place along Oak Street. Underutilized, paved area on 50% of the parcel.	No	Yes	Commercial	CD	29	25	12	10	Lower
GDA-27	13906015	0.51	Vacant	No	Yes	Commercial	CD	29	25	7	6	Lower
	13906014	0.18	Vacant	No	Yes	Commercial	CD	29	25	3	2	
	Subtotal	0.69								10	9	
GDA-28	13906036	0.07	Vacant	No	Yes	Commercial	CD	29	25	1	1	Moderate
	13906037	0.14	Vacant	No	Yes	Commercial	CD	29	25	2	2	
	13906023	0.10	Vacant	No	Yes	Commercial	CD	29	25	1	1	
	Subtotal	0.31								4	3	
GDA-29	13916206	0.54	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CD	29	25	4	3	Lower

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-30	13917409	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	2	1	Lower
	13917408	0.12	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	
	13917407	0.17	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	2	
	13917410	0.11	Parking. Underutilized parking area.	No	Yes	Commercial	CO	29	15	2	1	
	Subtotal	0.52								7	5	
GDA-31	13917613	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	Lower
	13917615	0.14	Parking along California Street. Remaining 65% of lot is vacant/un-developed..	No	Yes	Commercial	CG	29	25	1	1	
	13917618	0.18	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13917602	0.13	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	
	13917619	0.10	Parking. Underutilized parking area on 50% of the lot.	No	Yes	Commercial	CG	29	25	1	1	
	Subtotal	0.67								6	5	
GDA-36	13922218	0.13	Vacant	No	Yes	High Density Residential	CO	29	15	2	1	Moderate
GDA-37	13922312	0.16	Vacant	No	Yes	High Density Residential	CO	29	15	2	1	Moderate
			Commercial. Furniture store at Park Street and Stanislaus Street. Galatians community church along Stanislaus Street. Underutilized area on 50% of the parcel.									
	13922314	0.50		No	Yes	High Density Residential	CO	29	15	4	2	
	Subtotal	0.66								6	3	
GDA-38	13922513	0.05	Vacant	No	Yes	High Density Residential	CG	29	25	1	1	Lower

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13922512	0.13	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	
	13922511	0.11	Vacant	No	Yes	High Density Residential	CG	29	25	2	1	
	13922510	0.12	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	
	13922509	0.24	Vacant	No	Yes	High Density Residential	CG	29	25	3	3	
	Subtotal	0.65								10	8	
GDA-40	15102428	0.23	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	3	Moderate
GDA-41	15107407	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	2	Moderate
GDA-54	15116059	0.40	Vacant	No	Yes	Commercial	CG	29	25	6	5	Lower
	15116023	0.05	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	15116024	0.06	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	15116026	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	15116070	0.15	Vacant	No	Yes	Commercial	CG	29	25	2	2	
Subtotal	0.78								11	10		
GDA-55	15117008	0.23	Vacant	No	Yes	Commercial	CG	29	25	3	3	Moderate
	15117007	0.16	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	0.39		No	Yes					6	5	
GDA-56	15117046	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	Moderate
	15117045	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	15117043	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	0.33								5	4	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-60	15116019	0.08	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	1	1	Lower
	15116018	0.16	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	2	2	
	15116020	0.18	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	2	
	15116021	0.18	SUSD Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	3	2	
	Subtotal	0.60								9	8	
GDA-48	15116069	0.02	Vacant	No	Yes	Commercial	CG	29	25	0	0	Lower
	15116071	0.87	Special school site for Person Centered Services. Underutilized area on 50% of the parcel.	No	Yes	Commercial	CG	29	25	6	5	
	Subtotal	0.89								6	5	
GDA-62 (TOD)	15121061	0.35	Vacant	No	Yes	Commercial	CG	29	25	5	4	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15121026	0.18	Vacant	No	Yes	Medium Density Residential	CG	29	25	3	2	
	Subtotal	0.529851										
GDA-66	15120406	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	2	Lower
	15120301	0.35	Vacant	No	Yes	Commercial	CG	29	25	5	4	
	Subtotal	0.82								12	10	
GDA-67	15120413	0.05	Vacant	No	Yes	Commercial	RH	29	25	1	1	Lower
	15120414	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	15120417	0.09	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	15120415	0.20	Vacant	No	Yes	Commercial	CG	29	25	3	3	
	15120403	0.09	Vacant	No	Yes	Commercial	CG	29	25	1	1	
	Subtotal	0.55								9	7	
GDA-70	15124009	0.08	Vacant	No	Yes	Commercial	RH	29	25	2	2	Moderate
	15124008	0.20	Vacant	No	Yes	Commercial	RH	29	25	6	5	
	Subtotal	0.28								8	7	
GDA-74	15127604	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	Moderate
	15127605	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	0.24								3	3	
GDA-8	13708001	0.35	Vacant	No	Yes	Commercial	CG	29	25	5	4	Moderate
GDA-81	15125306	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	Moderate
	15125307	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	0.23								3	3	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-9	13707051	0.13	Vacant	No	Yes	Commercial	CG	29	25	2	2	Moderate
	13707052	0.11	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	13707053	0.12	Vacant	No	Yes	Commercial	CG	29	25	2	1	
	Subtotal	0.36								5	4	
GDA-95	15133508	0.14	Vacant	No	Yes	Commercial	CG	29	25	2	2	Moderate
	15133507	0.14	Vacant	No	Yes	Commercial	CG	29	25	2	2	
	Subtotal	0.28								4	4	
GDA-166 (TOD)	13721614	0.09	Parking Lot	Floodplain	Yes	High Density Residential	CG	29	25	1	1	Lower
	13721611	0.10	Parking Lot	Partially in floodplain	Yes	High Density Residential	CG	29	25	1	1	
	13721610	0.09	Parking Lot	Partially in floodplain	Yes	High Density Residential	CG	29	25	1	1	
	13721609	0.09	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13721613	0.09	Parking Lot	Floodplain	Yes	High Density Residential	CG	29	25	1	1	
	13721612	0.09	Parking Lot	Floodplain	Yes	High Density Residential	CG	29	25	1	1	
	Subtotal	0.55								4	3	
GDA-167 (TOD)	13720215	0.09	Parking Lot	No	Yes	High Density Residential	CG	29	25	5	4	Lower
	13720216	0.09	Parking Lot	No	Yes	High Density Residential	CG	29	25	3	3	
	13720212	0.10	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13720218	0.19	Parking Lot	No	Yes	High Density Residential	CG	29	25	2	2	
	13720217	0.12	Vacant	No	Yes	High Density Residential	RH	29	25	2	2	

**TABLE A-2
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**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13720214	0.15	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13720420	0.17	Parking Lot	No	Yes	High Density Residential	CG	29	25	1	1	
	13720213	0.12	Parking Lot	No	Yes	High Density Residential	CG	29	25	3	2	
	13720204	0.17	Vacant	No	Yes	High Density Residential	RH	29	25	2	2	
	Subtotal	1.22								22	19	
GDA-169 (TOD)	14731016	0.18	Multi-Family Residential	No	Yes	Parks	RH	29	25	3	3	Lower
	14731017	0.18	Vacant	No	Yes	Parks	RH	29	25	3	3	
	14731004	0.12	Single-Family Residential	No	Yes	Parks	RH	29	25	5	4	
	14731003	0.12	Single-Family Residential	No	Yes	Parks	RH	29	25	5	4	
	14731005	0.23	Vacant	No	Yes	Parks	RH	29	25	7	6	
	Subtotal	0.82								24	20	
GDA-174 (TOD)	15126031	0.24	Vacant	No	Yes	Low Density Residential	RH	29	25	3	3	Lower
	15126030	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	5	4	
	15126032	0.18	Vacant	No	Yes	Low Density Residential	RH	29	25	7	6	
	Subtotal	0.53								15	13	
GDA-175 (TOD)	14716037	0.63	Commercial	No	Yes	Commercial	CG	29	25	9	8	Lower
GDA-177 (TOD)	13525004	0.60	Vacant	No	Yes	Low Density Residential	CG	29	25	9	8	Lower
GDA-181 (TOD)	13916502	0.14	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	Above

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
GDA-182 (TOD)	13916507	0.08	Multi-Family Residential	No	Yes	High Density Residential	CO	29	15	1	1	Above
GDA-183 (TOD)	13916508	0.07	Vacant	No	Yes	High Density Residential	CO	29	15	1	1	Above
GDA-184 (TOD)	13922201	0.09	Vacant	No	Yes	High Density Residential	CO	29	15	1	1	Above
GDA-185 (TOD)	13922307	0.15	Vacant	No	Yes	High Density Residential	CG	29	25	2	2	Above
GDA-187 (TOD)	13922410	0.04	Vacant	No	Yes	High Density Residential	CG	29	25	1	1	Above
GDA-188 (TOD)	13922505	0.24	Vacant	No	Yes	High Density Residential	CG	29	25	3	3	Moderate
GDA Subtotal		35.39								562	443	
GDA Subtotal Lower		20.44								351	285	
GDA Subtotal Moderate		14.38								203	152	
GDA Subtotal Above		0.57								8	6	
Housing Opportunity Sites Downtown Area												
DWT_1	14926116	0.13	Vacant	No	Yes	High Density Residential	RH	87	60	12	8	Lower
	14926115	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	7	
	14926114	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	7	
	14926112	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	7	
	14926111	0.13	Vacant	No	Yes	High Density Residential	RH	87	60	11	8	
	14926113	0.14	Vacant	No	Yes	High Density Residential	RH	87	60	12	9	
	14926117	0.18	Vacant	No	Yes	Commercial	RH	87	60	16	11	
	14926110	0.07	Vacant	No	Yes	Commercial	RH	87	60	6	4	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14926109	0.08	Vacant	No	Yes	Commercial	RH	87	60	7	5	
	14926118	0.19	Vacant	No	Yes	Commercial	RH	87	60	16	11	
	14926108	0.06	Vacant	No	Yes	Commercial	RH	87	60	5	4	
	14926107	0.12	Vacant	No	Yes	Commercial	RH	87	60	10	7	
	14926101	0.12	Vacant	No	Yes	Commercial	RH	87	60	10	7	
	14926102	0.10	Vacant	No	Yes	Commercial	RH	87	60	9	6	
	14926103	0.13	Vacant	No	Yes	Commercial	RH	87	60	12	8	
	14926104	0.12	Vacant	No	Yes	Commercial	RH	87	60	10	7	
	14926105	0.10	Vacant	No	Yes	Commercial	RH	87	60	9	6	
	14926106	0.13	Vacant	No	Yes	Commercial	RH	87	60	11	8	
	14926119	0.42	Vacant	No	Yes	High Density Residential	RH	87	60	37	25	
	14909603	0.62	Vacant	No	Yes	High Density Residential	RH	87	60	54	37	
	14909502	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	14909503	0.09	Vacant	No	Yes	Commercial	CD	87	60	4	3	
	14909504	0.15	Vacant	No	Yes	Commercial	CD	87	60	6	4	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14909515	0.17	Commercial. One story, brick building for auto repair (California Radiator Works) along California Street. Remaining 60% of parcel is underutilized.	No	Yes	Commercial	CD	87	60	4	3	
	14909501	0.35	Commercial. Vacant gas service station.	No	Yes	Commercial	CD	87	60	15	11	
	14909516	0.18	Vacant	No	Yes	Commercial	CD	87	60	8	5	
	Subtotal	6.72								536	369	
DWT_17	14906510	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	3	Lower
	14906508	0.09	Vacant	No	Yes	Commercial	CG	87	60	4	3	
	14906507	0.17	Vacant	No	Yes	Commercial	CD	87	60	8	5	
	Subtotal	0.38								17	11	
DWT_18	14906516	0.10	Vacant	No	Yes	Commercial	CD	87	60	4	3	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14906515	0.24	Confucius Church. 50% of parcel undeveloped/underutilized	No	Yes	Commercial	CD	87	60	5	4	
	Subtotal	0.34								10	7	
DWT_21	14906312	0.11	Vacant	No	Yes	Commercial	CD	87	60	5	3	Lower
	14906311	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	14906310	0.07	Vacant	No	Yes	Commercial	CD	87	60	3	2	
	14906309	0.06	Multi-Family Residential	No	Yes	Commercial	CD	87	60	3	2	
	Subtotal	0.30								13	9	
DWT_22	14906412	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	4	Lower
	14906413	0.37	Vacant	No	Yes	Commercial	CD	87	60	16	11	
	14906411	0.11	Vacant	No	Yes	Parks	CG	87	60	5	3	
	Subtotal	0.49								21	14	
DWT_24	14906410	0.24	Vacant	No	Yes	Commercial	CG	87	60	10	7	Lower
DWT_25	14907010	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	Lower
	14907011	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	3	
	Subtotal	0.24								10	7	
DWT_28	13732004	0.61	PG&E Corp yard. Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	26	18	Lower

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13732002	2.14	PG&E Corp yard. Underutilized area on 80% of the parcel.	No	Yes	Commercial	CD	87	60	75	51	
	Subtotal	2.75								101	70	
DWT_29	14906210	0.28	Vacant	No	Yes	Commercial	CD	87	60	12	9	Lower
	14906214	0.68	Vacant	No	Yes	Parks	CD	87	60	29	20	
	Subtotal	0.96										
DWT_30	13731022	0.24	Vacant	No	Yes	Commercial	CD	87	60	10	7	Lower
DWT_31	13731017	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	Lower
	13731016	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	
	13731015	0.06	Vacant	No	Yes	Commercial	CG	87	60	2	2	
	13731014	0.06	Vacant	No	Yes	Commercial	CG	87	60	3	2	
	13731012	0.24	Vacant	No	Yes	Commercial	CG	87	60	10	7	
	13731013	0.23	Vacant	No	Yes	Commercial	CG	87	60	10	7	
	13731006	0.40	Vacant	No	Yes	Commercial	CG	87	60	17	12	
	13731007	0.04	Vacant	No	Yes	Commercial	CG	87	60	2	1	
	13731010	0.14	Vacant	No	Yes	Commercial	CG	87	60	6	4	
	13731008	0.05	Vacant	No	Yes	Commercial	CG	87	60	2	2	
	13731009	0.11	Vacant	No	Yes	Commercial	CG	87	60	5	3	
	13731011	0.12	Vacant	No	Yes	Commercial	CG	87	60	5	4	
	Subtotal	1.57								68	47	
DWT_32	13730012	0.42	Vacant	No	Yes	Commercial	CD	87	60	18	13	Lower
DWT_34	13733018	0.15	Vacant	No	Yes	Commercial	CO	87	60	6	4	Lower

**TABLE A-2
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**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13733017	0.18	Vacant	No	Yes	Commercial	CO	87	60	8	5	
	13733019	0.17	Vacant	No	Yes	Commercial	CO	87	60	7	5	
	13733009	0.05	Vacant	No	Yes	Commercial	CO	87	60	2	1	
	13733016	0.18	Vacant	No	Yes	Commercial	CO	87	60	8	5	
	13733015	0.09	Vacant	No	Yes	Commercial	CO	87	60	4	3	
	13733008	0.07	Vacant	No	Yes	Commercial	CO	87	60	3	2	
	13733010	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733011	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733012	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733013	0.06	Vacant	No	Yes	Commercial	CO	87	60	3	2	
	13733014	0.10	Vacant	No	Yes	Commercial	CO	87	60	4	3	
Subtotal		1.41								61	42	
DWT_35	13733001	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	Lower
	13733002	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733003	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733004	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	13733020	0.77	Vacant	No	Yes	Commercial	CO	87	60	33	23	
	Subtotal		1.25								54	
DWT_36	13736027	0.28	Vacant	No	Yes	Commercial	CO	87	60	12	9	Lower
	13736028	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	3	
	13736024	0.09	Vacant	No	Yes	Commercial	CO	87	60	4	3	
	13736039	0.26	Vacant	No	Yes	Commercial	CO	87	60	11	8	
	13736026	0.55	Vacant	No	Yes	Commercial	CO	87	60	24	17	
	Subtotal		1.30								56	

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
DWT_37	13737006	0.90	Vacant	No	Yes	High Density Residential	RH	87	60	79	54	Lower
	13737005	0.29	Vacant	No	Yes	High Density Residential	RH	87	60	25	18	
	13736047	0.14	Vacant	No	Yes	High Density Residential	RH	87	60	12	8	
	13737004	2.76	Vacant	No	Yes	Commercial	RH	87	60	240	166	
	14527015	1.05	Vacant	No	Yes	High Density Residential	RH	87	60	92	63	
	13737002	0.90	Vacant	No	Yes	Commercial	CD	87	60	39	27	
	13737003	2.76	Vacant	No	Yes	Commercial	CD	87	60	120	83	
	Subtotal	8.80								607	419	
DWT_4	14926309	0.31	Vacant	No	Yes	High Density Residential	RH	87	60	27	19	Lower
	14926308	0.18	Vacant	No	Yes	High Density Residential	RH	87	60	16	11	
	Subtotal	0.49		No	Yes					43	30	
DWT_40	13741009	1.16	Vacant	Floodplain	Yes	Administrative Professional	CO	87	60	50	35	Lower
	13741009	0.84	Vacant	Floodplain	Yes	Administrative Professional	CO	87	60	37	25	
	Subtotal	2.00								87	60	
DWT_46	13742001	1.32	Vacant	No	Yes	Commercial	CD	87	60	57	40	Lower
DWT_47	13741015	2.98	Vacant	No	Yes		CD	87	60	130	90	Lower
DWT_5	14926413	0.07	Vacant	No	Yes	High Density Residential	RH	87	60	6	4	Lower
	14926412	0.25	Vacant	No	Yes	High Density Residential	RH	87	60	22	15	
	Subtotal	0.32								28	19	

**TABLE A-2
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
DWT_50	13908009	0.24	Parking for eating place. Underutilized parking area.	No	Yes	Commercial	CD	87	60	10	7	Lower
	13908007	0.41	City parking lot.. Underutilized parking area	No	Yes	Commercial	CD	87	60	18	12	
	Subtotal	0.65		No	Yes					28	19	
DWT_54	13924017	0.35	Vacant	No	Yes	Commercial	CD	87	60	15	10	Lower
DWT_55	13923001	0.21	Vacant	No	Yes	Commercial	CD	87	60	9	6	Lower
	13923002	0.08	Vacant	No	Yes	Commercial	CD	87	60	4	2	
	13923003	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	13923007	0.41	Other	No	Yes	Parks	CD	87	60	18	12	
Subtotal	0.41									18	12	
DWT_56	13925026	0.23	Vacant	No	Yes	Commercial	CD	87	60	10	7	Lower
DWT_59	13923019	0.06	Vacant	No	Yes	Commercial	CG	87	60	3	2	Lower
	13923018	0.19	Vacant	No	Yes	Commercial	CG	87	60	8	6	
	Subtotal	0.25								11	8	
DWT_6	14908310	0.26	Vacant	No	Yes	High Density Residential	RH	87	60	23	16	Lower
	14908308	0.14	Vacant	No	Yes	High Density Residential	RH	87	60	13	9	
	Subtotal	0.40								35	24	
DWT_61	13927014	0.81	Vacant	No	Yes	Commercial	CD	87	60	35	24	Lower
DWT_62	13934005	0.36	Vacant	No	Yes	Commercial	CO	87	60	16	11	Lower

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**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13934004	0.12	Vacant	No	Yes	Commercial	CO	87	60	5	4	
	Subtotal	1.29								56	39	
DWT_63	13931025	0.85	Vacant	No	Yes	Commercial	CD	87	60	37	26	Lower
DWT_64	13929016	0.42	Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	18	13	Lower
DWT_65	13931027	0.39	Vacant	No	Yes	Commercial	CD	87	60	17	12	Lower
DWT_74	14919009	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	5	4	Lower
	14919010	0.12	Parking. Underutilized parking area.	No	Yes	Commercial	CD	87	60	5	4	
	Subtotal	0.24								10	7	
DWT_80	14909313	0.19	Vacant	No	Yes	Commercial	CD	87	60	8	6	Lower
	14909302	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	4	
	14909303	0.11	Vacant	No	Yes	Commercial	CD	87	60	5	3	
	Subtotal	0.42		No	Yes					19	13	
DWT-82 (TOD)	13727023	1.30	Vacant	Partially in floodplain	Yes	Parks	CD	87	60	56	39	Lower
DWT-54 (TOD)	13913016	0.24	Parking Lot	No	Yes	Commercial	CD	87	60	5	4	Lower
	13913017	0.67	Commercial	No	Yes	Commercial	CD	87	60	15	10	
	Subtotal	0.90		No	Yes					20	14	
DWT-85 (TOD)	14917029	0.12	Commercial	No	Yes	Commercial	CD	87	60	5	4	Above

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14917030	0.12	Mixed Use Commercial and Office	No	Yes	Commercial	CD	87	60	5	3	
	14917011	0.12	Mixed Use Residential and Commercial	No	Yes	Commercial	CD	87	60	5	4	
	14917012	0.11	Public	No	Yes	Commercial	CD	87	60	5	3	
	Subtotal	0.47		No	Yes					20	14	
DWT-86 (TOD)	14926120	1.07	Vacant	No	Yes	High Density Residential	RH	87	60	93	64	
	Subtotal	1.07								134	92	
DWT-87 (TOD)	13931031	0.18	Commercial	No	Yes	High Density Residential	CD	87	60	5	3	Lower
	13931030	0.17	Commercial	No	Yes	High Density Residential	CD	87	60	8	5	
	13931028	0.12	Commercial	No	Yes	High Density Residential	CD	87	60	8	5	
	Subtotal	0.47								21	14	
DWT-89 (TOD)	14918007	0.25	Parking Lot	No	Yes	Parks	CD	87	60	11	7	
DWT-90 (TOD)	14918004	0.12	Parking Lot	No	Yes	Parks	CD	87	60	5	4	
DWT-91 (TOD)	13929011	0.60	Commercial	No	Yes	High Density Residential	CD	87	60	26	18	
	13929012	0.39	Commercial	No	Yes	High Density Residential	CD	87	60	17	12	
	Subtotal	0.99								59	41	
DWT-92 (TOD)	13932008	0.37	Commercial	No	Yes	High Density Residential	CG	87	60	16	11	Above
DWT-93 (TOD)	14904007	0.14	Parking Lot	No	Yes	Commercial	CD	87	60	6	4	
	14904012	0.21	Parking Lot	No	Yes	Commercial	CD	87	60	9	6	

**TABLE A-2
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	Subtotal	0.35								31	21	
DWT-98 (TOD)	13908003	1.40	Commercial	No	Yes	Institutional	CD	87	60	10	7	Lower
	13908001	0.24	Public	No	Yes	Institutional	CD	87	60	61	42	
	Subtotal	1.64								71	49	
DWT-99 (TOD)	13907005	0.26	Vacant	No	Yes	Parks	CD	87	60	11	8	Above
	13907012	0.15	Vacant	No	Yes	Parks	CD	87	60	7	5	
	Subtotal	0.41								18	12	
DWT-100 (TOD)	13925008	0.14	Parking Lot	No	Yes	Parks	CD	87	60	6	4	Above
	13925027	0.23	Commercial	No	Yes	Parks	CD	87	60	10	7	
	Subtotal	0.38								16	11	
DWT-102 (TOD)	13914004	0.48	Commercial	No	Yes	Commercial	CD	87	60	21	14	Lower
	13914017	0.58	Commercial	No	Yes	Commercial	CD	87	60	25	17	
	Subtotal	1.06								46	32	
DWT-103 (TOD)	13930001	0.36	Commercial	No	Yes	High Density Residential	CD	87	60	5	4	Above
	13928012	0.12	Vacant	No	Yes	Parks	CD	87	60	16	11	
	Subtotal	0.48								21	14	
DWT-104 (TOD)	14918017	0.22	Public	No	Yes	Parks	CD	87	60	5	4	Lower
	14918013	0.12	Commercial	No	Yes	Parks	CD	87	60	5	4	
	14918014	0.09	Parking Lot	No	Yes	Parks	CD	87	60	4	3	
	14918015	0.11	Mixed Use Commercial and Office	No	Yes	Parks	CD	87	60	5	3	
	14918012	0.12	Parking Lot	No	Yes	Parks	CD	87	60	10	7	
	Subtotal	0.67								29	20	
DWT-105 (TOD)	13927011	0.12	Vacant	No	Yes	Parks	CD	87	60	34	24	Lower

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	13927010	0.79	Industrial	No	Yes	Parks	CD	87	60	5	4	
	Subtotal	0.91								40	27	
DWT-106 (TOD)	13931021	0.28	Commercial	No	Yes	High Density Residential	CD	87	60	12	8	Lower
	13931026	0.78	Commercial	No	Yes	High Density Residential	CD	87	60	34	23	
	Subtotal	1.06								46	32	
DWT-111 (TOD)	14906405	0.12	Vacant			Parks	CG	87	60	5	4	Above
DWT-113 (TOD)	14906513	0.07	Vacant	No	Yes	Parks	CG	87	60	3	2	Above
DWT-115 (TOD)	14908114	0.17	Vacant	No	Yes	Parks	CG	87	60	7	5	Above
DWT-116 (TOD)	14909113	0.07	Vacant	No	Yes	Parks	CG	87	60	3	2	Above
DWT-118 (TOD)	14912010	0.13	Mixed Use Residential and Commercial	No	Yes	Commercial	CD	87	60	6	4	Above
DWT-119 (TOD)	14914009	0.03	Public	No	Yes	Commercial	CD	87	60	1	1	Above
DWT-120 (TOD)	14914014	0.09	Public	No	Yes	Commercial	CD	87	60	4	3	Above
DWT-127 (TOD)	14920021	0.18	Parking Lot	No	Yes	Parks	CD	87	60	8	5	Above
DWT-128 (TOD)	14915018	0.17	Commercial	No	Yes	Parks	CD	87	60	8	5	Above
DWT-129 (TOD)	14917008	0.18	Public	No	Yes	Commercial	CD	87	60	8	5	Above
DWT-130 (TOD)	14917009	0.17	Public	No	Yes	Commercial	CD	87	60	7	5	Above
DWT-131 (TOD)	14917021	0.24	Mixed Use Residential and Commercial	No	Yes	Parks	CD	87	60	10	7	Above
DWT-132 (TOD)	14918003	0.25	Commercial	No	Yes	Parks	CD	87	60	11	7	Above
DWT-133 (TOD)	13910001	2.10	Public	No	Yes	Commercial	CD	87	60	91	63	Above
DWT-136 (TOD)	13923021	0.12	Vacant	No	Yes	Parks	CG	87	60	5	3	Above

**TABLE A-2
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
DWT-138 (TOD)	13925005	0.73	Parking Lot	No	Yes	Commercial	CD	87	60	32	22	Above
DWT-140 (TOD)	13929010	0.67	Commercial	No	Yes	High Density Residential	CD	87	60	29	20	Above
DWT-144 (TOD)	13934008	0.05	Vacant	No	Yes	High Density Residential	CO	87	60	2	2	Above
DWT-145 (TOD)	13934012	0.07	Vacant	No	Yes	High Density Residential	CG	87	60	3	2	Above
DWT-146 (TOD)	13934018	0.08	Single-Family Residential	No	Yes	High Density Residential	CG	87	60	4	2	Above
DWT-147 (TOD)	13934019	0.10	Vacant	No	Yes	High Density Residential	CO	87	60	4	3	Above
DWT Subtotal		57.34								2,901	2,012	
DWT Subtotal Lower		49.10								2,543	1,765	
DWT Subtotal Moderate		0.00								0	0	
DWT Subtotal Above		8.23								358	247	
Housing Opportunity Sites: Low Density Residential Sites												
Area B1												
	8153014	2.04	Vacant	No	Yes	Low Density Residential	RL	8.7	6	18	12	80% Above Moderate-20% Moderate
	7245013	0.82	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	8026002	2.16	Vacant	No	Yes	Low Density Residential	RL	8.7	6	19	13	
	6811001	2.97	Vacant	No	Yes	Low Density Residential	RL	8.7	6	26	18	
	7007011	0.70	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
LDR Area B1 Subtotal Above		6.95								61	42	
LDR Area B1 Subtotal Moderate		1.74								15	10	

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
LDR Area B1 Subtotal		8.69								76	52	
Area B2												
	12304049	0.83	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	7	5	80% Above Moderate-20% Moderate
	12304010	0.55	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	5	3	
	11131024	0.53	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	5	3	
	11134006	0.67	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	6	4	
	14505001	1.70	Vacant	No	Yes	Low Density Residential	RL	8.7	6	15	10	
	14505057	0.95	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	6	
	14505002	1.67	Vacant	No	Yes	Low Density Residential	RL	8.7	6	15	10	
	14505058	0.94	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	6	
	14508005	1.39	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	80% Above Moderate-20% Moderate
	14506103	0.81	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	14506102	0.87	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	5	
	14504005	1.08	Vacant	No	Yes	Low Density Residential	RL	8.7	6	9	6	
	14504004	1.21	Vacant	No	Yes	Low Density Residential	RL	8.7	6	11	7	
	14510012	0.62	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	4	

**TABLE A-2
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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14510011	0.65	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
	14510010	0.45	Vacant	No	Yes	Low Density Residential	RL	8.7	6	4	3	
LDR Area B2 Subtotal Above		11.94								105	71	
LDR Area B2 Subtotal Moderate		2.98								26	18	
LDR Area B2 Subtotal		14.92								131	89	
Area B3												
	11749042	0.67		Partially in floodplain	Yes	Low Density Residential	RL	8.7	6	6	4	80% Above Moderate-20% Moderate
	9605019	0.97	Vacant	Partially in floodplain	Yes	Low Density Residential	RL	8.7	6	8	6	
	9605012	1.34	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	
	12811017	0.88	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	5	
	15310329	0.52	Vacant	No	Yes	Medium Density Residential	RL	8.7	6	5	3	
	15713005	1.31	Vacant	No	Yes	Low Density Residential	RL	8.7	6	11	8	
	14309005	0.74	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
	17348034	1.45	Vacant	No	Yes	Low Density Residential	RL	8.7	6	13	9	
	16603005	41.72	Vacant	No	Yes	Low Density Residential	RL	8.7	6	363	250	
	16625078	1.08	Vacant	No	Yes	Low Density Residential	RL	8.7	6	9	6	
	16607027	8.98	Vacant	No	Yes	Low Density Residential	RL	8.7	6	78	54	
	16302033	5.03	Vacant	No	Yes	Low Density Residential	RL	8.7	6	44	30	

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16302043	14.65	Vacant	No	Yes	Low Density Residential	RL	8.7	6	127	88	
	16302042	1.23	Vacant	No	Yes	Low Density Residential	RL	8.7	6	11	7	
	16322007	0.54	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	3	
	16322013	0.59	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	4	
LDR Area B3 Subtotal Above		65.36								569	391	
LDR Area B3 Subtotal Moderate		16.34								142	98	
LDR Area B3 Subtotal		81.70								711	489	
Area C3												
	16819011	1.76	Vacant	No	Yes	Commercial	RL	8.7	6	15	11	
	16819008	5.01	Vacant	No	Yes	Commercial	RL	8.7	6	44	30	
	17520003	2.92	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	25	18	
	17520002	2.82	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	25	17	
	17518012	0.74	Vacant	Floodplain	Yes	Low Density Residential	RL	8.7	6	6	4	
	16528039	3.63	Vacant	No	Yes	Low Density Residential	RL	8.7	6	32	22	80% Above Moderate-20% Moderate
	16528032	1.12	Vacant	No	Yes	Low Density Residential	RL	8.7	6	10	7	
	16528031	0.88	Vacant	No	Yes	Low Density Residential	RL	8.7	6	8	5	
	16313009	2.46	Vacant	No	Yes	Low Density Residential	RL	8.7	6	21	15	
	16508056	0.83	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	16317004	0.59	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	4	

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	16317003	0.84	Vacant	No	Yes	Low Density Residential	RL	8.7	6	7	5	
	17125019	5.38	Vacant	No	Yes	Low Density Residential	RL	8.7	6	47	32	
	16321011	0.57	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	3	
	17125031	1.12	Vacant	No	Yes	Low Density Residential	RL	8.7	6	10	7	
	17125030	0.74	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	
	16321010	1.34	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	
	17305046	0.54	Vacant	No	Yes	Low Density Residential	RL	8.7	6	5	3	
	17111014	1.39	Vacant	No	Yes	Low Density Residential	RL	8.7	6	12	8	
	16817007	50.01	Vacant	No	Yes	Low Density Residential	RL	8.7	6	435	300	
LDR Area C3 Subtotal Above		67.75								590	406	
LDR Area C3 Subtotal Moderate		16.94								147	102	
LDR Area C3 Subtotal		84.69								737	508	
Area D3												
	17304049	0.73	Vacant	No	Yes	Low Density Residential	RL	8.7	6	6	4	80% Above Moderate-20% Moderate
LDR Area D3 Subtotal Above		0.58								5	3	
LDR Area D3 Subtotal Moderate		0.15								1	1	
LDR Area D3 Subtotal		0.73								6	4	
LDR Sites Subtotal		217.40								1,893	1,301	
Housing Opportunity Sites: Single Small Sites												

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	8202026	0.25	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	1	Moderate
	8002007	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	7702219	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	7542006	0.28	Vacant	No	Yes	High Density Residential	RH	29	20	8	1	Moderate
	7516001	0.03	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	13311126	0.17	Vacant	Floodplain	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	13323068	0.15	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	12117023	0.13	Vacant	Floodplain	Yes	High Density Residential	RH	29	20	4	1	Moderate
	9729040	0.42	Vacant	No	Yes	High Density Residential	RH	29	20	12	1	Moderate
	15522058	0.22	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	1	Moderate
	15522054	0.09	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15522007	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15309060	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15309061	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15309062	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15321013	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15306023	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15302027	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	15327025	0.17	Vacant	No	Yes	Low Density Residential	RH	29	20	5	1	Moderate
	15315009	0.04	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	15315040	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	15315027	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	13703033	0.11	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	12703036	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate

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Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	12522025	0.09	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	12537015	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	3	1	Moderate
	10418014	0.26	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	4	1	Moderate
	9629020	0.27	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	5	1	Moderate
	16517048	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	16517047	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	1	1	Moderate
	16517003	0.13	Vacant	No	Yes	Medium Density Residential	RM	17.4	12	2	1	Moderate
	16919012	0.12	Vacant	No	Yes	Institutional	RH	29	20	3	1	Moderate
	16919014	0.19	Vacant	No	Yes	Institutional	RH	29	20	6	1	Moderate
	14726213	0.06	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14718007	0.19	Vacant	No	Yes	Low Density Residential	RH	29	25	6	1	Moderate
	14719010	0.12	Vacant	No	Yes	Commercial	RH	29	25	4	1	Moderate
	14719007	0.12	Vacant	No	Yes	Commercial	RH	29	25	4	1	Moderate
	14720313	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	4	1	Moderate
	14727040	0.16	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	14734202	0.07	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14705045	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate
	14727033	0.19	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate
	14725017	0.02	Vacant	No	Yes	Low Density Residential	RH	29	25	1	1	Moderate
	14728012	0.04	Vacant	No	Yes	Low Density Residential	RH	29	25	1	1	Moderate
	14725004	0.06	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14721208	0.08	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	14724027	0.05	Vacant	No	Yes	Low Density Residential	RH	29	25	1	1	Moderate
	14522067	0.19	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	14729509	0.11	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	14729409	0.13	Vacant	No	Yes	Low Density Residential	RH	29	25	4	1	Moderate
	14522004	0.17	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	14522002	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	14524013	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15133516	0.14	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate
	14521010	0.07	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	14521011	0.04	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15131057	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15131024	0.18	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	15131045	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15131059	0.12	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	2	1	Moderate
	15129407	0.18	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate
	15129509	0.06	Vacant	No	Yes	Low Density Residential	RH	29	25	2	1	Moderate
	15127414	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	15127411	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	15126020	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	4	1	Moderate
	15127402	0.18	Vacant	No	Yes	Low Density Residential	RH	29	25	5	1	Moderate

**TABLE A-2
HOUSING OPPORTUNITY SITES**

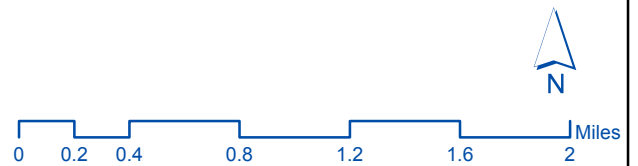
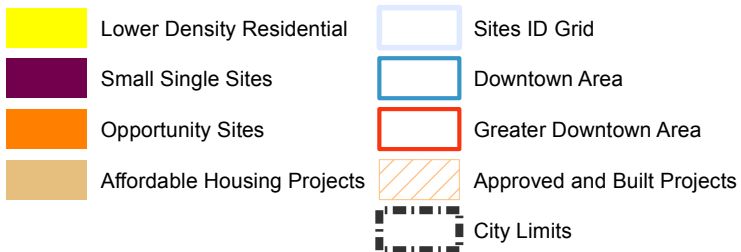
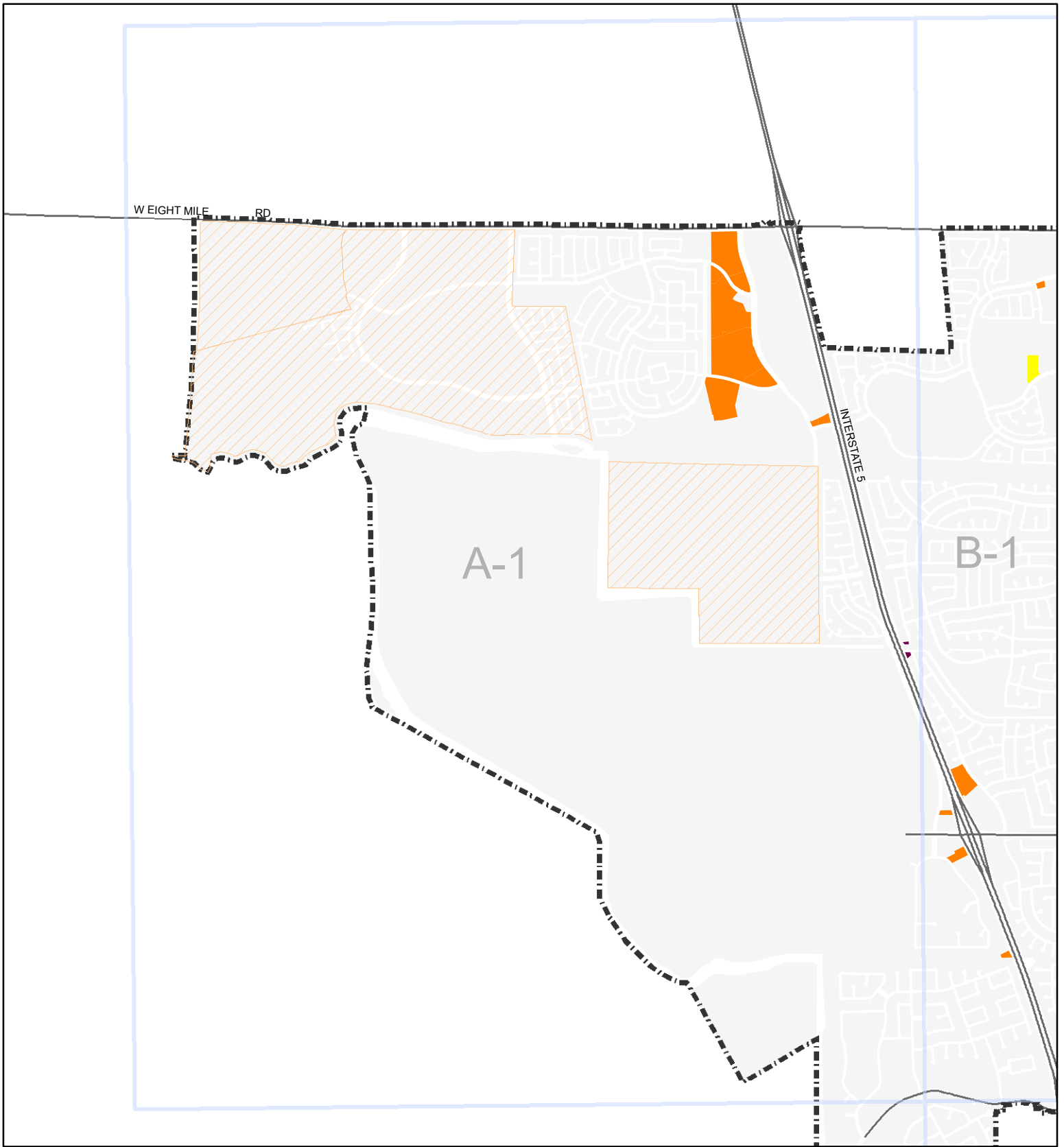
**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15127617	0.12	Vacant	No	Yes	Low Density Residential	RH	29	25	3	1	Moderate
	15124024	0.08	Vacant	No	Yes	Commercial	RH	29	25	2	1	Moderate
	15125114	0.12	Vacant	No	Yes	Commercial	RH	29	25	3	1	Moderate
	15125108	0.11	Vacant	No	Yes	Commercial	RH	29	25	3	1	Moderate
	15125313	0.18	Vacant	No	Yes	Commercial	RH	29	25	5	1	Moderate
	15125106	0.12	Vacant	No	Yes	Commercial	RH	29	25	4	1	Moderate
	15120615	0.18	Vacant	No	Yes	Commercial	RH	29	25	5	1	Moderate
	13525034	0.16	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	3	1	Moderate
	13524227	0.08	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	13527049	0.06	Vacant	No	Yes	Medium Density Residential	RM	17.4	15	1	1	Moderate
	15112016	0.05	Vacant	No	Yes	Commercial	RH	29	25	2	1	Moderate
	13916609	0.12	Vacant	No	Yes	Commercial	CD	29	25	2	1	Moderate
	13906007	0.14	Vacant	No	Yes	Commercial	CD	29	25	2	1	Moderate
	13905207	0.14	Vacant	No	Yes	Commercial	CD	29	25	2	1	Moderate
	15109601	0.07	Vacant	No	Yes	High Density Residential	RH	29	25	2	1	Moderate
	15109111	0.12	Vacant	No	Yes	High Density Residential	RH	29	25	3	1	Moderate
	15108011	0.05	Vacant	No	Yes	High Density Residential	RH	29	25	1	1	Moderate
	15106023	0.03	Vacant	No	Yes	High Density Residential	RH	29	25	1	1	Moderate

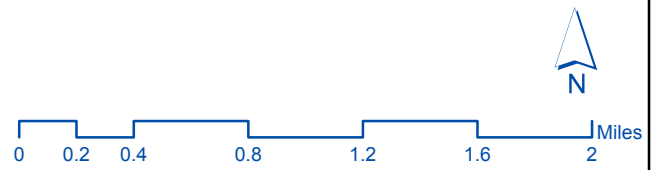
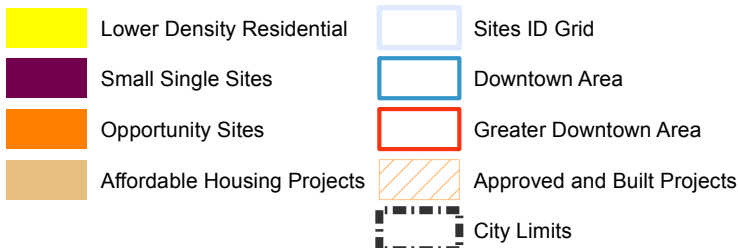
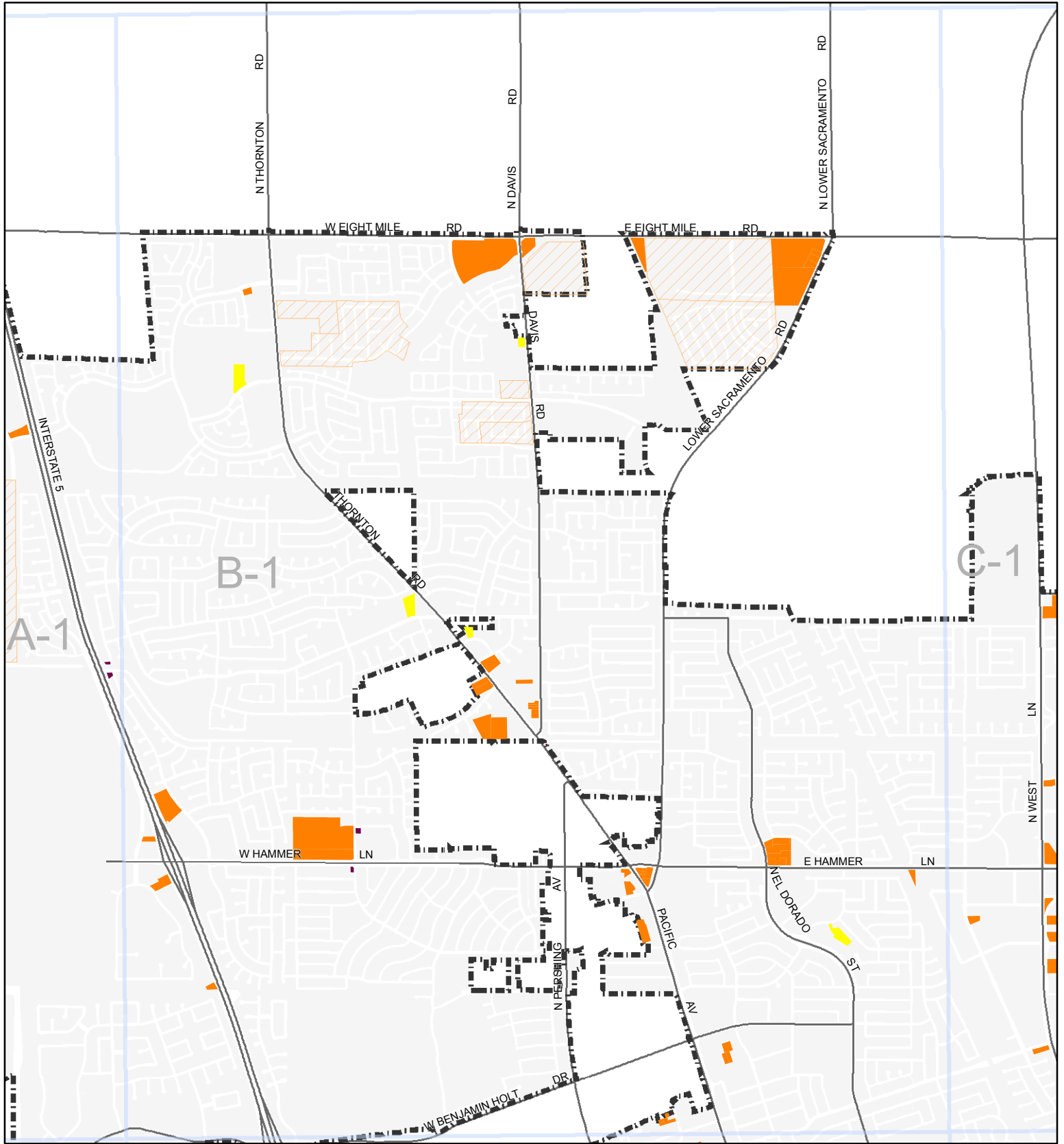
**TABLE A-2
HOUSING OPPORTUNITY SITES**

**Stockton
September 2015**

Site ID	APN	Acres	Existing Use	Environ. Constraints On-site	Infrast. Capacity	General Plan Designation	Zoning Category	Max. Density	Realistic Density	Max. Unit Capacity	Realistic Unit Capacity	Inventoried Income Level
	15107608	0.12	Vacant	No	Yes	High Density Residential	RH	29	25	3	1	Moderate
	13712410	0.18	Vacant	No	Yes	High Density Residential	RH	29	25	5	1	Moderate
	14909206	0.18	Vacant	No	Yes	Commercial	RH	87	60	15	1	Moderate
	14926415	0.07	Vacant	No	Yes	High Density Residential	RH	87	60	6	1	Moderate
	14906505	0.04	Vacant	No	Yes	Commercial	CD	87	60	2	1	Moderate
	14909103	0.18	Vacant	No	Yes	Commercial	CD	87	60	8	1	Moderate
	14926302	0.12	Vacant	No	Yes	High Density Residential	RH	87	60	10	1	Moderate
	14913013	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	1	Moderate
	13728008	0.08	Vacant	No	Yes	Commercial	CD	87	60	4	1	Moderate
	13928011	0.12	Vacant	No	Yes	Commercial	CD	87	60	5	1	Moderate
	13929014	0.10	Vacant	No	Yes	Commercial	CD	87	60	4	1	Moderate
Single Small Sites Subtotal		11.96								304	95	
Single Small Sites Subtotal Lower		0.00								0	0	
Single Small Sites Subtotal Moderate		11.96								304	95	
Single Small Sites Subtotal Above		0.00								0	0	
GRAND TOTAL		901.68								11,684	8,250	
TOTAL LOWER-INCOME		585.86								8,372	6,203	
TOTAL MODERATE-INCOME		154.44								1,618	880	
TOTAL ABOVE MODERATE-INCOME		161.38								1,695	1,167	



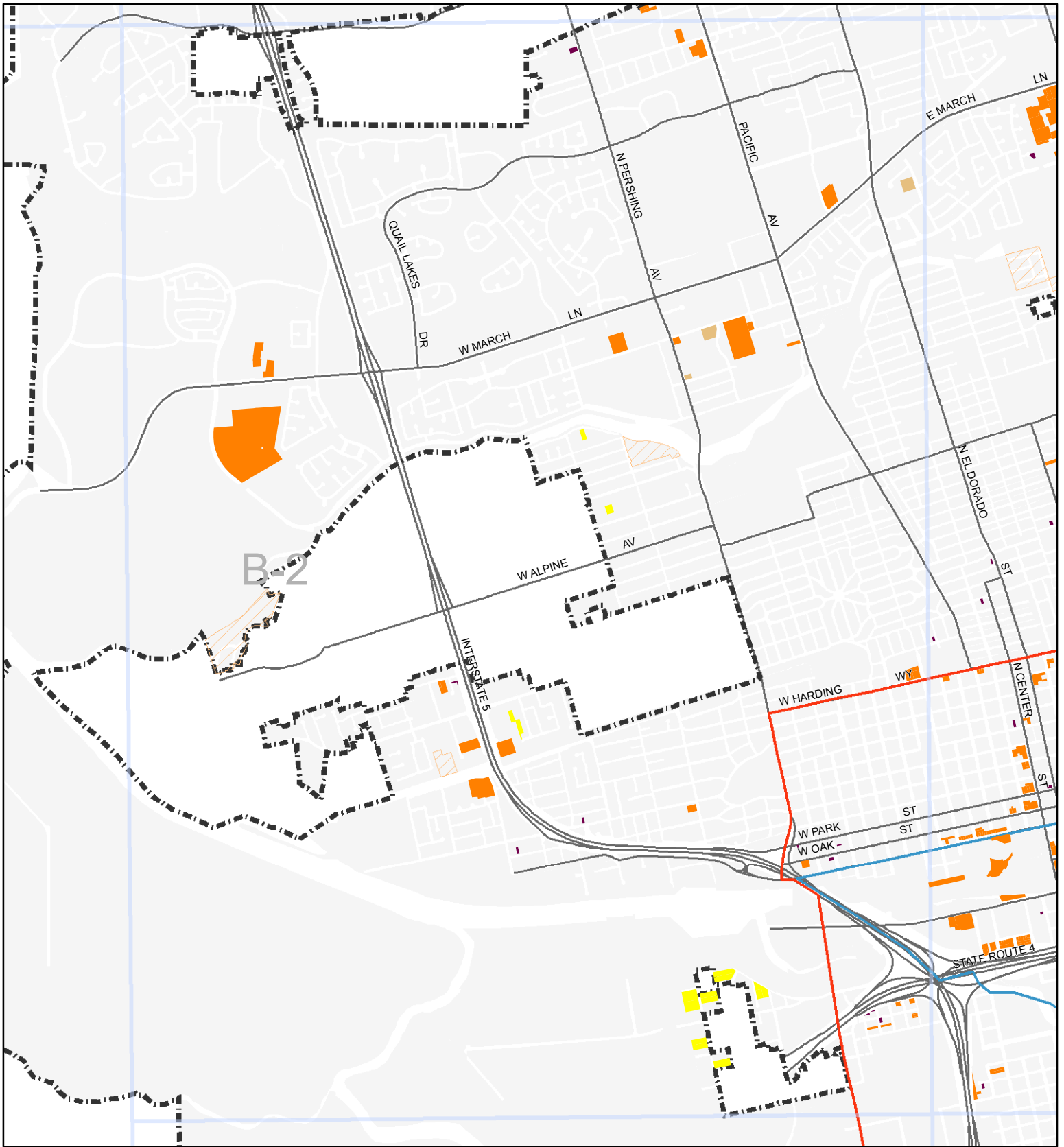
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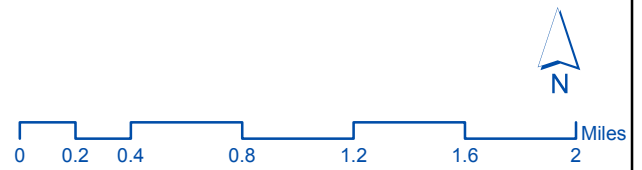
Source: City of Stockton, October 2015;
Mintier Hamish, October 2015

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Figure 4-11: Subarea B2 Opportunity Sites



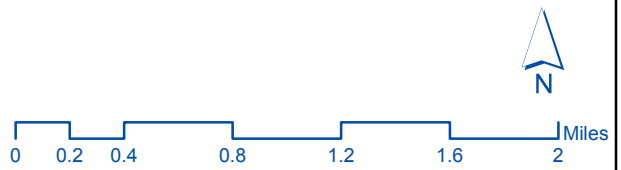
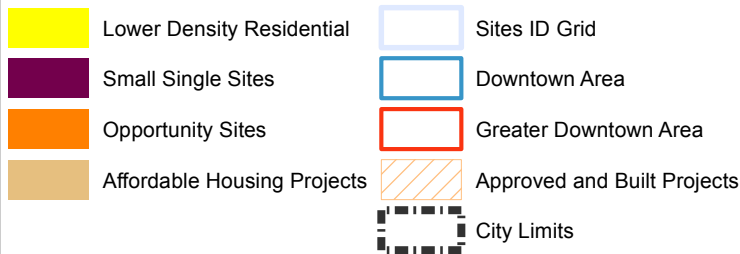
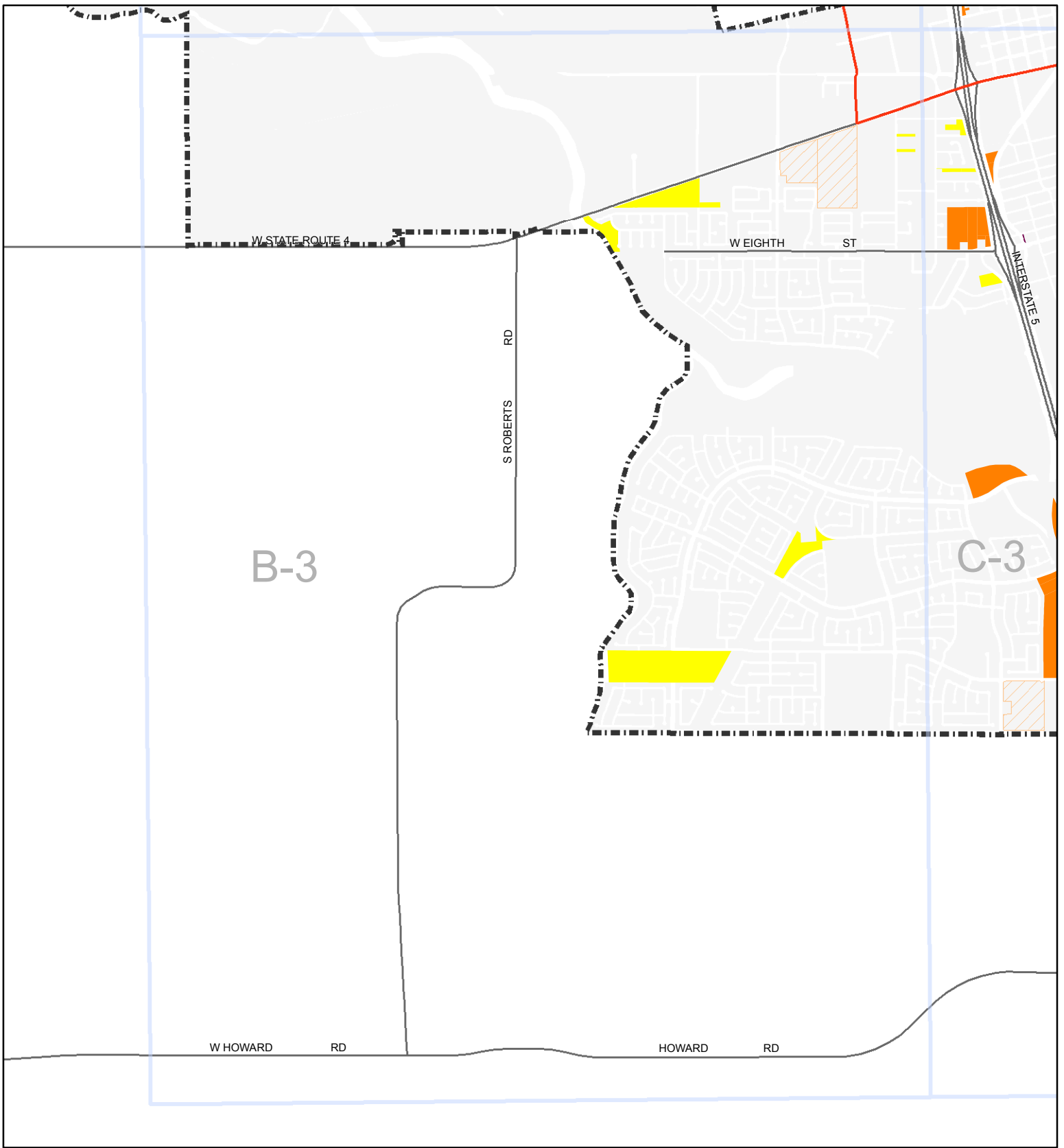
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|--|-----------------------------|---|-----------------------------|
|  | Lower Density Residential |  | Sites ID Grid |
|  | Small Single Sites |  | Downtown Area |
|  | Opportunity Sites |  | Greater Downtown Area |
|  | Affordable Housing Projects |  | Approved and Built Projects |
| | |  | City Limits |



Source: City of Stockton, October 2015;
Mintier Hamish, October 2015

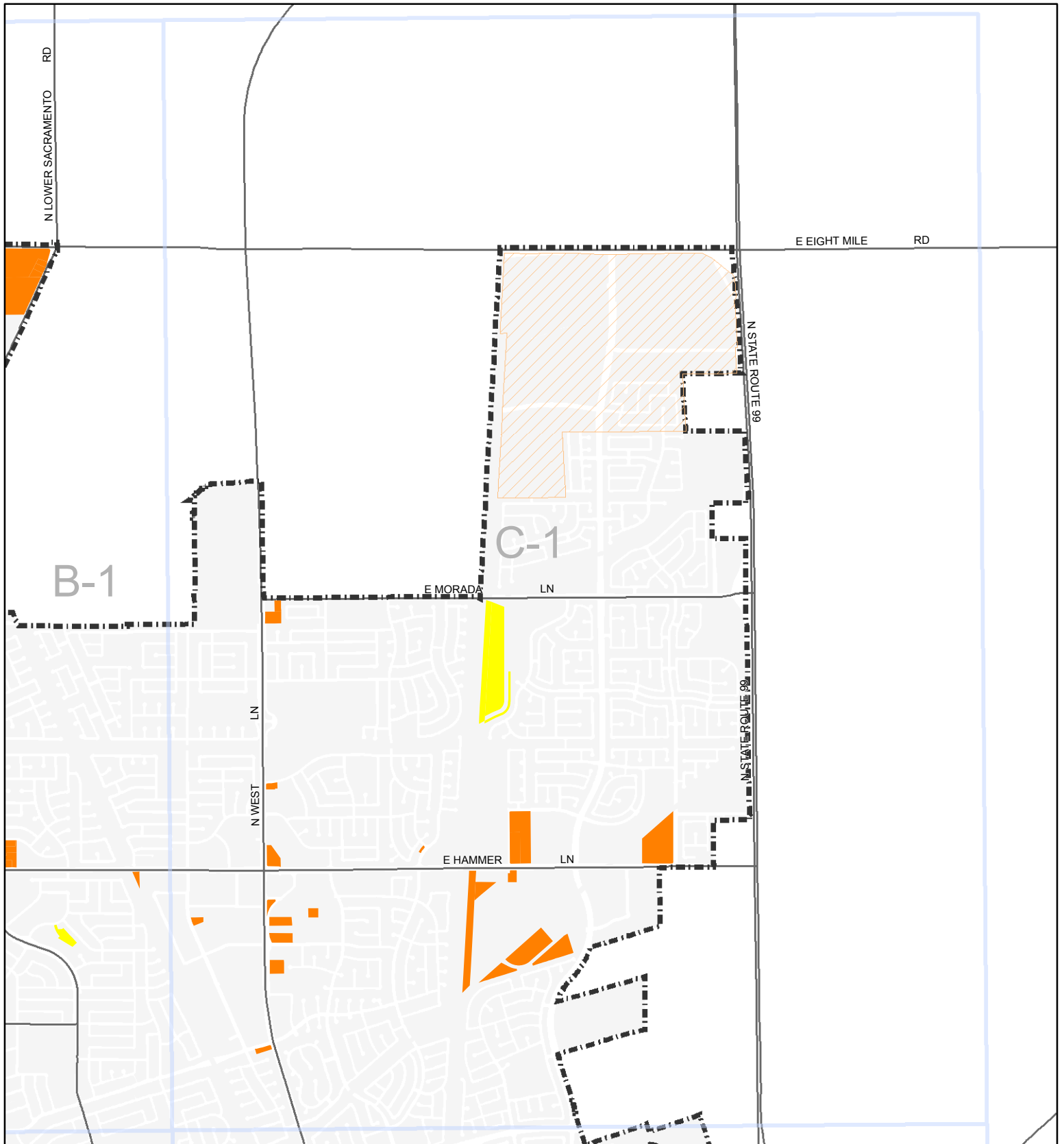
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Figure 4-12: Subarea B3 Opportunity Sites

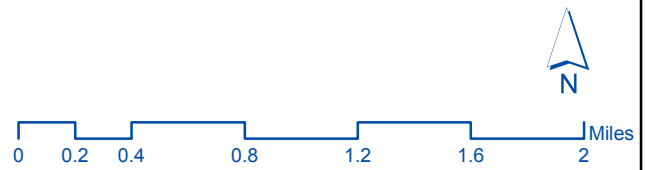


Source: City of Stockton, October 2015; Mintier Hamish, October 2015

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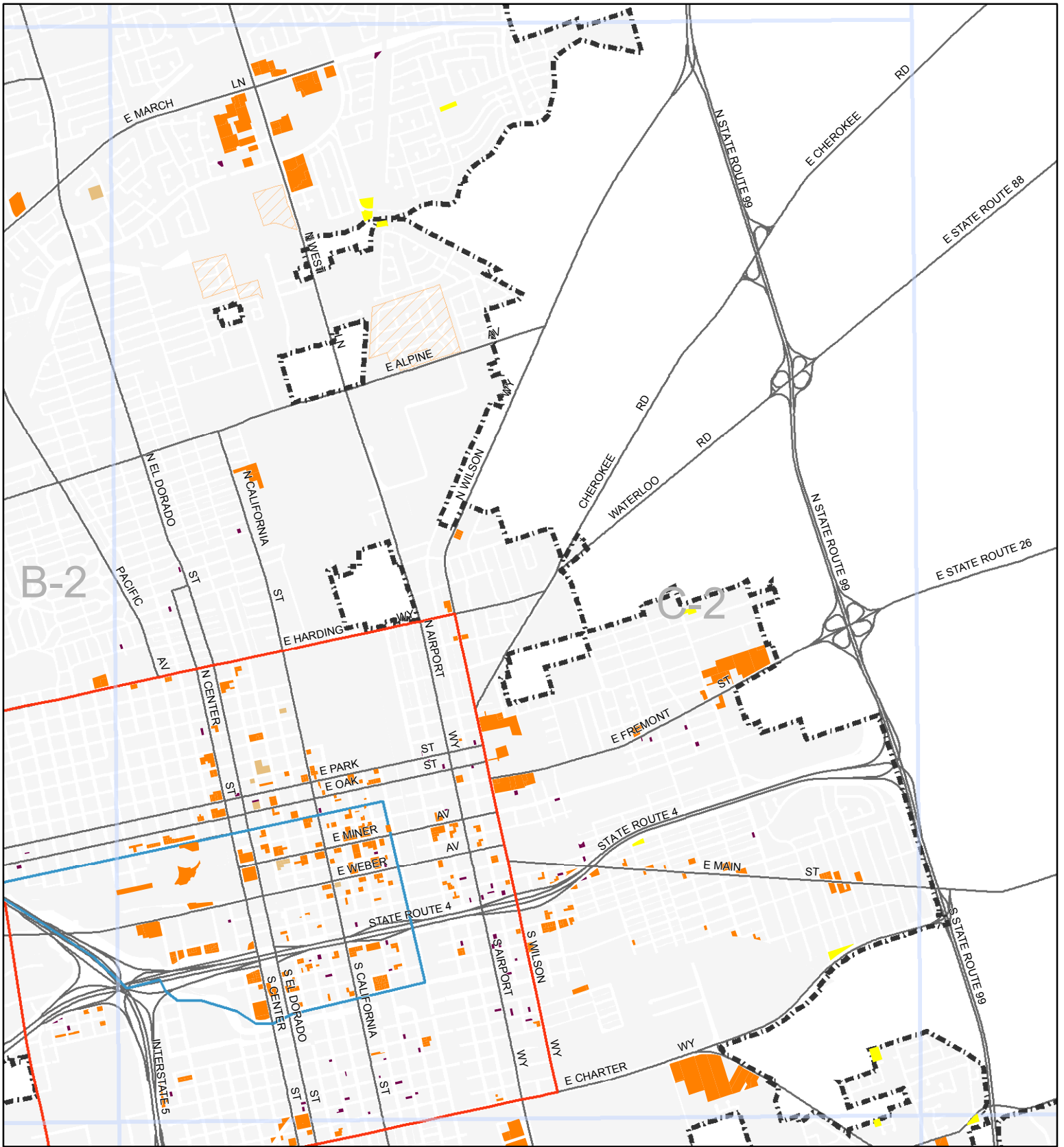











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|--|-----------------------------|---|-----------------------------|
|  | Lower Density Residential |  | Sites ID Grid |
|  | Small Single Sites |  | Downtown Area |
|  | Opportunity Sites |  | Greater Downtown Area |
|  | Affordable Housing Projects |  | Approved and Built Projects |
| | |  | City Limits |

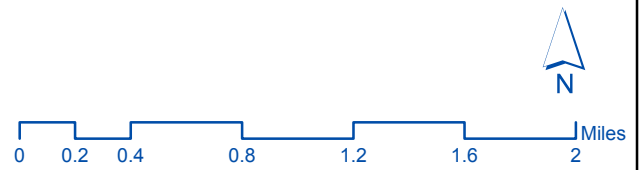


Source: City of Stockton, October 2015;
Mintier Hamish, October 2015

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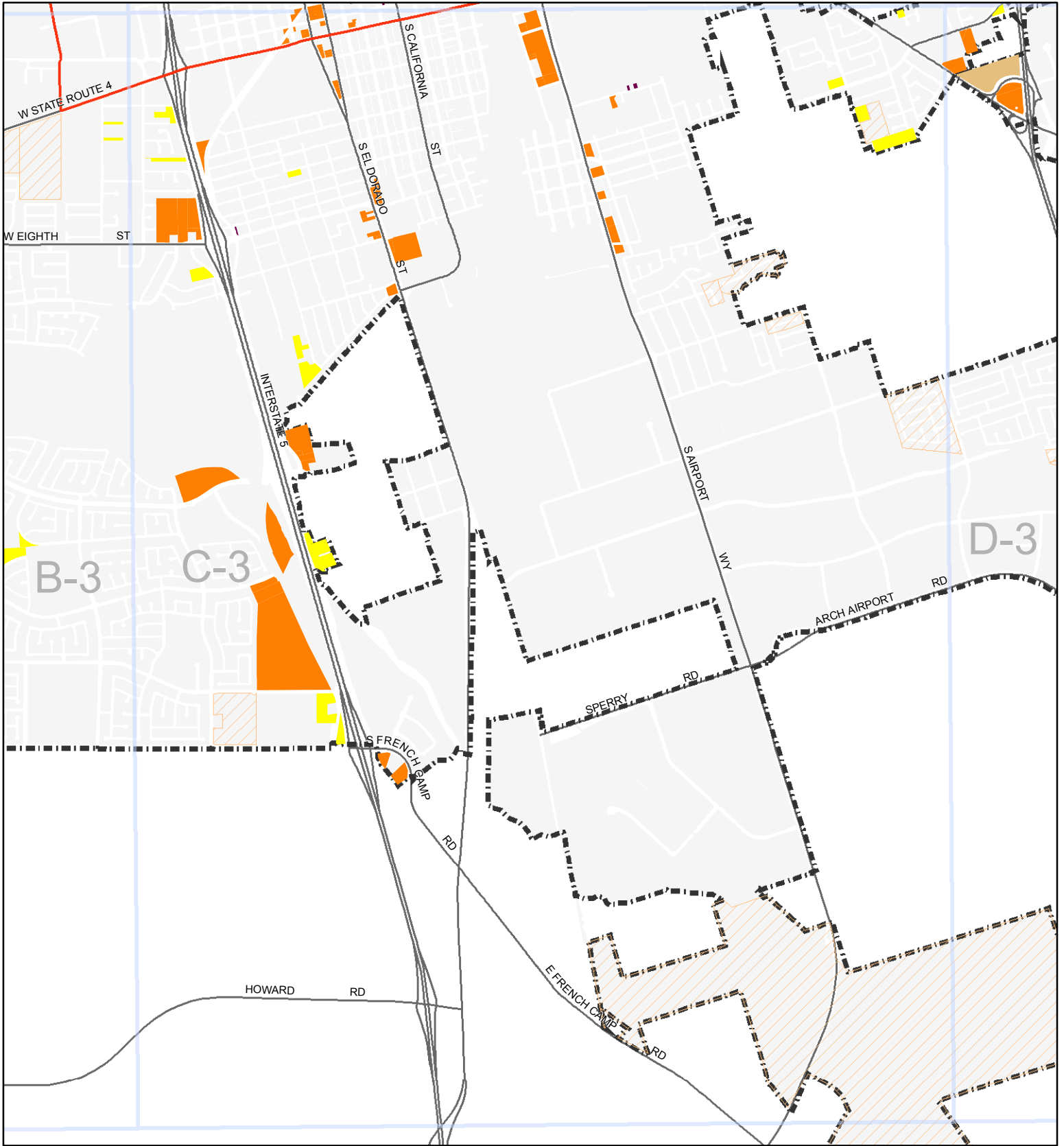
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|--|-----------------------------|---|-----------------------------|
|  | Lower Density Residential |  | Sites ID Grid |
|  | Small Single Sites |  | Downtown Area |
|  | Opportunity Sites |  | Greater Downtown Area |
|  | Affordable Housing Projects |  | Approved and Built Projects |
| | |  | City Limits |












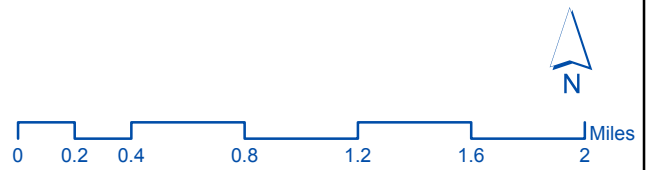
Source: City of Stockton, October 2015;
Mintier Harnish, October 2015

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Figure 4-15: Subarea C3 Opportunity Sites

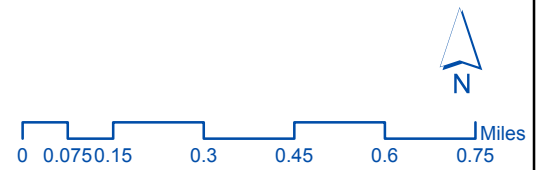
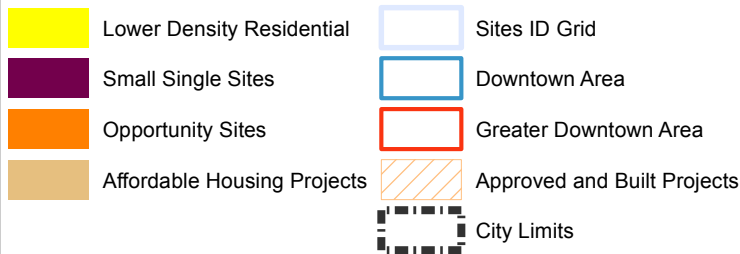
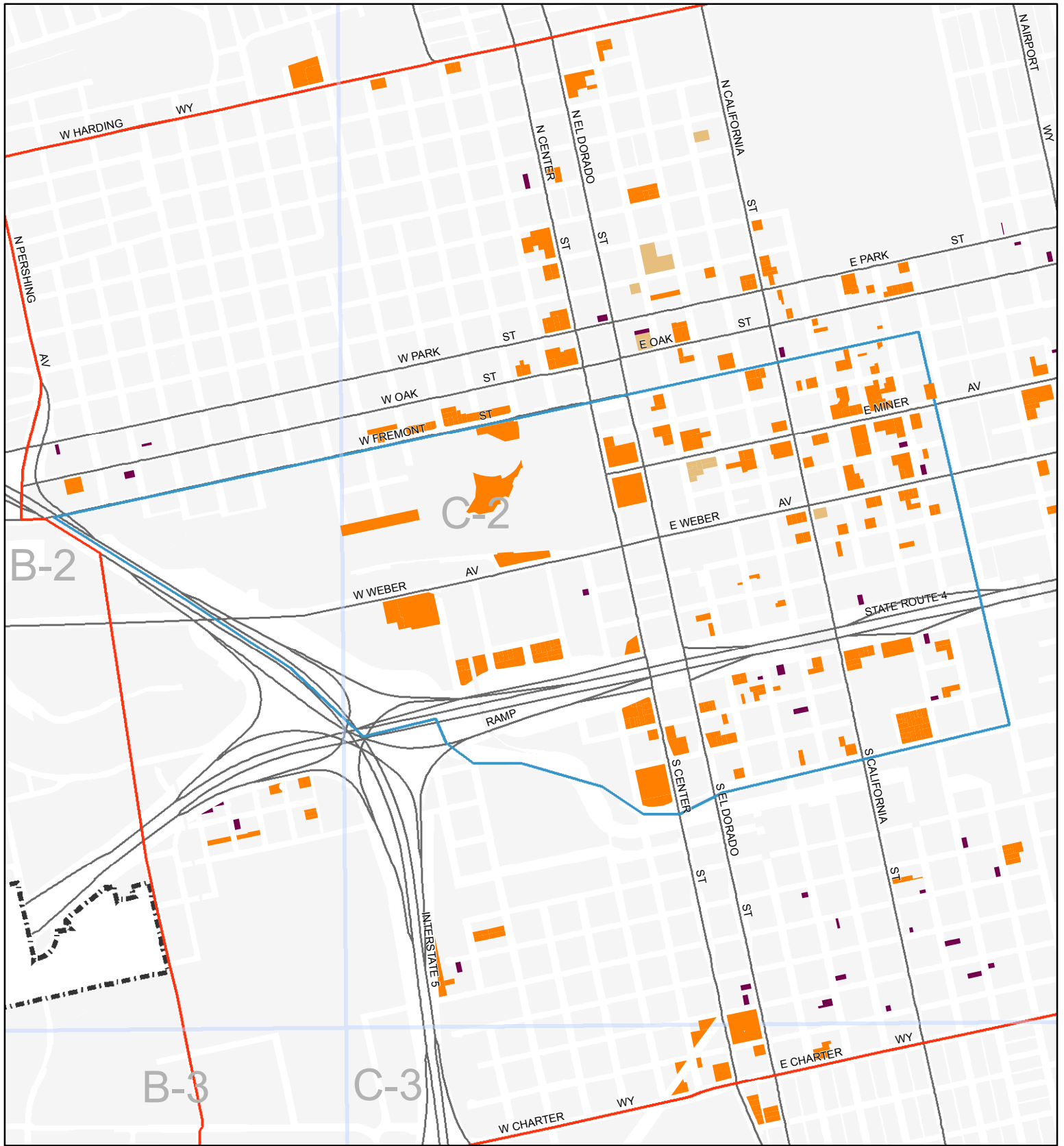


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|--|-----------------------------|---|-----------------------------|
|  | Lower Density Residential |  | Sites ID Grid |
|  | Small Single Sites |  | Downtown Area |
|  | Opportunity Sites |  | Greater Downtown Area |
|  | Affordable Housing Projects |  | Approved and Built Projects |
| | |  | City Limits |



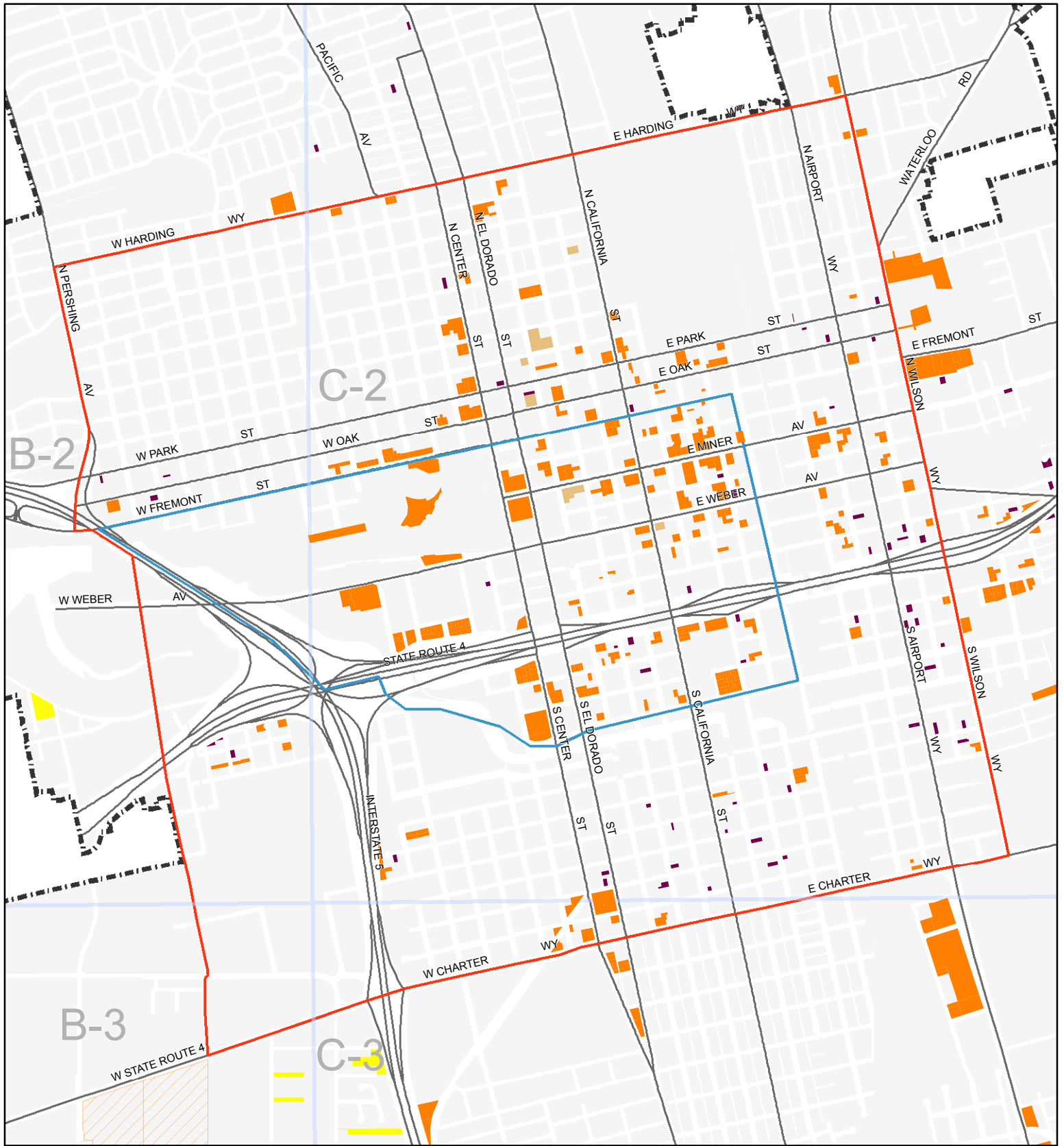
Source: City of Stockton, October 2015; Mintier Hamish, October 2015










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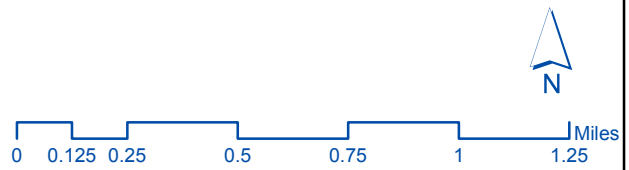


Source: City of Stockton, October 2015; Mintier Hamish, October 2015

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|--|-----------------------------|---|-----------------------------|
|  | Lower Density Residential |  | Sites ID Grid |
|  | Small Single Sites |  | Downtown Area |
|  | Opportunity Sites |  | Greater Downtown Area |
|  | Affordable Housing Projects |  | Approved and Built Projects |
| | |  | City Limits |



Source: City of Stockton, October 2015;
Mintier Hamish, October 2015