

Multifamily Vacant Land Inventory - December 2017

Vacant Land Inventory by Zone

Parcels in **Red** - reflect pending and approved Planning Entitlements since the 2013 Housing Element

Parcels in **Blue Bold** - reflect pending and approved Planning Entitlements since the 2015 Biennial Report

TABLE 1

RESIDENTIAL DENSITY 20 (RD 20)

GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)

ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL

APN	Community	Zoning	Acres	Available Units
0390011013	South Sacramento	RD20	4.14	78
0390041004	South Sacramento	RD20	1.38	26
3900540010	South Sacramento	RD20	2.00	37
0390072016	South Sacramento	RD20	1.39	26
0390241001	South Sacramento	RD20	1.98	37
0430070005	South Sacramento	RD20	0.79	14
0430070022	South Sacramento	RD20	1.93	36
0430070029	South Sacramento	RD20	3.28	62
0430070031	South Sacramento	RD20	1.61	30
0430230001	South Sacramento	RD20	0.28	5
0430230002	South Sacramento	RD20	0.26	5
0430230003	South Sacramento	RD20	0.26	5
0430230006	South Sacramento	RD20	0.19	3
0430230007	South Sacramento	RD20	0.20	3
0430230008	South Sacramento	RD20	0.20	3
0430230009	South Sacramento	RD20	0.21	3
0430230010	South Sacramento	RD20	0.29	5
0430230011	South Sacramento	RD20	0.25	4
0430230012	South Sacramento	RD20	0.29	5
0430230013	South Sacramento	RD20	0.19	3
0430230014	South Sacramento	RD20	0.17	3
0430230015	South Sacramento	RD20	0.17	3
0430230016	South Sacramento	RD20	0.31	5
0500311028	South Sacramento	RD20	4.39	83
0510030001	South Sacramento	RD20	6.82	129
0510061018	South Sacramento	RD20	1.23	23
0510160014	South Sacramento	RD20	1.66	31
0510630021	South Sacramento	RD20	2.89	54
0650060035	South Sacramento	RD20	4.30	81
0650080057	Vineyard (N. Vineyard Station CP)	RD20	5.77	109
0650260004	Vineyard (N. Vineyard Station CP)	RD20	1.58	29
0650270004	Vineyard (N. Vineyard Station CP)	RD20	6.77	128
0660070051	Vineyard (N. Vineyard Station CP)	RD-7	4.00	75
0660070052	Vineyard (N. Vineyard Station CP)	RD20	17.10	323

APN	Community	Zoning	Acres	Available Units
0660100024	Vineyard (N. Vineyard Station CP)	RD20	8.19	155
0660210020	Vineyard (N. Vineyard Station CP)	RD20	2.73	50
0660210029	Vineyard (N. Vineyard Station CP)	RD20	0.59	11
0750040025	Cordova	RD20	0.96	18
0750440024	Cordova	RD20	2.51	47
1151980003	South Sacramento	RD20	3.54	67
1210110056	Vineyard	RD20	11.91	225
1220790020	Vineyard (Vineyard Springs SP)	RD20	6.92	130
2020080005	Rio Linda/Elverta (Elverta SP)	RD20	4.75	89
2020080007	Rio Linda/Elverta (Elverta SP)	RD20	8.00	151
2020170024	Rio Linda/Elverta (Elverta SP)	RD20	4.50	85
2020170025	Rio Linda/Elverta (Elverta SP)	RD20	4.39	83
2030070075	Antelope	RD20	1.89	35
2030070138	Antelope	RD20	1.61	30
2030070139	Antelope	RD20	1.16	21
2030080044	Rio Linda/Elverta (Elverta SP)	RD20	5.23	99
2030120089	Antelope	RD20	9.69	183
2030260064	Antelope	RD20	5.80	109
2060141006	Rio Linda/Elverta	RD20	3.26	61
2080142020	North Highlands	RD20	1.93	36
2080142022	North Highlands	RD20	0.29	5
2080142030	North Highlands	RD20	3.44	65
2080142036	North Highlands	RD20	1.73	32
2140092019	Rio Linda/Elverta	RD20	1.51	28
2150092008	North Highlands	RD20	2.11	39
2150182001	North Highlands	RD20	1.63	30
2150182004	North Highlands	RD20	2.75	52
2150300079	North Highlands	RD20	1.18	22
2200780001	North Highlands	RD20	6.28	118
2300080001	Carmichael & Old Foothill Farms	RD20	3.03	57
			191.79	3599
			Acres	Units

TABLE 2
RESIDENTIAL DENSITY 25,30 (RD 25, RD 30)
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL

APN	Community	Zoning	Acres	Available Units
0420012035	South Sacramento	RD30	1.06	28
0690101032	Cordova	RD25	6.00	102
0730190069	Cosumnes	RD30	16.42	369
2850140033	Arden Arcade	RD30	0.84	22
			24.32	521
			Acres	Units

TABLE 3
RESIDENTIAL DENSITY 40 (RD 40)
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC)
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL

APN	Community	Zoning	Acres	Available Units
2450011012	Carmichael & Old Foothill Farms	RD40	6.42	173
			6.42	173
			Acres	Units

TABLE 4
MOBILE HOME PARK (RM 1)
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL

APN	Community	Zoning	Acres	Available Units
0640071051	South Sacramento	RM 1	4.22	30
2060210016	Rio Linda/Elverta	RM 1	3.92	28
2060210019	Rio Linda/Elverta	RM 1	2.48	17
2060210038	Rio Linda/Elverta	RM 1	2.18	15
			12.80	91
			Acres	Units

TABLE 5
LIMITED COMMERCIAL (LC)
GENERAL PLAN DESIGNATION: COMMERCIAL AND OFFICE
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL

APN	Community	Zoning	Acres	Available Units
0390011006, 020, 021, 033, 034, 042, 043	South Sacramento	LC	0.79	14
0400041034	South Sacramento	LC	0.38	6
0430070005	South Sacramento	LC	0.35	5
0430070022	South Sacramento	LC	0.40	6
0500293011	South Sacramento	LC	1.16	20

APN	Community	Zoning	Acres	Available Units
0500391010	South Sacramento	LC	0.33	5
0500470026	South Sacramento	LC	0.47	8
0510010084	South Sacramento	LC	0.27	4
0510030012	South Sacramento	LC	1.47	26
0510200058	South Sacramento	LC	0.59	10
0580270031	Cordova	LC	0.27	4
0740020058	Cordova	LC	0.58	10
0780450023	Cordova	LC	0.62	11
1180300001	South Sacramento	LC	1.73	31
1420080086	Delta	LC	0.30	5
1520032044	Southeast	LC	0.81	14
2030360002	Antelope	LC	0.75	13
2060210019	Rio Linda/Elverta	LC	0.55	9
2060210038	Rio Linda/Elverta	LC	0.25	4
2150062030	North Highlands	LC	0.38	6
2150140031	Rio Linda/Elverta	LC	0.34	6
2190032008	North Highlands	LC	0.38	6
2190032009	North Highlands	LC	0.30	5
2190034003	North Highlands	LC	0.71	12
2280151033	Carmichael & Old Foothill Farms	LC	0.43	7
2400011029	North Highlands	LC	0.28	5
2610210020	Orangevale	LC	0.53	9
			15.41	261
			Acres	Units

**TABLE 6
SHOPPING CENTER (SC)
GENERAL PLAN DESIGNATION: COMMERCIAL AND OFFICE
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0430220015	South Sacramento	SC	0.79	14
1150430075	South Sacramento	SC	0.60	10
1150430078	South Sacramento	SC	0.36	6
1150061044	South Sacramento	SC	0.80	14
1210110015	Vineyard	SC	2.59	46
1210430019	Vineyard	SC	0.25	4
2000400004	North Highlands	SC	1.84	33
2030110109	Antelope	SC	1.13	20
2030110130	Antelope	SC	0.28	5
2030110146	Antelope	SC	0.35	6
2030110149	Antelope	SC	0.77	13
2150182032	North Highlands	SC	0.58	10
2450011021	Carmichael & Old Foothill Farms	SC	3.48	62
			13.83	243
			Acres	Units

**TABLE 7
UNDERUTILIZED INFILL PARCELS**

APN	Community	Zoning	Acres (1)	Available Units
0260102023 (1)	South Sacramento	RD20	0.31	5
0390072012 (1)	South Sacramento	RD20	0.12	2
0430270001 (1)	South Sacramento	RD20	0.54	11
0680580008	Cordova	RD40	3.21	96
2200311019 (1)	Carmichael & Old Foothill Farms	RD20	0.20	3
			4.37	117
			Acres	Units

(1) 25% of parcel acreage. Assumption : 25% of parcel acreage will be developed at RD-20 densities

**TABLE 8
LARGE UNDERUTILIZED PARCELS**

APN	Community	Zoning	Acres	Available Units
0720231079	Cordova (Easton SPA)	RD40, RD50	11.00	494
0720231128	Cordova (Easton SPA)	RD20, RD30	11.10	283
2030120059 (Multifamily District)	Antelope (Antelope Town Center SPA)	RD22	8.40	166
			30.50	943
			Acres	Units

Multifamily Vacant Land Inventory - December 2017
Pending Projects

Pending Project	Control No.	Entitlements	APN	Zone	Request	Gain/Loss Acreage	No. of Units in Inventory
9055 Gerber Rd	PAMP2017-00006	UPP PMR CZB DRS	0650080057	RD-20	Proposed rezone from RD-20 to RD-25 and GC, site plan review and design review for mini storage.	5.77	109
North Parkland Homes Vesting Subdivision Map Time Extension	PLNP2017-0027	XVB	0660070051	RD-7(1)	Time Extension for Vesting Tentative Subdivision Map - 124 single-family lots, 20 half-plex lots, wetland preserve, park site, 2 landscape corridor lots	4	75
Liberty Towers Campus - Elkhorn Blvd	PAMP2017-00029	PMR UPP SPP DRS	2200780001	RD20	Pre-Application for development of a sanctuary building, hall-shop, and four apartment buildings consisting of a mix of 2 and 3 bedroom units for a total of 96 units at 5132 Elkhorn Blvd.	6.28	118
DCI Southgate Facility	PAMP2017-00011	SPZ DRS	400041034	LC	Pre-Application for construction of a new 11,078 square foot medical office building	0.38	6
8695 Greenback Lane Zoning Ordinance Amendment	PLNP2016-00483	ZOB	2610210020	LC	Proposed rezone to LC with some restrictions to attract development on site through greater use flexibility. No project proposed at this time and therefore no loss of units.	0.53	9
Raj Subdivision	PLNP2016-00356	SDP SPP DRS	1150061044	SC	Tentative Subdivision Map to create 48 zero lot line lots (as multi-family) on property zoned SC, special development permit for 75% of RD-20 density and design review to comply with the Countywide Design Guidelines.	0.8	14

Multifamily Vacant Land Inventory - December 2017
Changes to Vacant Land Inventory Since 2013 Housing Element
Parcels in Blue - indicate changes since 2015 Biennial Report

	Community	Zone	Acreage (Gain or Loss)	Units (Gain or Loss)	Notes
0390011008	South Sacramento	RD20	4.27	80	Development Plan Review lapsed
0430022010	South Sacramento	RD20	-1.4	-26	Lot Line Adjustment
0740020058	Cordova	LC	-0.02	0	Removed easement area
1150061044	South Sacramento	SC	0.8	14	Use Permit lapsed
1150130065	South Sacramento	LC	-1.34	-24	Developed
1210130049	Vineyard	SC	-0.41	-7	Developed
1211090001	Vineyard	RD20	1.35	-25	Use Permit for Dorms (PLNP2013-00147) - Bradshaw Christian
1211090002	Vineyard	RD20	-4.31	-81	Use Permit for Dorms (PLNP2013-00147) - Bradshaw Christian
1220790020	Vineyard (Vineyard Springs SP)	RD20	-0.3	-6	Parcel Map
2280193038	Carmichael & Old Foothill Farms	LC	-0.33	-5	Portion not parking lot less than an acre
1210110056	Vineyard	RD20	-11.91	-225	Subdivision Map for Vintage Park (PLNP2014-00090)
2030120059	Antelope (Antelope Station SP)	RD20	-2.1	-39	Barrett Ranch East - Rezone Antelope Station SPA (PLNP2011-00156). NOTE: these units were not included in the 2013 Housing Element but were added during the 2015 Biennial Report. However, the 2.1 acre site will be used as a detention basin and is no longer appropriate to include.
0650270004	Vineyard (N. Vineyard Station CP)	RD20	-6.77	-128	Vineyard Creek Tentative Subdivision Map, Special Development Permit & Design Review (PLNP2016-00277)
2300080001	Carmichael & Old Foothill Farms	RD20	-3.03	-57	The Oaks at Hackberry Apartments (CBNC2013-00126).
0740020058	Cordova	LC	-0.58	-10	ARCO Bradshaw & Kiefer (PLNP2016-00240)
2030360002	Antelope	LC	-0.75	-13	ARCO AMPM Blackfoot and Watt Primary Service Station & Car Wash (PLNP2016-00240)
0660210020	Vineyard (N. Vineyard Station CP)	RD20	-2.73	-50	Parcel included in original vacant land inventory mistakenly. Parcel is zoned Open Space (not RD-20) as a part of the Vineyard Creek Project (03-0385).
New APNs: 0430230020, 0430230021, 0430230022, 0430230023	South Sacramento	RD-20	NA	NA	The following APNs have been deleted for the Farm to Future Project: 0430070029, 0430070031, 0430230001, 0430230002, 0430230003, 0430230006, 0430230007, 0430230008, 0430230009, 0430230010, 0430230011, 0430230012, 0430230013, 0430230014, 0430230015, 0430230016.
New APNs: 06602100450 000	Vineyard	RD-20	NA	NA	The following APN has been deleted: 0660210029
		Total	-29.56	-602	