

APPENDIX 2A: COUNTY OF FRESNO

SECTION 2A-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.
- The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 1.7, Policy 4.2, Policy 4.3, Policy 4.6

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities in an effort to preserve agricultural land. The MOU standards for annexation require that development be imminent and that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation.

Timeframe and Objectives:

- During the Housing Element planning period, the County of Fresno and the cities within the County will work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning; County Administration Office
Relevant Policies:	Policy 1.1, Policy 1.3, Policy 1.4

Adequate Sites

Program 3: Adequate Sites Program

The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA) of 2,722 units. In support of this Housing Element, the County has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the County’s current and future residents.

Currently technical inconsistencies exist between the General Plan and Zoning Ordinance. The County's practice is to honor the allowable densities in the Zoning Ordinance, if requested by the project applicants. The County is in the process of amending its General Plan and Zoning Ordinance to bring consistency between the land use policies and development regulations.

Timeframe and Objectives:

- Complete General Plan and Zoning Ordinance technical amendments in 2016 to achieve internal consistency.
- Maintain and annually update the inventory of residential land resources.
- Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need.
- Continue to designate and zone adequate sites to meet special housing needs as required.
- Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities.
- Direct interested residential developers, especially affordable housing developers throughout the County, to Community Plan and Specific Plan areas where amenities are or can be located and where water and sewer service providers have or can provide capacity and potential for the expansion of infrastructure (see Program 12), such as the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquility areas.
- Meet with developers to discuss constraints and opportunities on TP zoned sites and address constraints and establish incentives, procedures or other mechanism by 2017 to promote development
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 4: Monitoring of Residential Capacity (No Net Loss)

The County has identified residential capacity within its nonresidential zones to accommodate 744 units for lower-income households. To ensure sufficient residential capacity is maintained within the nonresidential zones to accommodate the identified need, the County will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of commercial development result in a reduction of capacity within the nonresidential zones below the residential capacity needed to accommodate the remaining need for lower income households, the County will identify and zone sufficient sites to accommodate the shortfall. If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites would be of adequate size and sufficient to accommodate at least 16 units per site, at a minimum density of 20 units per acre according to State law (i.e., Government Code Section 65583.2(h) and (i)). As part of this effort, the County will annually monitor the effectiveness of non-residential zones to facilitate multifamily development.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.
- Annually monitor the effectiveness of non-residential zones to facilitate residential development.
- If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Program 5: Lot Consolidation and Lot Splits

The County's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre to large lots of over 20 acres; either case presents unique challenges to residential development, especially to multi-family housing development. The County will facilitate lot consolidation or lot splitting to promote the efficient use of land for residential development in compliance with the Subdivision Map Act, when an applicant submits an application. Currently, the County utilizes tools such as ministerial processing and other streamlining tools, as appropriate, to facilitate lot merging and parcelization.

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews.
- Annually monitor lot consolidation activities as part of the County’s annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.
- Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Program 6: Coordination of Infrastructure and Services

Fresno County does not provide the infrastructure that cities typically provide. The County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and /or sewer services to specific small or large developments in the County. It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture. The water and sewer services in certain unincorporated communities are provided by service providers which are independent providers with their own Board of Directors. When a development is proposed for an unincorporated community, County staff works closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County will continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development.

As part of the General Plan Review and Zoning Ordinance Update process that is underway, the issue of updating the community plans will be addressed. One possible option would be to include a “Community Plan Chapter” in the Policy Document to address countywide policies and policies unique to the community plan areas as well as discussing irrelevant/outdated existing community plan policies. This option toward updating the unincorporated community plans would streamline the existing community plan process by incorporating them as a chapter in the General Plan Policy document rather than stand-alone plans.

Timeframe and Objectives:

- Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County’s RHNA, consistent with housing development trends.
- As part of coordination and communication with CSDs, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies (see Table 2A-6 in the Appendix).
- Seek (at least annually and on-going) and support funding applications by CSDs for infrastructure and service expansions that are consistent with the County’s General Plan and Community Plan policies.
- As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.
- Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.
- Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.7

Affordable Housing Development and Preservation

Program 7: Affordable Housing Incentives

The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer

assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.

Timeframe and Objectives:

- Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.
- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing
- Monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites at least semi-annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.
- Establish to the extent feasible, a program that accommodates submittal and issuance of certain permits via the Internet by 2020.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 8: Farmworker Housing

The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeframe and Objectives:

- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities for farmworker housing. Contact agricultural stakeholders and the nonprofit developers annually to discuss viable options for locating suitable farmworker housing starting at the end of 2016.
- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Annually monitor the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 9: Preserving Assisted Housing

The County has few affordable rental housing projects in the unincorporated areas, and none are considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).

Timeframe and Objectives:

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing:
 - Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units.
 - Identify nonprofit organizations as potential purchasers/managers of at-risk housing units.
 - Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
 - Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	General Fund
Implementation Responsibility:	Fresno County Housing Authority
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints

Program 10: Zoning Ordinance Amendments

The County is in the process of amending its Zoning Ordinance. The amendment is expected to be completed in 2016. As part of the update, the County will address the following:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Conditional Use Permit:** The County, as part of the Zoning Ordinance update, will examine alternatives to requiring discretionary approval for development of multi-family housing in the C-4 Zone District by amending the Zoning Ordinance and/or permit procedures as appropriate by 2016 to promote certainty and streamlining in the approval process. Options may include director or other staff-level review and approval of multi-family housing applications.

- **Allowable Density for R2, R2-A, R3, R3-A, R-4, C4, and RP:** Increase the allowable density at these zones to 20 units per acre.
- **Single-Room Occupancy (SRO) Housing:** Address the provision of SRO housing as a conditionally permitted use.
- **Agricultural Uses and Farm Labor Housing in Residential Zones:** The County of Fresno, as part of its Comprehensive Zoning Ordinance Update, will review and may consider possible revisions to the Ordinance which may include requiring new agricultural operations in residential zones that are limited types of agriculture to be subject to a discretionary permit or restrictions to address issues of land use compatibility.

In addition, the County approved zoning amendments to the Zoning Ordinance on December 8, 2015 to address emergency shelters, reasonable accommodation, and farmworker housing. Within one year of the Housing Element adoption and as part of the comprehensive Zoning Ordinance update, the County will review these recent amendments, and revise as appropriate, to ensure compliance with state laws and the County will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Complete comprehensive Zoning Ordinance update in 2017 to address the density bonus provisions, increase the allowable density at R2, R2-A, R3, R3-A, R4, C4 and RP to 20 units per acre.
- Address the provision of Single-Room Occupancy (SRO) housing as part of the comprehensive Zoning Ordinance update in 2016.
- Examine, in 2016, alternatives to requiring discretionary approval for the development of multi-family housing in the C-4 Zone District and adopt appropriate actions to expedite the review and processing of multi-family housing development applications.
- Consider establishing a discretionary permit requirement for new agricultural operations in residential zones and addressing farm labor housing in those zones in a similar manner.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Program 11: Monitoring of Planning and Development Fees

The County charges various fees to review and process development applications and impact fees when developments are to occur. On May 19, 2015, the Board of Supervisors conducted a public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 9, 2017.

Timeframe and Objectives:

- Should the Board decide to reinstate impact fees, monitor the fees annually to ensure they do not unduly constrain housing development.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 12: Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

Timeframe and Objectives:

- Provide rehabilitation assistance to eight households in the unincorporated areas during the planning period (eight low-income households).

Financing:	CDBG and HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 3.2, Policy 4.1

Program 13: Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

Timeframe and Objectives:

- Provide assistance for the rehabilitation of four rental housing unit during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 3.2, Policy 4.1

Program 14: Code Enforcement

The Department of Public Works and Planning is responsible for the enforcement of County Zoning Ordinance and Building Code violations and applicable State codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.

Timeframe and Objectives:

- Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning; Department of Public Health
Relevant Policies:	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

Housing Assistance

Program 15: Homebuyer Assistance Program (HAP)

This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent Area Median Income (AMI) in unincorporated Fresno County and participating cities are eligible for this program.

Timeframe and Objectives:

- Provide assistance to 11 households in the unincorporated areas during the planning period (including 11 low-income households) as part of the 11-unit affordable housing project in Riverdale.

Financing:	HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 2.8

Program 16: First-Time Homebuyer Resources

Fresno County residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

Timeframe and Objectives:

- Promote available homebuyer resources on County website and public counters by 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHOME, CalHFA
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 2.8

Program 17: Housing Choice Voucher Rental Assistance

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Timeframe and Objectives:

- Continue to support and encourage the provision of vouchers to qualifying Fresno County households.
- Continue to refer interested households and homeowners to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.
- Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the county areas with varying income levels to promote housing opportunities for all unincorporated community residents.

Financing:	HUD Section 8
Implementation Responsibility:	Department of Public Works and Planning/Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 18: Energy Conservation

Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as county policy on July 8, 2008. The ‘Go Green’ policy includes seven components:

- *Power Green:* Promote energy efficiency by encouraging the use of compact fluorescent lights (CFL’s); by attaining leadership in energy and environmental design certification for all new county facilities, and; by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&E’s climate smart program to make Fresno County a “climate neutral” operation.
- *Build Green:* Foster a unified, regional approach to green design and construction and will instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required during the entitlement process and site plan review.
- *Commute Green:* A comprehensive employee commute program intended to mitigate congestion on Fresno County’s roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative-work schedules.
- *Purchase Green:* Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees’ and contractors’ purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including; biodegradable, carcinogen free, reusable, low toxicity and more.
- *Operate Green:* Procure fuel-efficient and low emission vehicles, including community service officer vehicles.
- *Work Green:* Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures.

- *Share Green:* Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations.

Timeframe and Objectives:

- Continue to promote and implement the County’s Go Green initiatives.
- Consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Continue to incorporate conservation measures in housing rehabilitation programs.
- Expedite review and approval of residential alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	County Administrative Office/Department of Public Works and Planning
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 19: Fair Housing

Impediments to fair housing in Fresno County are identified in the County’s Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.

Impediments to fair housing choice in Fresno County’s Urban County HUD program area included in the AI are: Affordability, Accessibility, Education, Public Policies, and Language Barriers. The County focuses available federal HUD grant resources toward mitigating these impediments through its housing programs and services. For Accessibility and Affordability, the County continues to provide its federal housing funding toward the construction of new affordable housing, toward the rehabilitation of existing affordable

housing, and toward direct assistance to low and moderate income first-time homebuyers to purchase an affordable home.

For Education, the County supports and provides its housing program participants with homeownership education training, including information regarding credit, budgeting, realtors, appraisal, home inspection, and a hands-on session on basic home repairs. The County also undertakes efforts to affirmatively further fair housing, which include conducting workshops with area lenders, realtors and property owners to discuss fair housing laws and policies along with information on the County's housing programs.

For Language/Public Policies, the County makes every effort to provide material regarding its housing programs in the language of the intended population (English/Spanish), including marketing materials, educational materials and public hearing notifications and publishing. Staff of the County's Affordable Housing Programs are bilingual in English/Spanish and public meetings on housing issues are frequently conducted in both languages.

These programs and services provide opportunities for County residents to have affordable housing choices, provide residents with information and skills to maintain their affordable home, and enable residents to be aware of housing discrimination laws and understand where to report such issues. Materials presented at workshops include publications of the Fair Housing Council of Central California (FHCCC). These programs and services are all intended to help mitigate impediments to fair housing as directed by HUD.

The County refers complaints on fair housing to the FHCCC which is the local regional agency which investigates and litigates fair housing issues. As appropriate, FHCCC may further refer complaints to HUD or to the State Department of Fair Employment and Housing.

Timeframe and Objectives:

- Conduct outreach and education workshops at least annually and on an on-going basis for lenders, real estate professionals, housing providers, community stakeholders, and the community at large.
- Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Place materials at County libraries, Community Services Districts offices, and public counters, and on the County's website by 2016.
- Refer fair housing complaints to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHCCC), and other housing agencies.
- Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).

APPENDIX 2A: COUNTY OF FRESNO

Financing:	CDBG funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2A-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2A-1 Summary of Quantified Objectives – 2015-2023

	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	50	60	100	580	700	1,490
Rehabilitation	4	10	10	-	-	24
Homebuyer Assistance	-	5	15	-	-	20
Conservation (Subsidized Rental Housing and Public Housing)	-	98	98	-	-	196

SECTION 2A-2: SITES INVENTORY

Fourth Cycle Housing Element - AB 1233 RHNA Carryover Analysis

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

This law affects the County of Fresno's 2015-2023 Housing Element, requiring the County to address its deficit in sites, if any, for the previous housing element cycle (2008-2015, extended from 2013 by legislation). The County is preparing a fourth cycle (2008-2015) Housing Element for State HCD review concurrent with this fifth cycle Housing Element update.

In the previous planning period, the RHNA assigned to the County was 2,786 units, consisting of: 943 very low-income units; 518 low-income units; 518 moderate-income units; and 808 above moderate-income units. The previous RHNA period covered January 1, 2006 through June 30, 2013 (extended through December 31, 2015 by legislation). The potential AB 1233 penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since January 1, 2006 by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the County during the RHNA cycle.

Units Constructed

Because the RHNA was developed with baseline data from 2006, housing units constructed, under construction, permitted, or approved since January 1, 2006 can be counted towards the RHNA. Any remaining RHNA must be accommodated with available sites at appropriate densities and development standards.

Since January 1, 2006, the County issued building permits for 2,329 new units, including a variety of housing types. These units include the 44-unit Biola Village affordable housing project for lower income households. (Another affordable project – 48-unit Villa Del Rey - was completed in 2006 but permitted prior to the beginning of the applicable RHNA planning period and therefore, is not credited against this RHNA.)

Based on average market prices, many single-family homes in the unincorporated areas are affordable to moderate income households. This analysis conservatively assumes 20 percent of those homes constructed were affordable to moderate income households. Furthermore, duplexes/twin homes, along with accessory and second units also offer opportunities for moderate income households in the unincorporated areas.

Aside from single-family homes, the largest residential construction type during the last ten years was mobile homes. According to a contractor who has experience installing mobile homes throughout the County, the price of a single-wide mobile home is \$55,854 (including \$48,000 for the unit and costs for installation and foundation). For a double-wide model, the cost is \$77,209 (including \$68,000 for the unit and costs for installation and foundation). Based on the permit data, 418 mobile homes have been permitted in the County between 2006 and 2015. Among these units permitted, only 64 were installed on permanent foundation and the remaining 354 units were not installed on permanent foundation. Several trailer parks were contacted to determine space rents in the County. Monthly space rents range from \$300 to \$400, inclusive of utilities. The monthly mortgage payment for a mobile home between \$56,000 and \$78,000 is estimated at \$290 to \$400 (based on a six-percent interest rate, 25-year loan, and 20-percent downpayment). Combined with the space rent of \$300 to \$400, monthly costs can be generally estimated at \$590 to \$800, depending on size of the unit. This range is within the affordable housing costs for low income households. Conservatively, this analysis assumes only half of the mobile homes not on permanent foundation to be trailers and affordable to low income households.

Overall, the County has already met a portion of its low income RHNA requirement and all of its moderate and above moderate income RHNA, with a remaining obligation of 1,240 lower income units.

Table 2A-2: Progress toward RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	943	518	518	808	2,786
Permitted Since January 1, 2006					
Single-Family Units	--	--	354	1,418	1,772
Duplex/Twin Homes	--	--	6	--	6
Multi-Family Units	22	22	12	--	56
Mobile Homes	--	177	241	--	418
Accessory/Second Units	--	--	77	--	77
Total Units Permitted	22	199	693	1,418	2,329
Remaining RHNA¹	921	319	0	0	1,240

Note:

1. Building permits issued for moderate and above moderate income levels exceeded the County's RHNA allocation for these levels. Surplus units in these categories do not receive credit against the RHNA.

Source: County of Fresno, 2015.

Vacant Sites Available

Given that the fourth cycle RHNA would be in effect only through the end of 2015, it is unlikely that significant development would occur within the next six months to fulfill the remaining RHNA of 1,240 lower income units. Therefore, the County must demonstrate that it has adequate development capacity to accommodate these units through land use planning.

In compiling the County's capacity for future residential development, the sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. These include sites with the following Zones – R2, R2A, RP, C4, CP, and TP – that allow up to 18 units per acre.
 - **Moderate-Income Sites.** Sites that are zoned R1 and R1C allow for a density up to 5.8 dwelling units per net acre. Typical dwelling units include duplex, triplex, and four-plex units. These areas were inventoried as feasible for moderate-income residential development.
 - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites. The County's current development regulations are adequate to facilitate lower income affordable housing in its R2, R2A, RP, C4, and CP zones where up to 18 units per acre are permitted per the Zoning Ordinance, and where the TP zone allows development of mobile home parks with an estimated net density of nine units per acre (applicable to the Shaver Lake Forest Specific Plan). A cursory review was conducted on realtor.com of vacant land available for sale in the Shaver Lake area. A 14.3-acre single-family residential property with potential for subdivision in the Shaver Lake area was listing for sale for \$495,000 or about \$34,550 per acre. Land zoned for mobile home park use is likely to be priced significantly lower. Information on prices and space rents demonstrates that mobile homes represent an important affordable housing option in the County. Mobile homes have been the second largest type of residential construction during the last ten years. Given the market conditions and type of housing, the TP zoning and mobile home development can facilitate housing for lower income households.

The County has an adequate inventory of vacant properties where residential uses are permitted by right. Overall, 13,438 units can be accommodated on the vacant properties, including 1,764 multi-family units in zones that allow up to 18 units per acre according to the Zoning Ordinance, properties in the Friant Ranch

Specific Plan for multifamily housing at up to 18 units per acre, and properties in the Shaver Lake Forest Specific Plan area that can accommodate mobile home development. This land inventory is more than adequate to meet the County's remaining RHNA obligation of 1,240 lower income units.

The TP-zoned properties are located within the Shaver Lake Forest Specific Plan area, which provides a range of residential uses, including single-family homes, clustered condominiums, and mobile homes. Under the County's Zoning Ordinance, the TP zone allows a density of up to 18 units per acre.

The Shaver Lake Forest Specific Plan has designated over 50 acres of land for mobile home sites, inclusive of land for open space reservation. This Mobile Home Park designation allows both development of mobile home parks for rent or for lease and Planned Residential Development (PUD) that accommodates ownership housing through mobile/manufactured home subdivisions. The Specific Plan provides a cap of 190 mobile homes in this designation. In addition, the Specific Plan also allows mobile home development as PUD in the Single-Family Homesite areas 2, 3, and 4, allowing up to a total of 189 additional mobile homes. Overall, a total of 379 mobile homes can be accommodated in the Shaver Lake Forest Specific Plan area.

The Friant Ranch Specific Plan provides up to 2,500 housing units, including 346 multifamily units (up to 18 units per acre) and 2,104 single family units at various densities. In addition, the Friant Ranch Specific Plan provides up to 50 units in the Village Center either as stand-alone multifamily development or as a vertical mixed use development with commercial uses on the ground floor. As no density has been established for the 50 units in the Village Center, they are only assumed to be able to facilitate moderate-income housing.

A large portion of the C4 and CP zoned land available for residential development is in the communities of Biola and Caruthers, where additional connections for infrastructure and services are available. At the community workshop conducted for the Housing Element update, a market-rate housing developer indicated that market rents in the unincorporated areas are generally too low to entice market-rate multi-family housing. Therefore, multi-family rental housing development in the unincorporated areas is more likely to occur as affordable housing, where available state and federal funding favors locations close to transportation corridors, public transit, and access to services.

Several affordable housing developers were contacted to provide input on their experience in Fresno County. Both Self-Help Housing and Habitat for Humanity focus on single-family products that are low density developments. The Fresno County Housing Authority, which funds and develops affordable housing throughout the County, was also contacted. According to the Housing Authority, typically the decision regarding the location of a specific affordable housing development is based primarily on where properties are available for sale. The County does not specifically seek sites that are zoned for high density residential. In fact, higher density development often results in higher development costs due to the price of land and the construction type. Type V wood frame construction is typical at this density range, which generally has lower per unit construction costs than higher-rise developments. Most affordable housing

projects funded or developed by the Housing Authority are within the range of 12 to 18 units per acre. Occasionally, higher density affordable housing projects are built, more as a response to the preference of specific funding programs, than as a result warranted by financial feasibility. Affordable projects at this density range typically are between 60 and 80 units in project size. Many of the C-4 and R-2 vacant sites included in the sites inventory are clustered, offering potential for lot consolidation. In addition to vacant sites, many of the County's C-4 and R-2 properties with existing developments were developed decades ago and considered outdated and underutilized. A general GIS analysis concluded that more than 1,000 units can be accommodated on underutilized properties. The County will encourage lot consolidation of vacant and adjacent underutilized properties to facilitate residential development on these sites.

Table 2A-3 summarizes the County's sites inventory and Table 2A-5 identifies the specific vacant sites that are available for residential development in Fresno County. The locations of these sites are shown in Figures 2A-1 through 2A-15. The sites identified in Table 2A-5 can accommodate an estimated 13,438 units, including 2,110 units feasible for lower-income housing, 3,373 units for moderate-income housing, and 7,955 units for above moderate-income housing. Overall, the County has more than adequate capacity to accommodate its remaining RHNA of 1,240 lower income units for the fourth RHNA cycle.

Table 2A-3: Summary of Vacant Sites Inventory

Zoning	Density (du/ac)	Number of Parcels	Total Acreage	Total Units ¹
Lower Income				
C4	18.0	71	49.49	687
CP	18.0	11	4.34	57
TP ²	---	3	55.04	190
SLFSP ³	---	---	---	189
Friant Ranch SP ⁴	18.0	---	27.6	346
R2	18.0	32	38.74	544
R2A	18.0	22	7.41	97
<i>Subtotal</i>		<i>142</i>	<i>183.24</i>	<i>2,110</i>
Moderate Income				
R1	5.8	288	182.14	955
R1C	5.8	91	416.11	2,368
Friant Ranch SP	---	---	---	50
<i>Subtotal</i>		<i>379</i>	<i>598.25</i>	<i>3,373</i>
Above Moderate Income				
R1A	2.8	94	147.20	370
R1AH	2.8	21	18.65	40
R1B	2.8	420	686.49	1,730
R1E	2.8	4	10.48	27
R1EH	2.8	13	16.18	39
RA	2.8	30	64.37	166
RR	1.0	686	3,238.99	3,051
RR5	1.0	88	466.64	428
Friant Ranch SP	Various	---	331.80	2,104
<i>Subtotal</i>		<i>1,356</i>	<i>4,980.80</i>	<i>7,955</i>
Total		1,877	5,762.3	13,438

Notes:

1. Development capacity is conservatively estimated at 80 percent of the allowable density.
2. Approximately 32 acres are reserved as open space.
3. Shaver Lake Forest Specific Plan allows mobile home development in Single Family Homesite Areas 2, 3, and 4.
4. Friant Ranch Specific Plan offers a range of housing types, including 346 multifamily units at a density up to 18 units per acre and 2,104 single family units at various densities. Another 50 units are permitted in the Village Center as either freestanding multifamily housing or vertical mixed use. Without any density information on these units at the Village Center, they are allocated to the moderate-income RHNA level.

Source: County of Fresno, 2015.

Fifth Cycle Housing Element RHNA Analysis

For the fifth cycle Housing Element update, the County of Fresno has been assigned a RHNA of 2,722 units, including 460 very low-income units, 527 low-income units, 589 moderate-income units, and 1,146 above moderate-income units.

Units Built or Under Construction

Since the RHNA projection period for the fifth cycle Housing Element runs from January 1, 2013, to December 31, 2023, the County of Fresno's RHNA can be reduced by the number of units built or under construction since January 1, 2013. The County issued building permits for 460 new housing units in the unincorporated areas between January 1, 2013 and December 2014, including 418 single family homes, four duplex units, and 38 mobile/manufactured homes. At market rate, the duplex and mobile/ manufactured homes should be at least affordable to the moderate-income households. Therefore, the County has a remaining fifth cycle RHNA of 2,262 units, including 460 very low-income units, 527 low-income units, 547 moderate-income units, and 728 above moderate-income units.

Vacant Sites Available

As shown earlier in Table 2A-3, the County's vacant sites inventory has an estimated capacity of 13,438 units, including 2,110 units feasible for lower-income housing, 3,373 units for moderate-income housing, and 7,955 units for above moderate-income housing. It is unlikely that new residential development within the next two months (remaining timeframe of the fourth cycle RHNA) would deplete the vacant sites inventory in any significant rate. The majority of these sites would be available to fully accommodate the County's fifth cycle RHNA.

RHNA Summary

Table 2A-4 provides a summary of the County's ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 2,722 units, including 460 very low-income units, 527 low-income units, 589 moderate-income units, and 1,146 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, the County has a surplus capacity of over 11,100 units.

Table 2A-4 RHNA Summary, Fresno County, December 2014

	Units by Income Level				Total Units
	ELI/VLI	LI	M	AM	
2013-2023 RHNA	460	527	589	1,146	2,722
Units Built or Under Construction	--	--	42	418	460
Capacity on Vacant Sites (Table 2A-3)	2,110		3,373	7,955	13,438
Surplus Capacity	1,123		2,826	7,227	11,176

Source: County of Fresno, 2014

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
01628116	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628204	0.30	Central Business Commercial	C4	Vacant	18.0	4			4	None
01628206	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628219	0.19	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628223	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629208	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
01629210	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629215	0.07	Central Business Commercial	C4	Vacant	18.0	1			1	None
01629408	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629411	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629412	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
1629413	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629414	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
1629415	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629501	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629502	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629505	0.22	Central Business Commercial	C4	Vacant	18.0	3			3	None
01629519	0.07	Central Business Commercial	C4	Vacant	18.0	1			1	None
01629521	0.22	Central Business Commercial	C4	Vacant	18.0	3			3	None
02512026	0.24	Agriculture - Non Conforming	C4	Vacant	18.0	3			3	None
03033104	0.13	Central Business Commercial	C4	Vacant	18.0	1			1	None
03033304	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
03034302	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
04308307	0.12	Central Business Commercial	C4	Vacant	18.0	1			1	None
04308327	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
04310123	0.09	Central Business Commercial	C4	Vacant	18.0	1			1	None
04310234	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04310306	0.26	Central Business Commercial	C4	Vacant	18.0	3			3	None
04310335S	0.34	Central Business Commercial	C4	Vacant	18.0	4			4	None
04310336S	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315106	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315127	0.18	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315223S	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
04316217	0.62	Central Business Commercial	C4	Vacant	18.0	8			8	None
04316218	0.25	Central Business Commercial	C4	Vacant	18.0	3			3	None
05331307	0.44	Central Business Commercial	C4	Vacant	18.0	6			6	None
05331318	0.50	Central Business Commercial	C4	Vacant	18.0	7			7	None
05331510	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
05331712	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
05332206	0.13	Central Business Commercial	C4	Vacant	18.0	1			1	None
05332208	0.20	Central Business Commercial	C4	Vacant	18.0	2			2	None
05332227	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
05332407	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
05715205	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
05718111	0.23	Central Business Commercial	C4	Vacant	18.0	3			3	None
11842261	4.67	Mountain Urban	C4	Vacant	18.0	67			67	None
12015108	0.23	Mountain Commercial	C4	Vacant	18.0	3			3	None
12015109	0.50	Mountain Commercial	C4	Vacant	18.0	7			7	None
12023603	0.25	Mountain Commercial	C4	Vacant	18.0	3			3	None
12023605	0.31	Mountain Commercial	C4	Vacant	18.0	4			4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12023610	0.22	Mountain Commercial	C4	Vacant	18.0	3			3	None
12034102	0.13	Mountain Commercial	C4	Vacant	18.0	1			1	None
12034208	0.96	Mountain Commercial	C4	Vacant	18.0	13			13	None
18528038	0.97	Mountain Urban	C4	Vacant	18.0	13			13	None
18528042	0.71	Mountain Urban	C4	Vacant	18.0	10			10	None
18528043	0.39	Mountain Urban	C4	Vacant	18.0	5			5	None
30034024S	4.70	Central Business Commercial	C4	Vacant	18.0	67			67	None
30034028S	12.81	Central Business Commercial	C4	Vacant	18.0	184			184	None
33419027	0.18	Central Business Commercial	C4	Vacant	18.0	2			2	None
33419028	0.30	Central Business Commercial	C4	Vacant	18.0	4			4	None
33419073	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
33420129	0.32	Central Business Commercial	C4	Vacant	18.0	4			4	None
35010321	0.43	Central Business Commercial	C4	Vacant	18.0	6			6	None
35010407	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
35012112	0.21	Central Business Commercial	C4	Vacant	18.0	3			3	None
35012201	0.21	Central Business Commercial	C4	Vacant	18.0	3			3	None
35012202	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
48022040	2.11	Limited Industrial	C4	Vacant	18.0	30			30	None
05331207	0.22	Low Density Residential	C4	Vacant	18.0	3			3	None
03034110	0.72	Medium High Density Residential	C4	Vacant	18.0	10			10	None
12880009	8.63	Mountain Urban	C4	Vacant	18.0	124			124	None
<i>Subtotal</i>	<i>49.49</i>					<i>687</i>	<i>0</i>	<i>0</i>	<i>687</i>	
46227007	0.32	Medium Density Residential	CP	Vacant	18.0	4			4	None
50104108	0.44	Office Commercial	CP	Vacant	18.0	6			6	None
50104109	0.37	Office Commercial	CP	Vacant	18.0	5			5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
50104110	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104126	0.35	Office Commercial	CP	Vacant	18.0	5			5	None
50104127	0.34	Office Commercial	CP	Vacant	18.0	4			4	None
50104130	0.29	Office Commercial	CP	Vacant	18.0	4			4	None
50104131	0.64	Office Commercial	CP	Vacant	18.0	9			9	None
50104132	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104133	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104135	0.39	Office Commercial	CP	Vacant	18.0	5			5	None
<i>Subtotal</i>	<i>4.34</i>					<i>57</i>	<i>0</i>	<i>0</i>	<i>57</i>	
05338050S	4.51	Medium High Density Residential	R2	Vacant	18.0	64			64	None
30035027S	23.00	Medium High Density Residential	R2	Vacant	18.0	331			331	None
05516121S	3.55	Medium High Density Residential	R2	Vacant	18.0	51			51	None
01648030	1.00	Medium Density Residential Reserve	R2	Vacant	18.0	14			14	None
05330217	0.13	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05332103	0.16	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05333008S	0.08	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05711212	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05711213	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05711215	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05712203	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712212	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712215	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712309	0.07	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05713209	0.20	Medium High Density Residential	R2	Vacant	18.0	2			2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
05713312	0.10	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05713315	0.20	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05714005	0.31	Medium High Density Residential	R2	Vacant	18.0	4			4	None
05715107	0.34	Medium High Density Residential	R2	Vacant	18.0	4			4	None
05717023	0.31	Medium Density Residential	R2	Vacant	18.0	4			4	None
05718114	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718202	0.09	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05718210	0.09	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05718211	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718216	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718310	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05721211	0.50	Medium Density Residential	R2	Vacant	18.0	7			7	None
05721215	0.47	Medium Density Residential	R2	Vacant	18.0	6			6	None
05721216	0.47	Medium Density Residential	R2	Vacant	18.0	6			6	None
12030121	0.38	Mountain Residential	R2	Vacant	18.0	5			5	None
33117101	0.32	Medium High Density Residential	R2	Vacant	18.0	4			4	None
47206006	0.64	Low Density Residential	R2	Vacant	18.0	9			9	None
<i>Subtotal</i>	<i>38.74</i>					<i>544</i>	<i>0</i>	<i>0</i>	<i>544</i>	
05351206S	0.50	Medium Density Residential	R2A	Vacant	18.0	7			7	None
03034110	0.72	Medium High Density Residential	R2A	Vacant	18.0	10			10	None
04309218	0.23	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
05713208	0.21	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
30013004	0.48	Medium High Density Residential	R2A	Vacant	18.0	6			6	None
30013005	0.69	Medium High Density Residential	R2A	Vacant	18.0	9			9	None
30014016	0.41	Medium High Density Residential	R2A	Vacant	18.0	5			5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
33423049	0.40	Medium High Density Residential	R2A	Vacant	18.0	5			5	None
42505111	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
42512146	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
42525128	0.08	Medium High Density Residential	R2A	Vacant	18.0	1			1	None
42525133	0.45	Medium High Density Residential	R2A	Vacant	18.0	6			6	None
42609129	0.17	Medium High Density Residential	R2A	Vacant	18.0	2			2	None
47405217	0.25	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
47405218	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
48026107	0.87	Medium Density Residential	R2A	Vacant	18.0	12			12	None
48026119	0.22	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48026218	0.26	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48026220	0.29	Medium Density Residential	R2A	Vacant	18.0	4			4	None
48027418	0.17	Medium Density Residential	R2A	Vacant	18.0	2			2	None
48031411	0.22	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48034430	0.13	Medium Density Residential	R2A	Vacant	18.0	1			1	None
<i>Subtotal</i>	<i>7.41</i>					<i>97</i>	<i>0</i>	<i>0</i>	<i>97</i>	
15822029	2.44	Medium Density Residential	TP	Vacant	---	8			8	Floodway
13003133	31.63	Trailer Park Residential	TP	Vacant	---	110			110	None
13003134	20.97	Trailer Park Residential	TP	Vacant	---	72			72	None
	---	SLFSP – Homesites 2, 3, 4		Vacant	---	189			189	None
<i>Subtotal</i>	<i>55.66</i>					<i>798</i>	<i>0</i>	<i>0</i>	<i>798</i>	
13003112	39.96	Mountain Residential	R1	Vacant	5.8		231		231	None
33420129	0.32	Central Business Commercial	R1	Vacant	5.8		1		1	None
30011052	0.81	General Industrial	R1	Vacant	5.8		4		4	None
01630014	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
04317031S	2.50	Limited Industrial	R1	Vacant	5.8		14		14	None
01626228	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
01626401	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
01627021	0.28	Medium Density Residential	R1	Vacant	5.8		1		1	None
01630027S	0.51	Medium Density Residential	R1	Vacant	5.8		2		2	None
03029057	1.30	Medium Density Residential	R1	Vacant	5.8		7		7	None
03032804S	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
03032805	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
03036302	0.43	Medium Density Residential	R1	Vacant	5.8		2		2	None
03043009	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043026	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043033	0.27	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043036	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043039	0.69	Reserve Medium Density Residential	R1	Vacant	5.8		4		4	None
03829124S	0.23	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
04127014	0.43	Low Density Residential	R1	Vacant	5.8		2		2	None
04127042	0.21	Low Density Residential	R1	Vacant	5.8		1		1	None
04306054	1.09	Medium Density Residential	R1	Vacant	5.8		6		6	None
04306055	1.00	Medium Density Residential	R1	Vacant	5.8		5		5	None
04306062	1.52	Medium Density Residential	R1	Vacant	5.8		8		8	None
04306063S	8.58	Medium Density Residential	R1	Vacant	5.8		49		49	None
04306075	8.26	Medium Density Residential	R1	Vacant	5.8		47		47	None
04306081	0.85	Medium Density Residential	R1	Vacant	5.8		4		4	None
04307223S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
04312422S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
04313032	0.47	Medium Density Residential	R1	Vacant	5.8		2		2	None
04315341	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
04317034S	5.16	Reserve Limited Industrial	R1	Vacant	5.8		29		29	None
04320126	4.75	Reserve Medium Density Residential	R1	Vacant	5.8		27		27	None
04328010	9.80	Agriculture - Non Conforming	R1	Vacant	5.8		56		56	None
05328144	0.75	Rural Residential	R1	Vacant	5.8		4		4	None
05330309	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
05331207	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
05334010	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
05334024	0.78	Medium Density Residential	R1	Vacant	5.8		4		4	None
05349016S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350001S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350030S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350047S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350056S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351110S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351111S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351201S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351204S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351205S	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351206S	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351207S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351314S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
05351318S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351319S	0.44	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351320S	0.49	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351321S	0.49	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351322S	0.44	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351323S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351327S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351611	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05516121S	3.55	Medium Density Residential	R1	Vacant	5.8		20		20	None
05703081	0.59	Medium Density Residential	R1	Vacant	5.8		3		3	None
05716006	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
05716009	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05719026	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
05722323	1.65	Medium Density Residential	R1	Vacant	5.8		9		9	None
05729220	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05729221	0.29	Medium Density Residential	R1	Vacant	5.8		1		1	None
11316216	0.50	Mountain Urban	R1	Vacant	5.8		2		2	None
11320201	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321104	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321107	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321108	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321203	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321206	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
12022809	0.20	Mountain Residential	R1	Vacant	5.8		1		1	None
12023001	0.48	Mountain Residential	R1	Vacant	5.8		2		2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12023002	0.37	Mountain Residential	R1	Vacant	5.8		2		2	None
12023202	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12023218	0.20	Mountain Residential	R1	Vacant	5.8		1		1	None
12023219	0.38	Mountain Residential	R1	Vacant	5.8		2		2	None
12042228	0.22	Mountain Residential	R1	Vacant	5.8		1		1	None
12042304	0.30	Mountain Residential	R1	Vacant	5.8		1		1	None
12042309	0.21	Mountain Residential	R1	Vacant	5.8		1		1	None
12042618	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025102	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025506	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
12025715	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025721	0.27	Mountain Residential	R1	Vacant	5.8		1		1	None
12025920	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
12028126	0.30	Mountain Residential	R1	Vacant	5.8		1		1	None
12029206	0.19	Mountain Residential	R1	Vacant	5.8		1		1	None
13068107	0.21	Mountain Residential	R1	Vacant	5.8		1		1	None
13068109	0.22	Mountain Residential	R1	Vacant	5.8		1		1	None
13068204	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13070102	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13070104	0.19	Mountain Residential	R1	Vacant	5.8		1		1	None
13070313	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13073107	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
13073110	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
13073114	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
13073115	0.28	Mountain Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13078005	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
13078008	0.25	Mountain Residential	R1	Vacant	5.8		1		1	None
16512301	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16512304	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16512305	0.54	Mountain Urban	R1	Vacant	5.8		3		3	None
16512407	0.26	Mountain Urban	R1	Vacant	5.8		1		1	None
16513305	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16517008	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16517024	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517034	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517035	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517037	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16517038	0.28	Mountain Urban	R1	Vacant	5.8		1		1	None
16517039	0.34	Mountain Urban	R1	Vacant	5.8		1		1	None
16517040	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517043	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517044	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517045	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517046	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16517048	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517050	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517051	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16517052	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16517054	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16517056	0.28	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
16517057	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517058	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16517059	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517060	0.37	Mountain Urban	R1	Vacant	5.8		2		2	None
16517061	0.37	Mountain Urban	R1	Vacant	5.8		2		2	None
16517062	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517063	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517068	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517071	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16517073	0.18	Mountain Urban	R1	Vacant	5.8		1		1	None
16517076	0.73	Mountain Urban	R1	Vacant	5.8		4		4	None
16517077	0.85	Mountain Urban	R1	Vacant	5.8		4		4	None
16517078	0.52	Mountain Urban	R1	Vacant	5.8		3		3	None
16519007	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16519022	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16519024	0.24	Mountain Urban	R1	Vacant	5.8		1		1	None
16519032	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16519033	0.26	Mountain Urban	R1	Vacant	5.8		1		1	None
16519036	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16519037	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16519040	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16519041	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16520015	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520017	0.35	Mountain Urban	R1	Vacant	5.8		2		2	None
16520022	0.32	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
16520024	0.52	Mountain Urban	R1	Vacant	5.8		3		3	None
16520027	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16520031	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520034	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16520039	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520040	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16520041	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16520042	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520044	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520045	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16520049	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520050	0.27	Mountain Urban	R1	Vacant	5.8		1		1	None
30011009	0.34	Medium Density Residential	R1	Vacant	5.8		1		1	None
30011011	0.30	Medium High Density Residential	R1	Vacant	5.8		1		1	None
30011014	0.62	Medium Density Residential	R1	Vacant	5.8		3		3	None
30012040	1.13	Flood Plain Open Space	R1	Vacant	5.8		6		6	Floodway
30012048	0.56	Medium Density Residential	R1	Vacant	5.8		3		3	None
30012053	1.03	Flood Plain Open Space	R1	Vacant	5.8		5		5	Floodway
30012075	0.75	Medium Density Residential	R1	Vacant	5.8		4		4	Floodway
30014011	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30015014	0.86	Medium Density Residential	R1	Vacant	5.8		4		4	None
30015028	0.47	Medium Density Residential	R1	Vacant	5.8		2		2	None
30063006S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063007S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063009S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30063010S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063011S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063012S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063014S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063015S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063017S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063018S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063020S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063021S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064105S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064107S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064108S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064301S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064308S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064309S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064311S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064312S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064313S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064314S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064316S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064322S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064323S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064324S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064325S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064327S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30064328S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064329S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064330S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064331S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064403S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064404S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064405S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064406S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064407S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064408S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064409S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064410S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064411S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064412S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064413S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064414S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066013S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066014S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066015S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066016S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066017S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066019S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066024S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066028S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066029S	0.27	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30066032S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
32715007S	0.26	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715008S	0.26	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715011S	0.25	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715016S	0.24	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715026S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715029S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715030S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715031S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715032S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715033S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715034S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715035S	0.40	Agriculture - Non Conforming	R1	Vacant	5.8		2		2	None
32715036S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715044S	0.78	Agriculture - Non Conforming	R1	Vacant	5.8		4		4	None
32715049S	0.19	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715052S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715053S	0.23	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715057S	0.19	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32921041	0.28	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32921055	2.48	Agriculture - Non Conforming	R1	Vacant	5.8		14		14	None
33118126	0.25	Medium High Density Residential	R1	Vacant	5.8		1		1	None
33419016	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419033	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419034	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
33419038	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419042	0.45	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419055	0.37	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419056	0.36	Medium Density Residential	R1	Vacant	5.8		2		2	None
33420134	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420137	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
33420138	0.72	Medium Density Residential	R1	Vacant	5.8		4		4	None
33420139S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420152	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420171	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33421008	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
33422004	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33422007	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
33424005	0.39	Medium Density Residential	R1	Vacant	5.8		2		2	None
35009308	0.32	Medium Density Residential	R1	Vacant	5.8		1		1	None
35012311	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
41725104	0.80	Medium Density Residential	R1	Vacant	5.8		4		4	None
42528211	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
42616001	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
44715309	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
44715317	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
44716116	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
44720403	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
44724550	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
46313229	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
46313235	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
46314032	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
48026118	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
48026135	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
49308110	0.69	Medium Density Residential	R1	Vacant	5.8		4		4	None
49314112	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
49922117	0.35	Medium Density Residential	R1	Vacant	5.8		2		2	None
04313030	0.86	Medium Density Residential	R1	Vacant	5.8		4		4	None
13073211	0.28	Mountain Residential	R1	Vacant	5.8		1		1	None
13512015	11.79	Mountain Residential	R1	Vacant	5.8		68		68	None
16510025	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
<i>Subtotal</i>	<i>182.14</i>					<i>0</i>	<i>955</i>	<i>0</i>	<i>955</i>	
13512009	177.86	Mountain Residential	R1C	Vacant	5.8		1031		1031	None
13003136	25.02	Mountain Residential	R1C	Vacant	5.8		145		145	None
12016308	1.63	Mountain Residential	R1C	Vacant	5.8		9		9	None
11060004S	0.20	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060005S	0.25	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060007S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060008S	0.21	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060011S	0.31	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060012S	0.32	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060013S	0.23	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060015S	0.25	Medium Density Residential	R1C	Vacant	5.8		1		1	None
12014008	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014015	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12014105	0.34	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014120	0.21	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014127	0.80	Mountain Residential	R1C	Vacant	5.8		4		4	None
12015101	0.54	Mountain Residential	R1C	Vacant	5.8		3		3	None
12017105	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
12017107	0.32	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018501	0.20	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018507	0.26	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018602	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018702	0.29	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018718	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
12020101	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
12020707	0.72	Mountain Residential	R1C	Vacant	5.8		4		4	None
12021114	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12021118	0.48	Mountain Residential	R1C	Vacant	5.8		2		2	None
12021124	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12021402	0.21	Mountain Residential	R1C	Vacant	5.8		1		1	None
13003163	26.69	Mountain Residential	R1C	Vacant	5.8		154		154	None
13022206	0.41	Mountain Residential	R1C	Vacant	5.8		2		2	None
13022208	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026202	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026206	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026212	0.44	Mountain Residential	R1C	Vacant	5.8		2		2	None
13026319	0.29	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026321	0.38	Mountain Residential	R1C	Vacant	5.8		2		2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13030110	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
13030207	0.24	Mountain Residential	R1C	Vacant	5.8		1		1	None
13031206	0.44	Mountain Residential	R1C	Vacant	5.8		2		2	None
13031211	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032104	0.40	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032106	0.39	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032211	3.99	Mountain Residential	R1C	Vacant	5.8		23		23	None
13032221	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033107	0.35	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033112	0.34	Mountain Residential	R1C	Vacant	5.8		1		1	None
13033117	0.35	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033118	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13073214	0.28	Mountain Residential	R1C	Vacant	5.8		1		1	None
13073215	0.26	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078016	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078017	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078030	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078032	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083009	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083010	0.27	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083018	0.19	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083023	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084105	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084106	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084111	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13084203	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084207	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084209	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13092023	3.16	Mountain Residential	R1C	Vacant	5.8		18		18	None
13092024	5.32	Mountain Residential	R1C	Vacant	5.8		30		30	None
13092025	6.80	Mountain Residential	R1C	Vacant	5.8		39		39	None
13092026	7.40	Mountain Residential	R1C	Vacant	5.8		42		42	None
13092027	5.10	Mountain Residential	R1C	Vacant	5.8		29		29	None
13512001	36.10	Mountain Residential	R1C	Vacant	5.8		209		209	None
13512002	40.49	Mountain Residential	R1C	Vacant	5.8		234		234	None
13512014	2.57	Mountain Residential	R1C	Vacant	5.8		14		14	None
30065018S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
30066002S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
30066003S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
33334113	1.18	Medium Density Residential	R1C	Vacant	5.8		6		6	None
33334115	0.47	Medium Density Residential	R1C	Vacant	5.8		2		2	None
33334212	0.61	Medium Density Residential	R1C	Vacant	5.8		3		3	None
33337103	0.49	Medium Density Residential	R1C	Vacant	5.8		2		2	None
33338103	0.57	Medium Density Residential	R1C	Vacant	5.8		3		3	None
41634122	0.68	Medium Density Residential	R1C	Vacant	5.8		3		3	None
45613130	0.32	Low Density Residential	R1C	Vacant	5.8		1		1	None
45613131	0.31	Low Density Residential	R1C	Vacant	5.8		1		1	None
45613316	1.40	Low Density Residential	R1C	Vacant	5.8		8		8	None
13014126	4.95	Mountain Residential	R1C	Vacant	5.8		28		28	None
13014127	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13014128	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
13014130	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
30054230	28.19	Medium Density Residential	R1C	Vacant	5.8		163		163	None
<i>Subtotal</i>	<i>416.11</i>					<i>0</i>	<i>2,368</i>	<i>0</i>	<i>2,368</i>	
13003112	39.96	Mountain Residential	R1A	Vacant	2.8			111	111	None
13039076	3.20	Reserve Residential	R1A	Vacant	2.8			8	8	None
13519027	2.99	Reserve Residential	R1A	Vacant	2.8			8	8	None
13040520	1.53	Mountain Residential	R1A	Vacant	2.8			4	4	None
13040523	0.92	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040524	0.77	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040525	1.17	Mountain Residential	R1A	Vacant	2.8			3	3	None
13040603	0.83	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040616	0.72	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040805	1.07	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040813	0.97	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040816	3.73	Mountain Residential	R1A	Vacant	2.8			10	10	None
13043035	1.00	Mountain Residential	R1A	Vacant	2.8			2	2	None
13072002	1.27	Mountain Residential	R1A	Vacant	2.8			3	3	None
13072018	1.08	Mountain Residential	R1A	Vacant	2.8			3	3	None
13080302	0.71	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080308	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080316	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080318	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080326	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080329	0.83	Reserve Residential	R1A	Vacant	2.8			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13080331	0.70	Reserve Residential	R1A	Vacant	2.8			1	1	None
13081012	0.64	Reserve Residential	R1A	Vacant	2.8			1	1	None
13081018	0.76	Reserve Residential	R1A	Vacant	2.8			2	2	None
13085108	0.37	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085110	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085114	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085117	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085126	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085204	0.53	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085206	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085208	0.96	Reserve Residential	R1A	Vacant	2.8			2	2	None
13085301	0.62	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085305	0.51	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085308	0.92	Reserve Residential	R1A	Vacant	2.8			2	2	None
13085314	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085510	0.82	Reserve Residential	R1A	Vacant	2.8			2	2	None
13093002	0.69	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093005	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093008	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093014	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093015	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093018	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093020	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093021	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093023	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13519003	0.82	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519004	0.75	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519005	0.88	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519006	0.69	Reserve Residential	R1A	Vacant	2.8			1	1	None
13519010	0.92	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519024	1.18	Reserve Residential	R1A	Vacant	2.8			3	3	None
13635002	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635006	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635011	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635014	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635015	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635018	0.43	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635019	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635020	0.44	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635021	0.42	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635022	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635023	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635024	0.62	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635025	0.64	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635026	0.50	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635028	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635029	0.41	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636002	0.41	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636003	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636006	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13636007	0.43	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636008	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636009	0.44	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636012	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636013	0.65	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636015	0.54	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636017	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636018	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636019	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636020	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636021	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636022	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636023	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636024	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636026	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636028	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636029	0.78	Reserve Residential	R1A	Vacant	2.8			2	2	None
13636030	0.59	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636031	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
40104507	0.51	Low Density Residential	R1A	Vacant	2.8			1	1	None
40616401	0.47	Low Density Residential	R1A	Vacant	2.8			1	1	None
13003135	36.08	Reserve Residential	R1A	Vacant	2.8			101	101	None
13040510	5.79	Mountain Residential	R1A	Vacant	2.8			16	16	None
<i>Subtotal</i>	<i>147.20</i>					<i>0</i>	<i>0</i>	<i>370</i>	<i>370</i>	
04306076	1.50	Low Density Residential	R1AH	Vacant	2.8			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
05721317	0.69	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41513309	0.51	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41514306	0.50	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41523018	0.53	Low Density Residential	R1AH	Vacant	2.8			1	1	None
46311010	0.80	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47205020	1.00	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47214019	0.72	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47214027	0.51	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304407	0.69	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304630	0.70	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304731	4.17	Low Density Residential	R1AH	Vacant	2.8			11	11	None
47410013	0.59	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47412028	0.56	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47412032	1.01	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47412034	1.01	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47415001	0.63	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47417003	0.59	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47422201S	0.41	Low Density Residential	R1AH	Vacant	2.8			1	1	None
50025304	0.89	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47206006	0.64	Low Density Residential	R1AH	Vacant	2.8			1	1	None
<i>Subtotal</i>	<i>18.65</i>					<i>0</i>	<i>0</i>	<i>40</i>	<i>40</i>	
57905018	5.06	Low Density Residential	R1B	Vacant	2.8			14	14	None
30038029	12.13	Low Density Residential	R1B	Vacant	2.8			33	33	None
13080110	10.14	Mountain Residential	R1B	Vacant	2.8			28	28	None
13512005	48.41	Reserve Residential	R1B	Vacant	2.8			135	135	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13519027	2.99	Reserve Residential	R1B	Vacant	2.8			8	8	None
04313023	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
05313009S	1.29	Low Density Residential	R1B	Vacant	2.8			3	3	None
05313079S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
05313080S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
05338054S	1.25	Low Density Residential	R1B	Vacant	2.8			3	3	None
11320106	6.91	Low Density Residential	R1B	Vacant	2.8			19	19	None
11321101	14.33	Low Density Residential	R1B	Vacant	2.8			40	40	None
13041001	7.95	Reserve Residential	R1B	Vacant	2.8			22	22	None
13043028	23.43	Reserve Residential	R1B	Vacant	2.8			65	65	None
13056006	40.01	Reserve Residential	R1B	Vacant	2.8			112	112	None
13056007	40.06	Reserve Residential	R1B	Vacant	2.8			112	112	None
13056008	40.37	Reserve Residential	R1B	Vacant	2.8			113	113	None
13057004	40.29	Reserve Residential	R1B	Vacant	2.8			112	112	None
13057022	0.94	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090104	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090105	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090106	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090111	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090112	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090206	0.92	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090209	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090211	0.80	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090212	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090213	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13090216	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091104	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091105	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091106	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091107	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091108	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091110	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091112	0.78	Reserve Residential	R1B	Vacant	2.8			2	2	None
13091115	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091117	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091119	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091122	0.79	Reserve Residential	R1B	Vacant	2.8			2	2	None
13091211	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091301	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091302	0.43	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091306	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091403	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091405	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091407	0.67	Reserve Residential	R1B	Vacant	2.8			1	1	None
13092030	5.20	Reserve Residential	R1B	Vacant	2.8			14	14	None
13092031	7.09	Reserve Residential	R1B	Vacant	2.8			19	19	None
13518001	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518004	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518005	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518006	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13518008	0.40	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518013	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518014	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518016	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518017	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518018	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518019	0.62	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518020	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518021	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518023	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518027	0.44	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518028	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518029	0.36	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518030	0.37	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518033	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518039	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518040	0.41	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518041	0.41	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518042	0.38	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518043	0.45	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518045	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518046	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518051	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518052	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518055	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13520001	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13520002	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520003	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520004	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520006	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520007	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520009	0.88	Reserve Residential	R1B	Vacant	2.8			2	2	None
13520011	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520012	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520013	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520014	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520015	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520016	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520017	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520018	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520019	0.64	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520020	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520021	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520022	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520023	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520025	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520026	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520027	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520028	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520030	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13520031	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520032	0.38	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520033	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520034	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520035	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520037	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520038	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520039	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520040	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520041	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520043	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520044	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613101	0.72	Reserve Residential	R1B	Vacant	2.8			2	2	None
13613110	0.74	Reserve Residential	R1B	Vacant	2.8			2	2	None
13613112	1.08	Reserve Residential	R1B	Vacant	2.8			3	3	None
13613113	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613114	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613115	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613116	0.72	Reserve Residential	R1B	Vacant	2.8			2	2	None
13613117	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613118	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613119	0.70	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613120	0.62	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613121	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613122	0.86	Reserve Residential	R1B	Vacant	2.8			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13614004	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13614009	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614011	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614013	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614015	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614016	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614017	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614022	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614024	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614026	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614027	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614031	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614032	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615202	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615203	0.64	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615204	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615205	1.02	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615206	0.67	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615208	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615209	1.23	Reserve Residential	R1B	Vacant	2.8			3	3	None
13615210	0.76	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615211	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615212	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615213	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615301	0.70	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13615304	0.72	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615307	0.83	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637101	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637102	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637103	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637104	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637105	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637106	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637107	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637108	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637109	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637110	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637111	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637112	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637113	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637114	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637115	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637116	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637117	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637118	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637119	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637120	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637121	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637122	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637123	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637124	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637125	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637126	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637127	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637128	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637129	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637130	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637201	0.39	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637202	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637203	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637204	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637205	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637206	5.44	Reserve Residential	R1B	Vacant	2.8			15	15	None
13637207	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637208	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637209	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637210	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637211	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637213	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637214	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637215	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637216	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637217	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637218	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637219	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637220	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637221	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637222	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637223	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637301	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637302	0.75	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637303	0.90	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637304	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637305	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637306	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637307	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637308	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637310	0.44	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637311	0.44	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637312	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637313	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637314	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637315	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637316	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637401	5.39	Reserve Residential	R1B	Vacant	2.8			15	15	None
13637501	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637502	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637503	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637504	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637506	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637507	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637508	0.86	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637509	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637510	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637511	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637513	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637514	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637515	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637516	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637517	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637518	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637519	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637520	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637521	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637522	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637523	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637524	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637525	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637526	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637527	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637528	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637529	0.79	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637530	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637531	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637532	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637533	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637534	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637535	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
30021019S	12.96	Low Density Residential	R1B	Vacant	2.8			36	36	None
30043003S	0.79	Low Density Residential	R1B	Vacant	2.8			2	2	None
30044002S	0.36	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044003S	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
30044006S	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044008S	0.43	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044016S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044020S	2.55	Low Density Residential	R1B	Vacant	2.8			7	7	None
30045010S	0.51	Low Density Residential	R1B	Vacant	2.8			1	1	None
30045011S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30045012S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30047004S	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
30047012S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048004S	0.61	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048005S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048006S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048007S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048009S	0.69	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048014S	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
30049016S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30049022S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050006S	0.36	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30050007S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050010S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050011S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050012S	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050015S	0.47	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050016S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050017S	0.74	Low Density Residential	R1B	Vacant	2.8			2	2	None
30050037S	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051002S	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051003S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051004S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051005S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051006S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051008S	0.83	Low Density Residential	R1B	Vacant	2.8			2	2	None
30052005S	0.58	Low Density Residential	R1B	Vacant	2.8			1	1	None
30052006S	0.49	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055003	1.02	Low Density Residential	R1B	Vacant	2.8			2	2	None
30055004	0.72	Low Density Residential	R1B	Vacant	2.8			2	2	None
30055005	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055006	0.58	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055007	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055023	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055024	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055026	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055027	0.71	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30056002	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056003	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056004	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056005	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056006	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056007	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056008	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056009	0.62	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056010	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056011	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056012	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056013	0.71	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056014	0.64	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056015	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056016	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056017	0.64	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056022	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057001	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
30057002	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057003	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057004	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057005	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057006	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057007	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057008	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30057009	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057010	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057011	0.55	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057012	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057013	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057014	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057015	0.83	Low Density Residential	R1B	Vacant	2.8			2	2	None
30057016	0.66	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057017	0.62	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057018	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057021	4.77	Low Density Residential	R1B	Vacant	2.8			13	13	None
30058001	0.79	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058002	0.70	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058003	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058004	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058005	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058006	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058007	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058008	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058009	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058010	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058011	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058012	0.74	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058013	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058014	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
42512149	0.58	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42512210	0.88	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			2	2	None
42512212	0.43	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42517119	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42523222	0.51	Low Density Residential	R1B	Vacant	2.8			1	1	None
42525211	0.40	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42530115	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
42530206	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
42530209	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
42605110	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
42607109	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42607227	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
42613210	1.05	Low Density Residential	R1B	Vacant	2.8			2	2	None
42624119	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42629104	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
42632112	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
46215305	3.47	Low Density Residential	R1B	Vacant	2.8			9	9	None
46316032	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
47212008	0.82	Low Density Residential	R1B	Vacant	2.8			2	2	None
47417032	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
47420027	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
50011020S	0.44	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50103211	2.03	Medium Low Density Residential	R1B	Vacant	2.8			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
50103611	0.39	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50103622	0.51	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50106003S	0.50	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
57101033S	2.43	Low Density Residential	R1B	Vacant	2.8			6	6	None
57101035S	2.02	Low Density Residential	R1B	Vacant	2.8			5	5	None
57101036S	1.26	Low Density Residential	R1B	Vacant	2.8			3	3	None
57101037S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
57101038S	3.47	Low Density Residential	R1B	Vacant	2.8			9	9	None
57101039S	1.28	Low Density Residential	R1B	Vacant	2.8			3	3	None
57101043S	21.05	Low Density Residential	R1B	Vacant	2.8			58	58	None
57110102	2.03	Low Density Residential	R1B	Vacant	2.8			5	5	None
57110103	2.77	Low Density Residential	R1B	Vacant	2.8			7	7	None
57116023S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
57117010S	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
57117020S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
57118012S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
57120061S	2.00	Low Density Residential	R1B	Vacant	2.8			5	5	None
58009004	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
58009009	0.47	Low Density Residential	R1B	Vacant	2.8			1	1	None
58009015	1.40	Low Density Residential	R1B	Vacant	2.8			3	3	None
58009016	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
58010027	2.17	Low Density Residential	R1B	Vacant	2.8			6	6	None
58010028	1.30	Low Density Residential	R1B	Vacant	2.8			3	3	None
58010030	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011002	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
58011008	0.55	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011032	3.78	Low Density Residential	R1B	Vacant	2.8			10	10	None
58012009	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
58012035	1.21	Low Density Residential	R1B	Vacant	2.8			3	3	None
58013008	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
58013019	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
58013021	6.53	Low Density Residential	R1B	Vacant	2.8			18	18	None
58013025	1.05	Low Density Residential	R1B	Vacant	2.8			2	2	None
13092020	1.10	Mountain Residential	R1B	Vacant	2.8			3	3	None
13092022	5.36	Mountain Residential	R1B	Vacant	2.8			15	15	None
13092034	1.05	Mountain Residential	R1B	Vacant	2.8			2	2	None
13007226S	25.00	Mountain Residential	R1B	Vacant	2.8			70	70	None
13007231	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007232	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007233	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007234	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13057013	20.00	Mountain Residential	R1B	Vacant	2.8			56	56	None
30054232	6.25	Medium Low Density Residential	R1B	Vacant	2.8			17	17	None
<i>Subtotal</i>	<i>686.49</i>					<i>0</i>	<i>0</i>	<i>1,730</i>	<i>1,730</i>	
30029052	6.50	Low Density Residential	R1E	Vacant	2.8			18	18	None
30029045	1.00	Low Density Residential	R1E	Vacant	2.8			2	2	None
30029053	2.01	Low Density Residential	R1E	Vacant	2.8			5	5	None
40616126	0.97	Low Density 37,500 sq ft lot	R1E	Vacant	2.8			2	2	None
<i>Subtotal</i>	<i>10.48</i>					<i>0</i>	<i>0</i>	<i>27</i>	<i>27</i>	
40608118	1.16	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			3	3	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
40608137	2.56	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			7	7	None
40608146	2.28	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			6	6	None
40609147	2.27	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			6	6	None
41512035	0.97	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535020	0.90	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535021	0.92	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535023	1.01	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535025	0.88	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535027	0.79	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535030	0.40	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			1	1	None
41535032	1.01	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41536015	1.03	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
<i>Subtotal</i>	<i>16.18</i>					<i>0</i>	<i>0</i>	<i>39</i>	<i>39</i>	
05323027S	4.30	Low Density Residential	RA	Vacant	2.8			12	12	None
04128049	0.48	Low Density Residential	RA	Vacant	2.8			1	1	None
04128051	0.45	Low Density Residential	RA	Vacant	2.8			1	1	None
04128054	0.66	Low Density Residential	RA	Vacant	2.8			1	1	None
04128087	0.77	Low Density Residential	RA	Vacant	2.8			2	2	None
04128089	1.07	Low Density Residential	RA	Vacant	2.8			2	2	None
05323006S	0.53	Low Density Residential	RA	Vacant	2.8			1	1	None
05323053	0.68	Low Density Residential	RA	Vacant	2.8			1	1	None
05716016	1.57	Low Density Residential	RA	Vacant	2.8			4	4	None
05719029	1.76	Medium Density Residential	RA	Vacant	2.8			4	4	None
05719031	2.12	Medium Density Residential	RA	Vacant	2.8			5	5	None
05722338	0.44	Medium Density Residential	RA	Vacant	2.8			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
05722347	0.92	Medium Density Residential	RA	Vacant	2.8			2	2	None
30014020	0.93	Medium Density Residential	RA	Vacant	2.8			2	2	None
30018034	8.10	Low Density Residential	RA	Vacant	2.8			22	22	None
30018035	7.29	Low Density Residential	RA	Vacant	2.8			20	20	None
30020002	0.37	Highway Commercial	RA	Vacant	2.8			1	1	None
30041002	0.82	Low Density Residential	RA	Vacant	2.8			2	2	None
30041011	1.01	Low Density Residential	RA	Vacant	2.8			2	2	None
30041014	0.83	Low Density Residential	RA	Vacant	2.8			2	2	None
33412053	2.27	Low Density Residential	RA	Vacant	2.8			6	6	None
33416013	16.91	Low Density Residential Reserve	RA	Vacant	2.8			47	47	None
41628405	0.39	Medium Low Density Residential	RA	Vacant	2.8			1	1	None
45604710	0.75	Low Density Residential	RA	Vacant	2.8			2	2	None
45604824	1.19	Low Density Residential	RA	Vacant	2.8			3	3	None
46309011	1.63	Medium Density Residential	RA	Vacant	2.8			4	4	None
46309059	1.42	Medium Density Residential	RA	Vacant	2.8			3	3	None
46314001	1.83	Medium Density Residential	RA	Vacant	2.8			5	5	None
46314003	1.99	Medium Density Residential	RA	Vacant	2.8			5	5	None
46314009	0.89	Medium Density Residential	RA	Vacant	2.8			2	2	None
<i>Subtotal</i>	<i>64.37</i>					<i>0</i>	<i>0</i>	<i>166</i>	<i>166</i>	
13825023	1.34	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
30828007	0.12	Rural Residential	RR	Vacant	1.0			2	2	None
56601305	0.07	Rural Residential	RR	Vacant	1.0			4	4	None
58116003	10.00	Rural Residential	RR	Vacant	1.0			10	10	None
13825024	1.95	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820354	2.62	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12881001	0.73	Foothill Rural Residential	RR	Vacant	1.0			0	0	None
12881015	0.63	Foothill Rural Residential	RR	Vacant	1.0			0	0	None
5338026	1.15	Rural Residential	RR	Vacant	1.0			1	1	None
11011001	6.15	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
11602002	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11602003	17.26	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
11614012	4.49	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11802090	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820217	3.15	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11820224	1.37	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820226	1.84	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820246	1.83	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820311	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820327	5.02	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820340	25.47	Foothill Rural Residential	RR	Vacant	1.0			25	25	None
11820348	3.45	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11820352	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11820355	1.52	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820356	4.24	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11824125	10.05	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11824126	10.08	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11824129	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11841357	1.18	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11841367	5.27	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11842215	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
11842250	8.46	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
11842257	40.08	Foothill Rural Residential	RR	Vacant	1.0			40	40	None
11853002	4.35	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854038	5.27	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11854042	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854043	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854044	4.45	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854052	20.45	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
11854057	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11854059	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11854060	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11855028	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11855061	3.10	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11855066	15.16	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
11855067	14.31	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
11855072	2.95	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11858007	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11858017	15.15	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
11858030	5.13	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11861008	7.60	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
11861009	7.60	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
11861018	6.99	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
11861019	2.52	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11861020	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11861024	1.04	Foothill Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
11861026	2.91	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11861035	5.82	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11861036	9.90	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12809123	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809145	5.24	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809154	5.22	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809155	5.04	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809156	18.74	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12809166	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12812115	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812118	8.43	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12812127	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812129	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812133	7.59	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12812141	2.15	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12814006S	9.31	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12815043	2.42	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12815056	17.56	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12817002	6.23	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12817003	10.79	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12817006	2.08	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12817007	1.71	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817013	1.75	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817014	1.29	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817036	1.07	Foothill Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12818004	4.48	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12818010	1.67	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12819002	2.56	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819004	3.10	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12819008	2.48	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819020	3.21	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12819024	2.38	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819025	2.98	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819028	1.15	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12821033	1.31	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12823039	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12823040	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12824306	1.21	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12824507	1.47	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12827032	1.04	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12830101	6.94	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12830103	4.16	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12830107	7.10	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12830110	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830111	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830115	4.89	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12830120	1.63	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12830125	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830133	5.07	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830138	2.26	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12830145	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12830205	5.06	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830207	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12830208	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12830213	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830214	2.25	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830215	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12831010	1.37	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831011	3.55	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12831012	1.34	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831013	1.29	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831017	3.70	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12831026	1.10	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831027	1.11	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831028	1.10	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831030	1.42	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831034	2.41	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12832038	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12832046	3.29	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12832066	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12832068	2.94	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12833006	19.44	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12833007	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12833011	4.69	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833013	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12833019	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833031	4.55	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833039	3.82	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12833040	1.50	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12833041	5.63	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12833042	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12833043	5.45	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12834005	6.63	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12834008	3.12	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12834009	2.08	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834014	2.55	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834015	2.55	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834033	4.25	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12834051	2.35	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834054	8.29	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12834055	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12834057	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12834060	9.57	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12834069	1.03	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12834070	14.43	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12834072	19.40	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12835002	40.00	Foothill Rural Residential	RR	Vacant	1.0			40	40	None
12835004	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835005	2.93	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12835027	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12835030	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12835031	5.52	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835032	5.52	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835034	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835055	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835056	12.02	Foothill Rural Residential	RR	Vacant	1.0			12	12	None
12835058	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12835080	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12835083	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835090	9.85	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12835093	4.40	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843047	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843054	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843068	2.28	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12843071	14.74	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12843073	14.51	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12844147	4.05	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12844154	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12845045	4.55	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12845046	5.14	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12845061	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12846101	9.38	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12846114	5.21	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12846138	5.22	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12846141	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12846142	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12846147	1.30	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12847074	18.00	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12848015	5.47	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12852002	2.77	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12852006	7.96	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12854036	7.40	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12854043	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12854044	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12854059	3.46	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12855047	1.40	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12855053	4.41	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12855058	1.07	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12855062	2.45	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12856006	3.25	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12859021	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12860014	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860018	5.29	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860020	5.23	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860022	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860024	21.61	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
12863037	1.25	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12868014	8.85	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12868017	10.86	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868020	5.48	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12868037	14.71	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12868045	5.96	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868049	15.01	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
12868051	6.21	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12868053	5.23	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868065	10.58	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868066	10.60	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868078	5.30	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868079	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12869005	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12869019	10.33	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12871002	17.34	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871009	17.49	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871010	17.49	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871018	18.73	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12871020	19.54	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12871024	20.18	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12871026	19.62	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12871030	8.32	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871031	8.10	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871032	9.85	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12871035	4.46	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12871036	3.96	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12871037	3.88	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12871038	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12871039	5.97	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871040	8.98	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871043	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871044	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871048	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871050	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12874004	2.37	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874007	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12874008	4.87	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12874014	2.67	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874018	2.10	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874021	2.21	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877001	4.67	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12877002	4.27	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12877008	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12877023	6.83	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12877034	10.10	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12877044	2.60	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877054	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877056	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877057	1.99	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12880001	21.48	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
12880002	10.63	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880003	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880004	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12880005	10.79	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880006	10.67	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880007	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880008	5.39	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880009	8.63	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12881004	3.45	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12881005	3.41	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12881006	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881008	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881010	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881013	2.11	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13015028	1.30	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13015072	42.09	Foothill Rural Residential	RR	Vacant	1.0			42	42	None
13015081	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13018028	3.52	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
13019112	4.75	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13019114	2.69	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13019214	2.33	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13019217	4.22	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13019228	37.64	Foothill Rural Residential	RR	Vacant	1.0			37	37	None
13019229S	2.59	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13034111	1.60	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13037010	5.62	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13037020	5.59	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13037021	2.35	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13039024	1.66	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13039025	1.91	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13039028	1.45	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13039045	1.46	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13040507	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13045008	1.95	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13045039	5.25	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13046026	9.76	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
13046035	4.15	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13046046	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13046047	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13046049	6.59	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13046050	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13046051	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13046052	8.28	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
13048018	10.54	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13048044	2.29	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13048047	7.98	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13048048	5.26	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13048049	10.20	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13048052	6.17	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13048053	6.84	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13048054	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13048056	6.63	Foothill Rural Residential	RR	Vacant	1.0			6	6	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13050013	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13050027	33.00	Foothill Rural Residential	RR	Vacant	1.0			33	33	None
13050029	4.96	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13050033	2.56	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13050037	7.63	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13055012	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13055020	5.13	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13055023	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13055024	2.73	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13071002	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13071005	7.17	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13071007	9.39	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
13077012	33.92	Foothill Rural Residential	RR	Vacant	1.0			33	33	None
13094006	4.00	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13094009	4.29	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13094010	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13816040	2.63	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13816045	16.80	Foothill Rural Residential	RR	Vacant	1.0			16	16	None
13823007	20.22	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13823012	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823024	2.98	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13823033	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823035	5.14	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823050	10.68	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13823053	5.04	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13823055	5.32	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826007	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826010	5.17	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826020	5.15	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13846005	1.41	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13846006	1.63	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13846007	7.98	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13846010	3.59	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
14003167	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003168	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003169	5.11	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003173	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14023142	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14023161	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14023175	4.94	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14023184	2.39	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14025231	4.94	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14025238	2.54	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14025402	4.79	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14025414	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14028134	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14028141	2.51	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14036003	20.45	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
14036004	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14036005	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
15031001S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15031006S	5.88	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15032006S	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032010S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032011S	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032012S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032024S	1.88	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15033006	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033007	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033008	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033010	2.20	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033015	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033017	3.67	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
15033024	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	Floodway
15033025	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	Floodway
15033029	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15308054	6.92	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
15308061	6.46	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
15320036	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15321011	1.49	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15321013	1.50	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15321021	2.49	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15322020S	5.70	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
15322021S	4.31	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
15322022S	2.37	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15325006	3.09	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
15325010	1.00	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15327017	4.61	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
16025004	1.17	Mountain Urban	RR	Vacant	1.0			1	1	None
16025054	6.00	Mountain Urban	RR	Vacant	1.0			6	6	None
18527023	5.68	Mountain Urban	RR	Vacant	1.0			5	5	None
18527031	2.43	Mountain Urban	RR	Vacant	1.0			2	2	None
18527049	7.45	Mountain Urban	RR	Vacant	1.0			7	7	None
18527050	2.53	Mountain Urban	RR	Vacant	1.0			2	2	None
18527051	2.02	Mountain Urban	RR	Vacant	1.0			2	2	None
18527052	3.00	Mountain Urban	RR	Vacant	1.0			3	3	None
18545005	4.16	Mountain Urban	RR	Vacant	1.0			4	4	None
18545014	5.00	Mountain Urban	RR	Vacant	1.0			5	5	None
19011004	1.33	Mountain Urban	RR	Vacant	1.0			1	1	None
19011018	2.00	Mountain Urban	RR	Vacant	1.0			2	2	None
19011068	2.92	Mountain Urban	RR	Vacant	1.0			2	2	None
19011081	4.90	Mountain Urban	RR	Vacant	1.0			4	4	None
30023006	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023007	2.14	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023008	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023009	2.21	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023010	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023011	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30023012	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023013	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023014	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024026	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024027	2.20	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024028	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024029	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024030	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024031	2.23	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024032	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024033	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024034	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024035	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024036	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30036015	14.13	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
30036016	13.24	Foothill Rural Residential	RR	Vacant	1.0			13	13	None
30036019	7.24	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
30036020	1.45	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
30036021	15.20	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
30036022	3.67	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30036025	4.35	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
30036026	15.51	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
30036028	6.18	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
30036037	19.17	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
30036038	4.84	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30037032	21.35	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
30037033	20.56	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
30053002	1.35	Rural Residential	RR	Vacant	1.0			1	1	None
30059001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059002	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059003	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059004	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059006	2.42	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059007	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059008	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059010	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059011	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059012	2.05	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059014	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059015	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059019	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059020	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059021	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059022	3.23	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30059023	2.17	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059033	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059035	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059037	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059038	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30060001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060002	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060003	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060004	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060005	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060008	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060009	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060010	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060011	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060012	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060013	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060014	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060015	2.24	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060016	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060017	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060018	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060019	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060020	2.14	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061001	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061002	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061003	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061004	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061005	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061006	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061007	2.48	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30061008	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061009	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061010	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061011	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061012	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061014	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061015	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061016	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062004	4.47	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
30062005	3.73	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30062006	2.68	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062007	5.68	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
30062008	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062010	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30803626	0.13	Rural Residential	RR	Vacant	1.0			0	0	None
30805226	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30805228	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30805260	1.80	Rural Residential	RR	Vacant	1.0			2	2	None
30805286	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30805314	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30808128S	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30808130S	2.13	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30808131S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30808133S	3.51	Rural Residential	RR	Vacant	1.0			3	3	None
30808134S	3.56	Rural Residential	RR	Vacant	1.0			3	3	None
30808135S	3.08	Rural Residential	RR	Vacant	1.0			3	3	None
30815021	9.93	Rural Residential	RR	Vacant	1.0			10	10	None
30815045	2.92	Rural Residential	RR	Vacant	1.0			2	2	None
30815053	2.18	Rural Residential	RR	Vacant	1.0			2	2	None
30816019	2.12	Rural Residential	RR	Vacant	1.0			2	2	None
30816029	4.68	Rural Residential	RR	Vacant	1.0			4	4	None
30817025	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30818222	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30822003S	2.39	Rural Residential	RR	Vacant	1.0			2	2	None
30822024S	2.23	Rural Residential	RR	Vacant	1.0			2	2	None
30822048S	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30823101S	3.60	Rural Residential	RR	Vacant	1.0			3	3	None
30823102S	4.87	Rural Residential	RR	Vacant	1.0			4	4	None
30823411S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30823427S	2.60	Rural Residential	RR	Vacant	1.0			2	2	None
30826136S	7.00	Rural Residential	RR	Vacant	1.0			6	6	None
30827019S	2.32	Rural Residential	RR	Vacant	1.0			2	2	None
30827076	2.98	Rural Residential	RR	Vacant	1.0			3	3	None
30831078	2.07	Rural Residential	RR	Vacant	1.0			2	2	None
30831079	2.11	Rural Residential	RR	Vacant	1.0			2	2	None
30831080	2.12	Rural Residential	RR	Vacant	1.0			2	2	None
30832148	2.19	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30832155	1.97	Rural Residential	RR	Vacant	1.0			2	2	None
30832162	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30832164	2.00	Rural Residential	RR	Vacant	1.0			1	1	None
30832165	2.03	Rural Residential	RR	Vacant	1.0			1	1	None
30832168S	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30832169S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30832201	4.03	Rural Residential	RR	Vacant	1.0			4	4	None
30832202	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30832214	2.47	Rural Residential	RR	Vacant	1.0			1	1	None
30832415S	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
30832416S	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
30834005	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
30834016	2.29	Rural Residential	RR	Vacant	1.0			1	1	None
30834017	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
30834027	2.23	Rural Residential	RR	Vacant	1.0			2	2	None
30836002S	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30836010S	1.97	Rural Residential	RR	Vacant	1.0			2	2	None
30836013S	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30838001S	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30839038	2.32	Rural Residential	RR	Vacant	1.0			2	2	None
30839044	1.73	Rural Residential	RR	Vacant	1.0			1	1	None
30839049S	7.45	Rural Residential	RR	Vacant	1.0			7	7	None
30903503S	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
30906107	13.04	Rural Residential	RR	Vacant	1.0			13	13	None
30906136	2.47	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30914015	2.43	Rural Residential	RR	Vacant	1.0			2	2	None
30914044	2.74	Rural Residential	RR	Vacant	1.0			2	2	None
30914063	2.57	Rural Residential	RR	Vacant	1.0			2	2	None
30914066	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30918047	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
30918049	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30918050S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30918051S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30918052S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30924213	2.09	Rural Residential	RR	Vacant	1.0			2	2	None
30924256	3.91	Rural Residential	RR	Vacant	1.0			3	3	None
30924259	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
30925123	3.93	Rural Residential	RR	Vacant	1.0			3	3	None
30925131	1.85	Rural Residential	RR	Vacant	1.0			2	2	None
30925153	2.52	Rural Residential	RR	Vacant	1.0			2	2	None
30925164S	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30925165S	1.96	Rural Residential	RR	Vacant	1.0			2	2	None
30926032	5.13	Rural Residential	RR	Vacant	1.0			4	4	None
30926042	1.20	Rural Residential	RR	Vacant	1.0			1	1	None
30926059S	2.29	Rural Residential	RR	Vacant	1.0			2	2	None
30926060S	2.37	Rural Residential	RR	Vacant	1.0			2	2	None
30926062S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30926071	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30926072	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30926073	2.00	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30926074	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30926082	2.17	Rural Residential	RR	Vacant	1.0			2	2	None
30926084	1.94	Rural Residential	RR	Vacant	1.0			2	2	None
30926086	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30927204	2.31	Rural Residential	RR	Vacant	1.0			2	2	None
30927241	1.71	Rural Residential	RR	Vacant	1.0			1	1	None
30927250	1.89	Rural Residential	RR	Vacant	1.0			1	1	None
30934007S	2.48	Rural Residential	RR	Vacant	1.0			2	2	None
30934057S	2.21	Rural Residential	RR	Vacant	1.0			2	2	None
30935118	1.97	Rural Residential	RR	Vacant	1.0			2	2	None
30935206	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30936010S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30937003	7.85	Rural Residential	RR	Vacant	1.0			7	7	None
30937010	2.91	Rural Residential	RR	Vacant	1.0			2	2	None
30937014	2.38	Rural Residential	RR	Vacant	1.0			2	2	None
30937021	2.10	Rural Residential	RR	Vacant	1.0			2	2	None
30938018S	7.37	Rural Residential	RR	Vacant	1.0			7	7	None
30938029	4.69	Rural Residential	RR	Vacant	1.0			4	4	None
30939003	2.20	Rural Residential	RR	Vacant	1.0			2	2	None
30939005	2.14	Rural Residential	RR	Vacant	1.0			2	2	None
30939006	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939007	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939009	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939011	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30939012	2.00	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30939013	2.53	Rural Residential	RR	Vacant	1.0			2	2	None
30939014	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
30939015	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30939016	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939017	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30939018	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939019	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30939020	2.41	Rural Residential	RR	Vacant	1.0			2	2	None
30939021	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
30939022	2.26	Rural Residential	RR	Vacant	1.0			2	2	None
30939023	2.49	Rural Residential	RR	Vacant	1.0			2	2	None
30939024	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30939025	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30939026	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939027	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939029	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939031	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939032	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940001	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940002	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940003	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940004	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
30940005	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940006	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940007	2.00	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30940008	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940009	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30940010	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940011	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940012	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30940013	2.07	Rural Residential	RR	Vacant	1.0			2	2	None
30940014	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30940015	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940016	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940017	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940018	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30941023	2.49	Rural Residential	RR	Vacant	1.0			2	2	None
30941024	1.96	Rural Residential	RR	Vacant	1.0			2	2	None
30941026	1.95	Rural Residential	RR	Vacant	1.0			2	2	None
30941027	1.98	Rural Residential	RR	Vacant	1.0			2	2	None
30941028	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30941029	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
33423116	3.06	Rural Density Residential	RR	Vacant	1.0			4	4	None
40409033	2.10	Rural Residential	RR	Vacant	1.0			2	2	None
55303013	4.94	Rural Residential	RR	Vacant	1.0			4	4	None
55305208	2.46	Rural Residential	RR	Vacant	1.0			9	9	None
55305209	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
55305210	2.48	Rural Residential	RR	Vacant	1.0			2	2	None
55306011	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
55306012	2.04	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
55306013	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
55306023	1.91	Rural Residential	RR	Vacant	1.0			2	2	None
55306024	1.88	Rural Residential	RR	Vacant	1.0			2	2	None
55306025	1.94	Rural Residential	RR	Vacant	1.0			2	2	None
55306045	3.62	Rural Residential	RR	Vacant	1.0			3	3	None
55702101	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
55704101S	5.99	Rural Residential	RR	Vacant	1.0			6	6	None
55704201S	5.87	Rural Residential	RR	Vacant	1.0			6	6	None
56502001	2.47	Rural Residential	RR	Vacant	1.0			2	2	None
56502040	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
56503005	2.45	Rural Residential	RR	Vacant	1.0			2	2	None
56504221	1.98	Rural Residential	RR	Vacant	1.0			2	2	None
56601306	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601307	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601308	2.42	Rural Residential	RR	Vacant	1.0			1	1	None
56601309	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601310	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601311	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601312	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601313	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601314	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601315	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601420	4.85	Rural Residential	RR	Vacant	1.0			4	4	None
56601421	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601422	2.42	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
56601423	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601424	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601425	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601426	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56602110	3.45	Rural Residential	RR	Vacant	1.0			3	3	None
56604029S	1.81	Rural Residential	RR	Vacant	1.0			1	1	None
57906048	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
57906051	2.10	Rural Residential	RR	Vacant	1.0			2	2	None
58108036	0.86	Rural Residential	RR	Vacant	1.0			1	1	None
58108041	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
58114010	2.18	Rural Residential	RR	Vacant	1.0			2	2	None
58116017	2.54	Rural Residential	RR	Vacant	1.0			2	2	None
58116065	5.67	Rural Residential	RR	Vacant	1.0			6	6	None
30825004	0.20	Rural Residential	RR	Vacant	1.0			5	5	None
56602111	0.06	Rural Residential	RR	Vacant	1.0			5	5	None
<i>Subtotal</i>	<i>3,238.99</i>					<i>0</i>	<i>0</i>	<i>3,051</i>	<i>3,051</i>	
12865020	7.87	Medium Density Residential	RR5	Vacant	1.0			7	7	None
12878034	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033003	20.08	Medium Density Residential	RR5	Vacant	1.0			20	20	None
13040102	5.10	Medium Density Residential	RR5	Vacant	1.0			5	5	None
56601302	4.55	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13851002	6.46	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13851003	6.63	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13046062	10.00	Medium Density Residential	RR5	Vacant	1.0			10	10	None
12882005S	4.09	Medium Density Residential	RR5	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12875013	4.97	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12875026	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12875047S	5.79	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12875050S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876009S	4.74	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12876010S	5.02	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876011S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876014S	6.57	Medium Density Residential	RR5	Vacant	1.0			6	6	None
12876015S	6.07	Medium Density Residential	RR5	Vacant	1.0			6	6	None
12878001	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878005	4.35	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878008	4.65	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878009	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878014	4.33	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878020	4.96	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878025	4.90	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878030	4.38	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046012	6.52	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13046032	4.72	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046033	4.12	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046057	2.00	Medium Density Residential	RR5	Vacant	1.0			2	2	None
13046059	3.23	Medium Density Residential	RR5	Vacant	1.0			3	3	None
13059012	1.52	Medium Density Residential	RR5	Vacant	1.0			1	1	None
13853003	4.30	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13853005	4.96	Medium Density Residential	RR5	Vacant	1.0			4	4	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13853007	4.60	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13853012	4.64	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854001	3.96	Medium Density Residential	RR5	Vacant	1.0			3	3	None
13854003	4.15	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854004	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854006	5.24	Medium Density Residential	RR5	Vacant	1.0			5	5	None
13854008	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854009	5.64	Medium Density Residential	RR5	Vacant	1.0			5	5	None
13854011	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854015	9.82	Medium Density Residential	RR5	Vacant	1.0			9	9	None
15320032	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15321032	5.37	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15331003	3.16	Medium Density Residential	RR5	Vacant	1.0			3	3	None
15331005	5.20	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15331007	11.59	Medium Density Residential	RR5	Vacant	1.0			11	11	None
15331009	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15331010	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15831020	3.26	Medium Density Residential	RR5	Vacant	1.0			3	3	Floodway
30033012	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033014	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033015	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033016	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033018	4.21	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30033019	4.24	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30033020	7.23	Medium Density Residential	RR5	Vacant	1.0			7	7	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30033021	5.51	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30804109	4.84	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30804117	4.65	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804118	4.59	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804181	4.13	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804183	4.70	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30810105	4.99	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30810131	9.55	Medium Density Residential	RR5	Vacant	1.0			9	9	None
30810135	10.00	Medium Density Residential	RR5	Vacant	1.0			10	10	None
30810174	2.52	Medium Density Residential	RR5	Vacant	1.0			2	2	None
30818213	5.03	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30819024	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30819047	4.79	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30819072	5.33	Medium Density Residential	RR5	Vacant	1.0			5	5	Floodway
30820011	6.46	Medium Density Residential	RR5	Vacant	1.0			6	6	None
30820033	4.83	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30820038	4.77	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30820054	9.95	Medium Density Residential	RR5	Vacant	1.0			9	9	None
30821027S	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30824023	3.18	Medium Density Residential	RR5	Vacant	1.0			3	3	None
30825023	4.95	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30829011	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	Floodway
30829014	4.95	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30829031	4.77	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30832161	3.98	Medium Density Residential	RR5	Vacant	1.0			3	3	None

Table 2A-5 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30832166	1.97	Medium Density Residential	RR5	Vacant	1.0			1	1	None
58105057S	4.98	Medium Density Residential	RR5	Vacant	1.0			4	4	None
58116002	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
58116049S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
<i>Subtotal</i>	<i>4,66.64</i>					<i>0</i>	<i>0</i>	<i>428</i>	<i>428</i>	
	27.60	Friant Ranch SP – Medium High Density Residential	MF	Vacant	18.0	346			346	None
	---	Friant Ranch SP – Village Center	MF/MU	Vacant	---		50		50	None
	331.80	Friant Ranch SP – Single Family	SF	Vacant	Various			2,104	2,104	None
<i>Subtotal</i>	<i>359.40</i>					<i>346</i>	<i>50</i>	<i>2105</i>	<i>2,500</i>	
Total	5,762.30					2,110	3,373	4,955	13,438	

Source: Fresno County (2015)

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Figure 2A-1: Index Map

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Figure 2A-2: Biola Sites Inventory Map

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Figure 2A-3: Caruthers Sites Inventory Map

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Figure 2A-4: East Clovis Sites Inventory Map

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Figure 2A-5: North Clovis Sites Inventory Map

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Figure 2A-6: Northeast Sites Inventory Map

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Figure 2A-7: Easton Sites Inventory Map

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Figure 2A-8: Huntington Sites Inventory Map

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Figure 2A-9: Laton Sites Inventory Map

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Figure 2A-10: Riverdale Sites Inventory Map

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Figure 2A-11: Tranquility Sites Inventory Map

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Figure 2A-12: Trimmer Springs Sites Inventory Map

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Figure 2A-13: County Islands 1 Sites Inventory Map

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Figure 2A-14: County Islands 2 Sites Inventory Map

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Figure 2A-15: County Islands 3 Sites Inventory Map

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Availability of Infrastructure

Fresno County, like many other rural counties, does not provide the infrastructure that the cities typically provide. With regards to water and sewer treatment facilities, the County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and /or sewer services to specific small or large developments in the County.

It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture, as new developments would take place on agricultural land, which is considered the County's significant economic resource. Fresno County General Plan directs urban growth away from valuable agricultural lands to cities and unincorporated communities.

An analysis of the sites inventory indicates that the majority of available sites are located within unincorporated communities, for which, the County has an adopted community plan. The water and sewer services in these unincorporated communities are provided by the Community Services Districts (CSDs) or County Service Areas (CSAs) and Water Works Districts (WWDs). CSAs and WWDs are managed by the County. The CSDs are independent providers with their own Board of Directors. When a development is proposed for an unincorporated community, that a CSD is the service provider, County staff works closely with the developer and the CSD to facilitate adequate infrastructure to accommodate the development.

Below is information about water and sewer availability in communities which have been identified in this Housing Element as communities with available sites to accommodate the bulk of Fresno County's RHNA allocation.

Biola Community Plan

The community of Biola is located southeast of the intersection of W. Shaw and N. Howard Avenues in north-central Fresno County with a 2010 population of 1,623 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Biola CSD. The district has a current capacity of 324 connections. The district currently serves 324 connections. The District's facilities could be expanded to accommodate future developments. Based on the sites inventory, 61 new units can be accommodated on vacant sites in this area, of which 55 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Bretz Mountain Village Specific Plan

Bretz Mountain Village is a planned residential development located approximately two miles south of Shaver Lake. The development is located at the eastern terminus of Bretz Road, and abuts the Sierra Cedars Subdivision and a portion of the Shaver Lake Forest Specific Plan Area. The Bretz Mountain Specific Plan Area is served by County Service Area 31 (CSA -31). Water and sewer facilities are provided in accordance with the County policies and the Water and Sewer Master Plan of CSA 31. CSA-31 and Fresno County Water Works District 41 (WWD-41) both have the authority to secure surface water from Shaver Lake with

WWD-41 presently having a water entitlement contract with Fresno County for Shaver Lake. WWD-41 currently serves 734 sewer connections and 933 water connections. The district has the capacity to serve 659 additional sewer connections and 1,067 additional water connections. Based on the sites inventory, 188 new units can be accommodated on vacant sites in this area.

Caruthers Community Plan

The community of Caruthers is located southeast of the intersection of W. Mountain View and S. Marks Avenues in south-central Fresno County with a 2010 population of 2,497 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Caruthers CSD. The district has a current capacity of 800 connections. The district currently serves 750 connections and has the ability to serve additional development of up to 50 new connections. Currently there is a proposal to increase the district's capacity which would result in an increase of 3,000 possible new connections available for new development. Based on the sites inventory, 305 new units can be accommodated on vacant sites in this area, of which 36 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Easton Community Plan

The community of Easton is located southeast of the intersection of W. Jefferson and N. Fig Avenues in central Fresno County with a 2010 population of 2,083 persons and has vacant parcels available for residential development. Residential developments within the Easton Community Plan boundary are served by individual water wells and septic systems. Based on the sites inventory, 101 new units can be accommodated on vacant sites in this area, of which 17 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Friant Community Plan and Friant Ranch Specific Plan

The community of Friant is located approximately five miles north of the cities of Fresno and Clovis. The 2010 population of Friant was 509 and the community has vacant parcels available for residential development.

On December 7, 2015 the Fresno County Board of Supervisors adopted the Friant Community Plan Update which increased the community plan boundary by adding the 942-acre Friant Ranch Specific Plan Area. The Friant Ranch Specific Plan provides for future development of up to 2,500 dwelling units in a master planned community.

Currently, existing residential dwellings within the Friant Community Plan are serviced by individual septic systems. However, on May 20, 2014 the Fresno County Board of Supervisors approved a Conditional Use Permit Application to allow the construction of a tertiary-level wastewater treatment facility to treat wastewater from the Friant Ranch Project Specific Plan Area as well as existing developments within the Community of Friant.

The San Joaquin River is the largest source of surface water for the Community of Friant. Fresno County Waterworks District 18 (WWD-18) receives surface water from the Friant Division of the Central Valley Project, and has a water treatment plant at the base of Friant Dam. Releases from Friant Dam provide water to the community of Friant. The district currently serves 450 connections and has capacity for another 100 connections. However, an agreement in principle has been signed with Lower Tule River Irrigation District to supply additional surface water to accommodate development of the Friant Ranch Specific Plan. Based on the sites inventory, 2,601 new units can be accommodated on vacant sites in this area, of which 346 units can be multi-family units up to 18 units per acre.

Laton Community Plan

The community of Laton is located southeast of the intersection of W. Riverdale Avenue and the Old Kingston Grade in south-central Fresno County with a 2010 population of 1,824 persons and has vacant parcels available for residential development. Water and sewer services are provided by the Laton Community Service District (CSD). The district has a current capacity of 550 connections. The district currently serves 465 connections and has the ability to serve additional development of up to 85 new connections. The District's facilities could be expanded to accommodate future developments. Based on the sites inventory, 104 new units can be accommodated on vacant sites in this area, of which 70 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Millerton Specific Plan

Based on the sites inventory, 819 new units can be accommodated on vacant sites in this area, of which 582 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties. Infrastructure capacity in this area exists for 813 9 units. The infrastructure capacity can also be increased since water and sewer facilities are managed by the County.

Northeast Rural Residential

Based on the sites inventory, 473 new units can be accommodated on vacant sites in this area. These units are in a Rural Residential area that is served by individual wells and septic systems.

Quail Lake Estates Specific Plan

The Quail Lakes Estates Specific Plan Area is a Planned Residential Development located in eastern Fresno County on 375 acres of land between Shaw Avenue and Ashlan Avenue. The Quail Lake Estates Specific Plan Area is served by Community Service Area 47 (CSA-47). Wastewater disposal is through individual septic system. CSA-47 has water service capacity for 707 connections to provide water service to the Quail Lake Estates Specific Plan Area.

Riverdale Community Plan

The community of Riverdale is generally located west of the intersection of W. Mount Whitney and S. Hughes Avenues in south-central Fresno County with a 2010 population of 3,153 persons and has vacant

parcels available for residential development. Water and sewer services are provided by the Riverdale Public Utility District (PUD). The district has a current capacity of 965 connections. The district serves 965 connections. The District's facilities could be expanded to accommodate future developments. As previously discussed, staff will work closely with developers and the PUD to facilitate adequate infrastructure to support future developments. Based on the sites inventory, 221 new units can be accommodated on vacant sites in this area, of which 154 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Shaver Lake Community Plan

The Community of Shaver Lake is being provided water and sewer services by a CSA and a WWD. There are 1,067 water connection capacity and 659 sewer capacity remaining in the Shaver Lake Community. Based on the sites inventory, 3,518 new units can be accommodated on vacant sites in this area, including the 379 mobile homes in the Shaver Lake Forest Specific Plan area.

Sierra North Regional Plan

In the Sierra North Regional Plan, there are sites for 3,033 potential units, of which 191 units can be multi-family units up to 18 units per acre on C-4 properties. The County Service Area has capacity to serve 2,392 units. The 641 balance of the units are within areas that are served by individual well and septic systems.

Sierra South Regional Plan

The Sierra South Regional Plan covers the southeastern portion of Fresno County. The boundaries of the Sierra-South Regional Plan are the Kings River Regional Plan on the northwest, the south fork of the Kings River on the north, Kings Canyon National Park on the east, Tulare County on the south, and the Friant-Kern Canal on the west. Water for residential developments is provided by private well and sewage disposal is through private septic system. Based on this information there are no limitations on infrastructure to accommodate future housing development.

Tranquillity Community Plan

The community of Tranquillity is located south of the intersection of N. James and N. Colorado Roads in west-central Fresno County with a 2010 population of 799 persons and has vacant parcels available for residential development. Water services are provided by the Tranquillity Irrigation District. The system has a current capacity of 3,400 connections. The system currently serves 340 connections and has the ability to serve additional development of up to 3,060 new connections.

Sewer services are provided by the Tranquillity Public Utilities District. The system has a current capacity of 1,500 connections. The system currently serves 329 connections and has the ability to serve additional development of up to 1,171 new connections. Based on the sites inventory, 46 new units can be accommodated on vacant sites in this area, of which 25 units can be multi-family units up to 18 units per acre on C-4 and R-2 properties.

Wildflower Village Specific Plan

Wildflower Village is located approximately two miles southwest of Shaver Lake, at the south end of the Shaver Lake Community Plan planning area. Wildflower Village is served by County Service Area 31 (CSA-31). Water and sewer facilities are provided in accordance with the policies and Master Plan of CSA-31 and Water Works District 41 (WWD-41). Both districts have the authority to secure surface water from Shaver Lake with WWD-41 presently having a water entitlement contract with Fresno County for Shaver Lake water. Based on the sites inventory, 585 new units can be accommodated on vacant sites in this area. Infrastructure capacity exists for 760 units.

County Unincorporated Islands

Multiple County urban pockets exist in the County of Fresno (County Islands) that are either completely or substantially surrounded by the incorporated boundary of the cities of Fresno or Clovis. These areas include communities such as Bullard (117 potential units), Fig Garden (38 potential units), Roosevelt (170 potential units), Mayfair and Sunnyside. Infrastructure for water and sewer services in these areas is provided by the City of Fresno and the City of Clovis. There are no restrictions on water and sewer connections for developments within County islands.

Table 2A-6 Summary of Potential Units by Plan Area

Community Plan/Specific Plan/GP	Potential Units Allowed	Water Capacity	Sewer Capacity	Estimated Gap	Priority for CP/RP Updates (based on GP)
Biola CP	61	0	0	61	1
C4	41				
R1	6				
R2	14				
Bretz Mtn Village SP	188	659	1,067	0	---
R1B	188				
Bullard CP¹	117	---	---	0	---
CP	53				
R1	4				
R1A	1				
R1AH	5				
R1B	9				
R1C	3				
R1E	2				
R1EH	39				
RA	1				
Caruthers CP	305	50	50	255	3
C4	33				
R1	257				
R1AH	4				
R1B	1				
R2A	3				

Table 2A-6 Summary of Potential Units by Plan Area

Community Plan/Specific Plan/GP	Potential Units Allowed	Water Capacity	Sewer Capacity	Estimated Gap	Priority for CP/RP Updates (based on GP)
RA	7				
Clovis CP	7				
R1	7				3
Del Rey CP	18				
C4	16				2
R1	2				
Easton CP	101				
C4	12				
R1	27				
R2A	5	0	0	101	4
RA	53				
RR	4				
Edison CP	37				
R1	37				--
Fig Garden Neighborhood Plan	38				
R1	2				
R1B	21				--
R2A	15				
Fresno County GP	4				
C4	3				--
R1	1				
Friant CP	2,601				
R1	30				
R2A	20				
RA	51	---	---	0	2
Friar Ranch SP – MF	346				
Friar Ranch SP – SF	2,104				
Friar Ranch SP – MU/MF	50				
Friant Rural Residential Area	1				
RR	1				--
Kings River RP	24				
R1C	16				3
TP	8				
Lanare CP	14				
RA	14				3
Laton CP	104				
C4	5				
R1	17				
R1AH	1	85	85	19	1
R2	62				
R2A	3				
RA	16				
Mclane CP	5				
R1	5				--
Millerton SP	819	813	813	6	1

Table 2A-6 Summary of Potential Units by Plan Area

Community Plan/Specific Plan/GP	Potential Units Allowed	Water Capacity	Sewer Capacity	Estimated Gap	Priority for CP/RP Updates (based on GP)
C4	251				
R1	54				
R1B	17				
R1C	166				
R2	331				
NE FCMA Land Use Diagram	68				--
R1B	68				
Northeast Rural Residential	473	0	0	473	--
RR	473				
Quail Lake Estates SP	106	--	707	0	5
R1B	106				
Riverdale CP²	221	0	0	0	4
C4	28				
R1	58				
R1B	8				
R2	119				
R2	119				
R2A	7				
RR	1				
Roosevelt CP¹	170	---	---	0	--
C4	30				
CP	4				
R1	11				
R1AH	30				
R1B	14				
R1C	10				
R2	13				
R2A	34				
RA	24				
Rural Residential Plan	434				--
RR	6				
RR5	428				
Shaver Lake CP	3,288	1,067	659	2,629	2
C4	34				
R1	332				
R1A	340				
R1B	230				
R1C	2,165				
R2	5				
TP	182				
Shaver Lake Forest SP	230				1
R1B	230				
Sierra North RP	3,033	2,392	2,392	641	2
C4	191				
R1	8				

Table 2A-6 Summary of Potential Units by Plan Area

Community Plan/Specific Plan/GP	Potential Units Allowed	Water Capacity	Sewer Capacity	Estimated Gap	Priority for CP/RP Updates (based on GP)
R1A	28				
R1B	253				
R1C	8				
R1E	25				
RR	2,520				
Sierra South RP³	150	--	--	0	4
C4	28				
R1	76				
RR	46				
Tranquillity CP	46	1,171	1,171	0	2
C4	15				
R1	21				
R2A	10				
Wildflower Village SP	585	760	760	0	5
R1B	585				
Woodward Park CP	1				--
R1A	1				
Total	13,249				
Shaver Lake Forest SP Homesites 2, 3, 4	189				1
Grand Total	13,438				

Notes:

1. Infrastructure for water and sewer services in these areas is provided by the City of Fresno or the City of Clovis. There are no restrictions on water and sewer connections for developments within County islands.
2. The District's facilities can be expanded to accommodate future growth.
3. Water and sewer for residential developments are by private wells and private septic systems, respectively. Based on this information there are no limitations on infrastructure to accommodate future housing development.

SECTION 2A-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The County of Fresno General Plan contains the following residential land use designations:

- **Agriculture/Irrigated Agriculture:** Up to one unit per 20 acres
- **Westside and Eastside Rangeland/Open Space:** Up to one unit per 40 acres
- **Rural Residential:** One dwelling unit per two to five acres
- **Mountain Residential/Mountain Urban:** One dwelling unit per five to 14.5 acres
- **Rural Settlement Area/Planned Rural Community:** One dwelling unit per two acres to two dwelling units per acre
- **Low Density Residential:** 0.9-2.8 dwelling units per acre
- **Medium Density Residential:** 2.8-5.8 dwelling units per acre
- **Medium High Density Residential:** 5.8-14.5 dwelling units per acre
- **Neighborhood Commercial/Office Commercial/Community Commercial/Central Business Commercial/Service Commercial:** 5.8-14.5 dwelling units per acre

In addition to the range of residential units that are allowed in the designations outlined in the table above, the County allows planned unit developments (PUDs) in areas designated as residential. A PUD may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any area designated and zoned for residential use upon the granting of a use permit in accordance with the provisions of the Zoning Ordinance.

Conclusion

The County is undertaking a General Plan Review and Revision Process of the General Plan and update of the Zoning Ordinance to achieve consistency between the General Plan and Zoning Ordinance.

Recommended Action

Complete the Review and Revision of the General Plan and update of the Zoning Ordinance.

Zoning Ordinance

Analysis

The County's Zoning Ordinance provides for the following residential districts:

- **Single Family Residential (R-A, R-R, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH, R-1):** These districts are intended to provide for the development of single family residential units.
- **Multi-Family Residential (R-2, R-3, R-4):** These districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.

In addition, the County's Zoning Ordinance allows residential uses in the following nonresidential zones:

- **Commercial Districts (C-P, C-4, C-6):** These districts are intended primarily for commercial activities.
- **Mixed Use Districts (R-P, RCC):** These districts are intended to act as a transition between residential neighborhoods and various intensities of commercial activities.
- **Agricultural Districts (AE, AL):** These districts are intended primarily for agricultural uses.
- **Conservation Districts (R-C, R-E, RS):** These districts are intended primarily to provide for recreation opportunities and the conservation and protection of natural resources and natural habitat areas.

Conclusion

There are currently inconsistencies that exist between the General Plan and the Zoning Ordinance which is the implementing tool for the General Plan. While the General Plan establishes 14.5 units per acre as the maximum density for the Medium-High Density, Central Business Commercial, Office Commercial, and Trailer Park zones, the implementing Zoning Ordinance allows a density of 18 units per acre at these zones (R2, C4, CP, and TP, respectively). The County's practice is to allow up to 18 units per acre by right in these zones, according to the Zoning Ordinance. Unlike other parts of the state, land costs are not a major factor in total development costs. However, densities are often incorporated into eligibility criteria for funding programs and can impact an application's success. For example, the Affordable Housing and Sustainable Communities (AHSC) program utilizes densities of 20 units per acre in the area. To better align with statutory and program priorities and requirements and to provide better flexibility for developers, the County will increase the allowable density at R2, R2-A, R3, R3-A, R-4, C4, and RP to 20 units per acre.

Recommended Action

Program 10 commits to amending allowable densities to meet the State's default density requirement. The County is in the process of amending the General Plan to increase the maximum density for these zones to 20 units per acre. This General Plan amendment is expected to be completed in 2016.

Residential Development Standards

Analysis

Table 2A-7, Table 2A-8, and Table 2A-9 list and describe the zoning districts in the County of Fresno Zoning Ordinance that allow residential development. These development standards are typical and consistent with standards established in surrounding communities. The County continues to monitor its development standards and make appropriate changes in order to implement the General Plan. Specifically, the County amended the Zoning Ordinance in 2006 to remove the reference to the number of stories with respect to height limits. Given the height limits, buildings of at least two stories above grade could be achieved in the various multi-family zones and nonresidential zones that permit residential uses. Throughout the County, many affordable multi-family housing developments at densities between 15 and 20 units per acre have been constructed as two-story structures.

Table 2A-7 Development Standards for Residential Zones

Development Standard	Zoning Designation									
	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2/ R-2A	R-3/ R-3A	R-4
Minimum Parcel Size	36,000 s.f.	2 acres	20,000 s.f.	12,500 s.f.	9,000 s.f.	37,500 s.f.	6,000 s.f.	6,600 s.f.	7,500 s.f.	10,000 s.f.
Density Maximum (du/acre)	1.2 du/ac	1 unit/ 2 ac	2.1 du/ac	3.4 du/ac	4.8 du/ac	1.1 du/ac	7.2 du/ac	18.1 du/ac	29.0 du/ac	43.5 du/ac
Minimum Parcel Width	130 ft.	165ft.	110 ft.	80 ft.	70 ft.	150 ft.	60 ft.	60 ft.	60 ft.	65 ft.
Maximum Parcel Coverage	30%	None	30%	35%	40%	30%	40%	50%	50%	60%
Minimum Setbacks (feet):										
Front	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	50 ft.	20 ft.	20 ft.	15 ft.	15 ft.
Side	15 ft.	20 ft.	10 ft.	10 ft.	7 ft.	15 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	20-35 ft.	20-40 ft.	50 ft.

Note: s.f. = square feet; ac = acre

Source: County of Fresno, 2014.

Table 2A-8 Development Standards for Non-Residential Zones

Development Standard	Zoning Designation									
	C-P	C-4	C-6	R-P	RCC ¹	AE ²	AL ³	R-C	R-E	RS ⁴
Minimum Parcel Size	10,000 s.f.	None	None	7,500 s.f.	2 acres	Varies (2-160 acres)	Varies (20-40 acres)	Varies	2 acres	36,000 s.f. - 2 acres
Density Maximum (du/acre)	18 du/ac	18 du/ac	18 du/ac	18 du/ac	1 du/2 ac	1 du/20 ac	1 du/20 ac	1 du/lot	1 du/2 acres	1 du/lot
Minimum Lot Width	65 ft.	None	None	65 ft.	165 ft.	None	None	None	165 ft.	165 ft.
Maximum Parcel Coverage	None	None	None	50%	30%	None	None	1-10%	50%	30%
Minimum Setbacks (feet)	10 ft.	0-10 ft.	0-10 ft.							
Front	0-10 ft.	0-10 ft.	0-10 ft.	15 ft.	10 ft./varies	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Side	0-10 ft.	0-10 ft.	0-10 ft.	10 ft.	0-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.
Rear	0-10 ft.	0-10 ft.	0-10 ft.	10 ft.	0-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum Height	40 ft.	75 ft.	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	35 ft.

Note: C-1, C-2, C-3 and C-M zones allow existing residential uses only.

1. Minimum (Front) Setback varies
2. Density Maximum varies depending on Minimum Parcel Size acreage (2-160 acres)
3. Density Maximum varies depending on Minimum Parcel Size acreage (20-40 acres)
4. Minimum Parcel Size varies (36,000ft – 2 acres)

s.f. = square feet

ac = acre

Source: County of Fresno, 2014.

Table 2A-9 TP Zone Development Standards

Development Standards	Specific Requirements
Minimum Parcel Size	3 acres
Density Maximum (du/acre)	18
Minimum Parcel Width	The lot dimension provisions for the “R-1-A” District shall apply. (110 feet)
Minimum Yard Requirements Front Side Rear (may be used for parking)	15 feet 5 feet 10 feet
Trailer Space Area	Minimum of 1,500 square feet
Minimum Trailer Space Width	30 Feet
Distance between units	10 Feet
Maximum Height	Not to exceed 35’
Parking	1 parking space per trailer space 1 additional space for each 10 trailer spaces to be used for guest parking

Parking

Table 2A-10 shows residential parking requirements in the County, which vary by housing type.

Table 2A-10 Fresno County Parking Requirements

Use	Parking Requirement
Residential Care Facility (7+ persons)	1 space for each 400 sq.ft. of GFA, plus 1 space for every 3 employees
Mobile Home Park	1 space for each mobile home space and 1 guest space for every 10 mobile home spaces, or fraction thereof
Multi-Family Dwelling	1 space for each unit
Second Dwelling Unit	1 space per unit in residential zones; 2 spaces, covered or uncovered, for unit in agricultural zones
Single-Family Dwelling	2 spaces, one of which shall be covered on the same site with the primary structure
Emergency Shelter	1 space for each staff member plus one space for each ten occupants

Source: County of Fresno Municipal Code, 2014.

Open Space and Park Requirements

The County’s Zoning Ordinance does not prescribe open space and park requirements.

Conclusion

The County’s development standards are reasonable and typical, and do not serve to constrain housing development.

Recommended Action

None required.

Growth Management

Analysis

All jurisdictions in Fresno County are subject to the City-County memorandum of understanding (MOU). The MOU is an agreement establishing procedures for annexation, and also outlines the distribution of property and sales taxes between the cities and Fresno County. The City/County Memorandum of Understanding encourages urban development to take place within cities where urban services and facilities are available in order to reduce sprawl. The standards for annexation included in the MOU require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, annexation requests are primarily triggered by private developers who are interested in developing certain parcels.

Conclusion

This policy diverts urban development to incorporated cities and is the basis of the FCOG's RHNA distribution.

Recommended Action

This is a cooperative agreement; no specific action for the County individually.

Density Bonus

Analysis

The County will need to amend the Zoning Ordinance to include the density bonus ordinance to meet the requirements of SB 1818 and AB 2222, among other related and minor amendments.

Conclusion

The density bonus ordinance needs to be included in the Zoning Ordinance.

Recommended Action

Include the density bonus ordinance as part of the Zoning Ordinance Update (within one year of Housing Element adoption).

Zoning for a Variety of Housing Types

Analysis

The Fresno County Zoning Ordinance regulates residential development in the unincorporated areas. Table 2A-11 and Table 2A-12 summarize the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2A-11 Use Regulations for Residential Districts

Uses	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2	R-3	R-4
Single Family Dwellings	P	P	P	P	P	P	P	P	P	P
Multifamily Dwellings	NP	NP	NP	NP	NP	NP	NP	P	P	P
Manufactured Housing	P	P	P	P	P	P	P	P	P	P
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	D	D	D	D	D	D	D	NP	NP	NP
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more)	NP	NP	NP	NP	NP	NP	NP	NP	D	D
Emergency Shelter	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

P = Permitted; D= Director Review and Approval required; C = Conditional Use Permit required; NP = Not permitted

Source: County of Fresno Zoning Ordinance and proposed amendments, 2015.

Table 2A-12 Use Regulations for Non-Residential Districts

Uses	C-P	C-4	C-6	R-P	RCC	AE	AL	R-C	R-E	RS
Single-Family Dwellings	NP	NP	NP	P	P	P	P	P	NP	P
Multi-Family Dwellings	P	C	C	P	NP	NP	NP	NP	NP	NP
Manufactured Housing	NP	NP	NP	P	P	P	P	P	NP	P
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	NP	NP	NP	NP	D	D	D	NP	NP	D
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

P = Permitted; D= Director Review and Approval required; C = Conditional Use Permit required; NP = Not permitted

Source: County of Fresno Zoning Ordinance and proposed amendments, 2015.

The following is a description of the County's requirements for various housing types:

Multifamily

Multifamily dwellings are permitted by right in the R-2, R-3, R-4, C-P, and R-P zones. A CUP is required for multifamily in the C-4 zone. The County, as part of the Zoning Ordinance update (Program 10), will examine alternative to requiring a CUP for development of multi-family housing in the C-4 Zone District.

Manufactured Housing

The County permits manufactured housing in all residential districts where single family dwellings are permitted by right.

Farmworker/Employee Housing

Currently, the Zoning Ordinance does not contain provisions for farmworker housing that are consistent with the Employee Housing Act. The County permits agricultural uses in all of its agricultural zones. Limited farming is allowed to occur in the R-A, R-R, and R-1 zones as an interim use until the land is developed to a residential use. The County is amending the Zoning Ordinance to address the provision of farmworker and employee housing, consistent with the State Employee Housing Act. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Emergency Shelters

The County is amending the Zoning Ordinance to permit emergency shelters by right in the R-3, R-4 and C-4 zones. Currently, no parcels are zoned R-3 or R-4. However, the County is in the process of updating

its Zoning Ordinance. As part of this update, rezoning or upzoning of land to R-3 and R-4 zones may be considered. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Transitional and Supportive Housing

The County is amending the Zoning Ordinance to regulate transitional and supportive housing as a residential use to be similarly permitted as similar uses in the same zones. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Single Room Occupancy (SRO) Units

The Zoning Ordinance does not currently contain provisions for SRO housing. The County will be addressing the provision of SRO housing as part of the comprehensive Zoning Ordinance update in 2016.

Residential Care Facilities

Currently, the Zoning Ordinance does not specifically address the provision of residential care facilities for six or fewer persons. Large residential care facilities for more than six persons are permitted in the R-3 and R-4 zones, with Director Review and Approval. The County Zoning Ordinance is being amended to define residential care facilities as “any family home or similar facility, serving seven or more individuals, including foster homes, and mental hygiene homes, for the 24-hour non-medical care including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or protection of the individual. A residential care facility serving six or fewer individuals shall meet the Zoning Ordinance requirements of a single-family dwelling in the same zone district.” The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Second Units

Subject to the streamlined Site Plan Review (SPR) approval, the Zoning Ordinance allows one secondary dwelling unit per lot in 10 residential zones: RR, RA, R-1, R-1-B, R-1-C, R-1-A/R-1-AH, R-1-E/R-1-EH, and RS. Second units are also permitted in four agricultural districts: AE, AL, A-1 and A-2, subject to the streamlined Director Review and approval process.

Conclusion

The County is amending the Zoning Ordinance to address the provision of emergency shelters, transitional housing, supportive housing, residential care facilities, farmworker housing, and employee housing, consistent with State laws. The Planning Commission reviewed the proposed ordinance on October 22,

2015 and recommended that the Board of Supervisors approve the amendments. The ordinance was approved by the Board on December 8, 2015.

Recommended Action

SRO housing will be addressed as part of the comprehensive Zoning Ordinance update in 2016. The County will continue to monitor its development standards to ensure they do not unduly constrain housing development in the unincorporated areas.

On/Off-Site Improvements

Analysis

Typical street widths are specified in the General Plan Transportation and Circulation Element:

- Super Arterial – Urban/Suburban: 100'-130', Rural: 106'-126'
- Arterial – Urban/Suburban: 100'-130', Rural: 106'-126'
- Collector – Urban/Suburban: 80'-84', Rural: 80'-100'
- Local – Urban/Suburban: 60'-80'

Site improvements are regulated by Title 17 of the Fresno County Ordinance Code, the County Subdivision Ordinance, Zoning Ordinance, and Improvement Standards. Site improvements include such things as required grading, road layout, drainage, off-street parking, landscaping, walls, sewerage and water systems, and curbs and gutters. Typical improvements include:

- Fencing is required if the rear or side of any lot abuts a county expressway arterial or collector highway shown on the General Plan and access to such highway has been relinquished.
- If there is an existing community water and sewer system, sanitary sewer lines and appurtenances shall be installed and connections made to the existing system under the following conditions:
 - a) Whenever the subdivision is zoned for single-family residential use has any lots which are less than 36,000 square feet in areas;
 - b) Whenever the subdivision is zoned for multi-family residential, or commercial use;
 - c) Whenever the Board of Supervisors determines that as community sewer system is required for the subdivision due to topography or soil conditions, even though the conditions listed under a) and b) above are not present.
- Whenever a community sewer treatment system is not available and a community sewer system is required, the subdivider shall install sewage treatment facilities of sufficient capacity to provide for the entire proposed development.

- A community water system shall be provided to the property line of all divided parcels whenever the smallest lot in the subdivision contains a net area of less than two acres.
- The subdivider may be required to install or agree to install drainage facilities to adequately remove surface and stormwater from the subdivision.
- All new utilities shall be placed underground.

The County's Site Plan Review is an administrative review process to ensure compliance with the County's development and improvement standards, and other applicable ordinance noted above. In order to reduce costs for affordable housing, the County provides reduced property standards that allow development at a higher density such as smaller lot areas as usable yard, smaller front yard setbacks for garage doors.

In some circumstances, such as when the development borders or is traversed by an existing street, it may be necessary to dedicate all rights-of-way to widen the street(s) to its ultimate width as shown on any master or precise plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities; and grade and improve from curb to existing pavement. Requirements to comply with the development standards for affordable housing may result in constraints, but are required to comply with State or federal health and safety guidelines. For example, private roads, where proposed, are allowed to reduce pavement widths, but the right-of-way width may increase as a result, so that sewer and water systems become more expensive to design.

In addition, the County may require the installation of physical improvements off-site to mitigate the adverse environmental impacts of housing development within the jurisdiction. These off-site improvements can include traffic control measures or capacity enhancements, the development of park facilities, water or sewer capacity enhancements, or other enhancements to impacted infrastructure. These requirements add to the total cost of developing housing in the unincorporated County.

On and off-site improvement standards may be considered a constraint to affordable housing. However, the County limits these constraints by permitting affordable housing projects that include only those improvements needed for health and safety reasons.

Conclusion

Development requirements of the County of Fresno are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the County does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

Recommended Action

None required.

Fees and Exactions

Analysis

Some of these typical County fees are summarized in Table 2A-13.

Table 2A-13 Schedule of Typical Residential Development Processing Fees

Action	Fee
Conditional Use Permit	\$9,123
General Plan Amendment	\$7,000-15,000 (depends on the complexity)
Amendment Application (Rezone)	\$7,552
Director Review and Approval (DRA)	\$1,570
Minor Variance	\$1,613
Tentative Tract Map	\$4,490 + \$457 per lot
Variance	\$3,204
Environmental Review	\$259
Environmental Assessment	\$5,151
Property Line Adjustment	\$1,050
Parcel Map	\$4,292 + \$127 per parcel
Final Map	\$4,666 + \$233 per lot
Site Plan Review	\$1,942 - \$3,921 + \$31.50 per unit

Source: County of Fresno, 2014.

Table 2A-14 Development Impact Fees

Fee Type	Unincorporated County ¹		Coalinga-Huron Library District	
	Single-Family	Multi-Family	Single-Family	Multi-Family
Countywide Public Protection	\$1,644	\$1,208	\$1,644	\$1,208
General Government	\$1,424	\$1,046	\$1,424	\$1,046
Library	\$485	\$356	--	--
Health and Human Services	\$417	\$306	\$417	\$306
Sherriff	\$257	\$189	\$257	\$189
County Parks	\$65	\$48	\$65	\$48
Administration	\$107	\$79	\$95	\$70
School ²	\$6,170	\$3,085	\$6,170	\$3,085
Regional Transportation Mitigation	\$4,099	\$3,000	\$4,099	\$3,000
Indirect Source Review	\$1,100	\$500	\$1,100	\$500

Notes:

1. Does not include areas within the Coalinga-Huron Library District.
2. School fees vary by district. For the purpose of estimating school fees, the average of impact fees from the Riverdale School District (\$3.20 per square foot) and Laton School District (\$2.97 per square foot) were used. The analysis also assumes a typical 2,000-square-foot single-family home and 1,000-square foot multi-family unit.

Source: County of Fresno, 2014.

Conclusion

Based on recent development proposals in the unincorporated County, a developer can expect to pay approximately \$36,625 per single family unit and \$4,400 per multifamily unit in fees (including planning and development impact fees). In addition, regional fees such as the Regional Transportation Mitigation and Indirect Source Review fees, along with school fees, would add another \$6,600 to a multifamily unit and \$12,200 to a single family unit. However, on September 15, 2015, the Board decided to eliminate impact fees. With the elimination of County impact fees, the developers are only expected to pay impact fees to community services districts, regional fees, and school fees.

Recommended Action

Program 11 is included to continue monitoring fees to ensure they do not unduly constrain housing development.

Processing and Permit Procedures

Analysis

The Public Works and Planning Department is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. The Department provides public counter

services, subdivision processing, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. Working in tandem, the primary objective is expeditious review and approval of all development projects. County staff encourages applicants to contact them prior to completing applications, particularly for large projects. This allows permitting and zoning issues to be discussed by the applicant and staff, resulting in a more efficient processing.

Table 2A-15 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Staff	Director	Planning Commission	Director/PC	Director/PC	Director/Planning Commission
Processing Time	10 days	3 months	4-5 months	9 months	2-3 months	3-5 months

Conclusion

The County does not have a lengthy project review process. However, a CUP is required for multifamily in the C-4 zone.

Recommended Action

The County, as part of the Zoning Ordinance update (Program 10), will examine alternative to requiring a CUP for development of multi-family housing in the C-4 Zone District.

Building Codes

Analysis

The Building and Safety Unit, a part of the Development Services Division of the County’s Public Works and Planning Department, is responsible for the administration of various codes covering the standards for construction, alterations, additions, and relocation of structures, including the appropriate building, mechanical, plumbing, and electrical regulations to ensure the public’s safety.

In November 2013, the County adopted the following codes:

- 2013 California Building Code
- 2013 California Fire Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code

- 2013 California Residential Code
- 2013 California Green Building Standards Code

Conclusion

No major local amendments to the building codes have been made that would significantly increase the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The County adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

The Fresno County Zoning Ordinance defines a family as “one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.” This definition is not overly restrictive and does not constrain access to, or the development of, housing.

Zoning and Land Use Policies

Currently, the Zoning Ordinance does not specifically address the provision of residential care facilities for six or fewer persons. Large residential care facilities for more than six persons are permitted in the R-3 and R-4 zones, with Director Review and Approval. The County Zoning Ordinance is being amended to address the provision of residential care facilities consistent with State law. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance is scheduled for Board’s review and approval on December 8, 2015.

Reasonable Accommodation

The County does not currently have a formal process to grant reasonable accommodation requests. The County Zoning Ordinance is being amended to establish a formal procedure for processing reasonable accommodation requests. The Planning Commission reviewed the proposed ordinance on October 22, 2015 and recommended that the Board of Supervisors approve the amendments. The ordinance is scheduled for Board’s review and approval on December 8, 2015.

Conclusion

Amendments to the County's Zoning Ordinance are scheduled for Board of Supervisors review and approval on December 8, 2015.

Recommended Action

None required.

SECTION 2A-4: REVIEW OF PAST ACCOMPLISHMENTS

The County of Fresno is concurrently pursuing compliance with the Housing Element law with a separate fourth cycle Housing Element. This section reviews and evaluates the County's progress in implementing the 2008-2015 Housing Element that is in draft form as of the writing of this Regional Housing Element.

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
1	<p>Housing Assistance Rehabilitation Program (HARP) This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.</p> <p>Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8</p>	Ongoing	<p>Housing Assistance Rehabilitation Program (HARP) is implemented through a variety of venues. HARP is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. County staff continues to meet with community groups, including senior and handicapped residents, and rehabilitation work is designed to accommodate the specific needs of the residents. Fliers about the program are provided in the Development Services Division at the counter where the public can access them.</p> <p>The County's Housing Assistance Rehabilitation Program (HARP) has assisted 21 families in the unincorporated County with low interest loans for the rehabilitation of their primary residence since 2008.</p>	Continue to the 2015-2023 Regional Housing Element.

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
2	<p>Rental Rehabilitation Program (RRP) This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.</p> <p>Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8</p>	Ongoing	<p>Approximately 1,250 flyers are mailed monthly to areas found to have substandard housing. In addition, housing information workshops are conducted at least twice a year in various locations throughout the County. County CDBG housing funds are specifically used for activities in Fresno County's unincorporated areas. HOME funds may be used in unincorporated areas and in the County's six partner cities.</p> <p>Since 2008, one rental housing unit has been rehabilitated through the Affordable Housing Programs in the unincorporated County. The County will continue to promote these programs to residents.</p>	Continue to the 2015-2023 Regional Housing Element.
3	<p>Code Enforcement The Department of Public Works and Planning is responsible for the enforcement of County and State Ordinances and codes relating to parking, signs, weed abatement, health and housing codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.</p> <p>Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.2, Policy H-G.3, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8</p>	Ongoing	<p>The County continues to enforce zoning and building codes to assure compliance with land use ordinances and safety codes. Staff may initiate cases in some instances, and will respond to complaints as well. Staff reviews building permits, zoning requests, and applications for rehabilitation. The County Zoning Ordinance includes fines and other punitive measures for those found in violation of established codes.</p> <p>Since 2006, 1,919 building and zoning code cases were opened and 1,474 cases were closed.</p>	Continue to the 2015-2023 Regional Housing Element.

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
4	<p>Homebuyer Assistance Program (HAP) This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.</p> <p>Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-C.1, Policy H-C.2, Policy H-C.7</p>	Ongoing	The County receives an annual allocation of HOME funds which are used to provide homeownership assistance to low- and moderate-income households. Since 2008, the County has provided assistance to 22 households in the unincorporated County through the Homebuyer Assistance Program.	Continue to the 2015-2023 Regional Housing Element.
5	<p>Housing Choice Voucher Rental Assistance The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.</p> <p>Relevant Policies: Policy H-A.2, Policy H-E.2, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p>	Ongoing	The County supports the efforts of the City and County of Fresno Housing Authority (Agency) in offering Section 8 and other rental assistance programs. In addition to displaying notices when Section 8 applications are open, the County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly through programs administered by the Department.	Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
6	<p>Affordable Housing Development</p> <p>The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower income households, including extremely low income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies’ efforts.</p>	Ongoing	<p>In 2005, HOME funds were used to develop the 48-unit Villa Del Rey Apartments. The 44-unit Biola Village Apartments were also completed in 2007. Since 2007, the County has not funded any affordable housing projects in the unincorporated County. However, the following housing developments in partner cities have been assisted with HOME funds:</p> <ul style="list-style-type: none">• Kearney Palms II Senior Apartments (20 units) in 2009 (City of Kerman)• Granada Commons Apartments (16 units) in 2010 (City of Kerman)• Cordova Apartments (81 units) in 2011 (City of Selma)• Kearney Palms III Senior Apartments (44 units) in 2012 (City of Kerman)• Hacienda Heights (69 units) in 2013 (City of Kerman)	Continue to the 2015-2023 Regional Housing Element
<p>Relevant Policies: Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p>				

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
7	<p>Farmworker Housing The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons</p> <p>Relevant Policies: Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p>	Ongoing	The County continues to seek partnership with other agencies to discuss opportunities for farmworker housing.	Continue to 2015-2023 Housing Element
8	<p>Preservation of At-Risk Housing The County has a few affordable rental housing projects in the unincorporated areas, and none is considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).</p> <p>Relevant Policies: Policy H-A.3, Policy H-A.5, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.3</p>			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
9	<p>Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA). In support of this Housing Element, the County has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the County's current and future residents. Currently technical inconsistencies exist between the General Plan and Zoning Ordinance. The County's practice is to honor the allowable densities in the Zoning Ordinance, if requested by the project applicants. The County is in the process of comprehensive review of its General Plan and Zoning Ordinance update to bring consistency between the land use policies and development regulations.</p>	Ongoing	The County has successfully developed a system to maintain residential land inventory for any land that can be considered for housing development. Data are stored electronically, and can be reviewed on a semi-annual basis to assure that any changes to land use, annexations, and other removal or addition to the inventory is current.	Continue to the 2015-2023 Regional Housing Element
<p>Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3</p>				

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
10	<p>Sites Inventory Monitoring for “No Net Loss” The County has identified residential capacity within its nonresidential zones to accommodate 744 units for lower-income households. To ensure sufficient residential capacity is maintained within the nonresidential zones to accommodate the identified need, the County will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of commercial development result in a reduction of capacity within the nonresidential zones below the residential capacity needed to accommodate the remaining need for lower income households, the County will identify and zone sufficient sites to accommodate the shortfall. If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites would be of adequate size and sufficient to accommodate at least 16 units per site, at a minimum density of 20 units per acre according to State law (i.e., Government Code Section 65583.2(h) and (i)). As part of this effort, the County will annually monitor the effectiveness of non-residential zones to facilitate multifamily development, such as gathering developer interest and feedback and examining regional trends.</p> <p>Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3</p>	Ongoing	The County continues to monitor its inventory of vacant sites available for residential development.	Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
11	<p>Lot Consolidation and Lot Split The County's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre or large lots of over 20 acres; either case presents unique challenges to residential development, especially to multi-family housing development. The County will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development.</p> <p>Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy</p>	Ongoing	The County continues to facilitate lot consolidation and the use of specific/community plans to promote the efficient use of land.	Continue to the 2015-2023 Regional Housing Element
12	<p>Coordination of Infrastructure and Services Fresno County does not provide the infrastructure that cities typically provide. The County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and /or sewer services to specific small or large developments in the County. It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture. Fresno County General Plan directs urban growth away from valuable agricultural lands to cities and unincorporated communities where urban services are available or are planned to support such developments.</p> <p>Relevant Policies: Policy H-B.2, Policy H-B.3, Policy H-B.7, Policy H-C.3, Policy H-G.1, Policy H-I.3</p>	Ongoing	The County continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services, and plans for expansion.	Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
13	<p>Zoning Ordinance</p> <p>The County is in the process of updating its Zoning Ordinance. The update is expected to be completed in 2016. As part of the update, the County will address the following:</p> <ul style="list-style-type: none"> • Density Bonus: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. • Conditional Use Permit: The County, as part of the Zoning Ordinance update, will examine alternative to requiring a CUP for development of multi-family housing in the C-4 Zone District and amend zoning and/or permit procedures as appropriate by 2016 to promote certainty and streamlining in the approval process. Options may include director or other staff-level review and approval of multi-family housing applications. • Allowable Density for R2, R2-A, R3, R3-A, R4, C4, and RP: Increase the allowable density at these zones to 20 units per acre. 	Ongoing	<p>The County amended the Zoning Ordinance on December 8, 2015 to address the following: emergency shelters, transitional housing, supportive housing, reasonable accommodation, and farmworker housing consistent with State law. As part of the comprehensive Zoning Ordinance in 2016, the County will address additional issues such as density bonus, discretionary approval requirement for multifamily housing, SRO housing, and increased density for R2, R2A, R3, R3A, R4, C4 and RP zones.</p>	Modified and continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
	<ul style="list-style-type: none"> Single Room Occupancy: Single room occupancy units (SROs) are not defined in the Fresno County Zoning Ordinance. 			
	Relevant Policies: Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7			
14	Monitoring of Planning and Development Fees The County charges various fees to review and process development applications.	Ongoing	Prior to September 2015, the County was charging development impact fees. On September 15, 2015, the Board of Supervisors directed staff to return with amendments to eliminate the capital facilities fee imposed by the County.	Continue to 2015-2023 Regional Housing Element.
	Relevant Policies: Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

	Program	Status	Evaluation	Recommendation
15	<p>Energy Conservation Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as county policy on July 8, 2008. The ‘Go Green’ policy includes seven components:</p> <ul style="list-style-type: none"> • Power Green: Promote energy efficiency by encouraging the use of compact fluorescent lights (CFL’s); by attaining leadership in energy and environmental design certification for all new county facilities, and; by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&E’s climate smart program to make Fresno County a “climate neutral” operation. • Build Green: Foster a unified, regional approach to green design and construction and will instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required during the entitlement process and site plan review. • Commute Green: A comprehensive employee commute program intended to mitigate congestion on Fresno County's roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative-work schedules. 	Ongoing	The County makes every effort to incorporate "green building" and energy efficient components in housing being rehabilitated when practical and acceptable to the client.	Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
	<ul style="list-style-type: none"> • Purchase Green: Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees' and contractors' purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including; biodegradable, carcinogen free, reusable, low toxicity and more. • Operate Green: Procure fuel-efficient and low emission vehicles, including community service officer vehicles. • Work Green: Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures. • Share Green: Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations. 			
Relevant Policies: Policy H-D.1, Policy H-D.2, Policy H-D.3, Policy H-I.1, Policy H-I.2, Policy H-I.3, Policy H-I.4, Policy H-J.1, Policy H-J.2, Policy H-J.3, Policy H-J.4, Policy H-J.5				

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
16	<p>Equal Housing Opportunity</p> <p>Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by HUD in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.</p> <p>Impediments to fair housing choice in Fresno County's Urban County HUD program area included in the AI are: Affordability, Accessibility, Education, Public Policies, and Language Barriers. The County focuses available federal HUD grant resources toward mitigating these impediments through its housing programs and services. For Accessibility and Affordability, the County continues to provide its federal housing funding toward the construction of new affordable housing, toward the rehabilitation of existing affordable housing, and toward direct assistance to low and moderate income first-time homebuyers to purchase an affordable home.</p> <p>For Education, the County supports and provides its housing program participants with homeownership</p>	Ongoing	The County focuses available resources toward mitigating obstacles through its housing programs and services. Information on fair housing rights and responsibilities is available at public counters.	Continue to the 2015-2023 Regional Housing Element

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
<p>education training, including information regarding credit, budgeting, realtors, appraisal, home inspection, and a hands-on session on basic home repairs. The County also undertakes efforts to affirmatively further fair housing, which include conducting workshops with area lenders, realtors and property owners to discuss fair housing laws and policies along with information on the County's housing programs.</p> <p>For Language/Public Policies, the County makes every effort to provide material regarding its housing programs in the language of the intended population (English/Spanish), including marketing materials, educational materials and public hearing notifications and publishing. Staff of the County's Affordable Housing Programs are bilingual in English/Spanish and public meetings on housing issues are frequently conducted in both languages.</p> <p>These programs and services provide opportunities for County residents to have affordable housing choices, provide residents with information and skills to maintain their affordable home, and enable residents to be aware of housing discrimination laws and understand where to report such issues. Materials presented at workshops include publications of the Fair Housing Council of Central California. These programs and services are all</p>			

Table 2A-16 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
	<p>intended to help mitigate impediments to fair housing as directed by HUD.</p> <p>The County refers complaints on fair housing to the Fair Housing Council of Central California which is the local regional agency which investigates and litigates fair housing issues.</p>			
Relevant Policies: Policy H-H.1, Policy H-H.2, Policy H-H.6				

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). For the 2008-2015 Housing Element update for the County of Fresno, FCOG assigned a RHNA of 2,786 units for the planning period, in the following income distribution:

- Very Low Income: 943 units
- Low Income: 518 units
- Moderate Income: 518 units
- Above Moderate Income: 808 units

Table 2A-15 summarizes the County's accomplishments in meeting the RHNA during the previous RHNA projection period. The County provided the majority of affordable housing funds to develop affordable housing in the incorporated cities. As such, few affordable units were constructed in the unincorporated areas. However, a portion of the single family homes and mobile homes at market rate are affordable to lower- and moderate-income households.

Table 2A-17 Units Built During 2006-2013 RHNA Projection Period, Fresno County

	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	943	518	518	808	2,786
Units Built 2006-2015	22	142	693	1,418	2,275
Percent of RHNA Met	2%	27%	134%	175%	82%

Source: County of Fresno, 2014.

SECTION 2A-5: AT RISK ANALYSIS

Table 2A-16 shows assisted housing units in the unincorporated areas. There are 196 assisted affordable units in the unincorporated areas and no units are at risk of expiring in the next 10 years.

Table 2A-18 Assisted Housing Developments, Fresno County

Project	Total Units	Number of Affordable Units	Funding Source	Earliest Termination Date	Risk Level
Biola Village 4692 Third St., Biola	44	44	<ul style="list-style-type: none"> Federal/State LIHTC, Alliant Capital L.P. State of California HCD Multifamily Housing Program State of California HCD Serna Program County of Fresno HOME Program Neighborworks America 	2062	Not at risk
Villa Del Rey 10563 E. Jefferson, Del Rey	48	48	<ul style="list-style-type: none"> Federal/State LIHTC, Alliant Capital L.P. USDA-RD Section 515 with 100% Rental Assistance State of California HCD Serna Program County of Fresno HOME Program Neighborworks America. 	2059	Not at risk
Fresno 2007 Portfolio 21424 S. Mark Ave., Riverdale	168	42	<ul style="list-style-type: none"> Section 515 Rural Development Rental Assistance LIHTC 	2063	Not at risk
Biola Apartments 4955 North 7 th Ave., Biola	12	12	<ul style="list-style-type: none"> Public Housing 	In perpetuity	Not at risk
Del Rey Apartments 5622 South Oak Lane Ave., Del Rey	30	30	<ul style="list-style-type: none"> Public Housing 	In perpetuity	Not at risk
Laton Apartments 6701 East Latonia Street, Laton	20	20	<ul style="list-style-type: none"> Public Housing 	In perpetuity	Not at risk
Total	322	196			

NA = Information not available

Source: County of Fresno, 2014.

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