

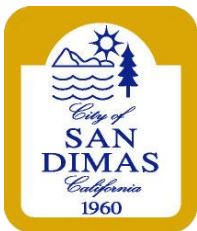
# CITY OF SAN DIMAS

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## HOUSING ELEMENT 2021–2029 UPDATE

## HOUSING SITES INVENTORY



Adopted September 27, 2022  
Resolution No. 2022-50

## Site #1: SP-23a

Site #1 is a 3.2-acre parcel, with one owner, occupied by a construction yard. It is located directly adjacent to the Gold Line rail extension and residential neighborhoods. Existing uses include a metal shed, small business, and limited improvements. The site is underutilized given its significant land value, aging and obsolete structures, and exceptinally low improvement-land value ratio. The site has generated developer interest and was once proposed for townhomes. All five parcels have the same owner, so lot consolidation only requires an application. There are no infrastructure constraints nor environmental site contaminants that would preclude or delay development. To facilitate recycling, the City will rezone the site for 12-16 du/ac and anticipates it will recycle into 31 ownership condos or townhomes. **This site matches the site criteria cited during the City's interviews with developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1961
Current Zoning:	SP-23	Building/Lot Ratio: .	14
Assess. Parcel:	8386-006-010 (primary) -025, -026, -027, -028	Improvement/Land Ratio:	<0.1
Parcel Acreage:	3.2	Developer Interest:	High
Ownership:	Single Owner	Anticipated Use:	Townhomes
Condition:	Aging structure	Proposed Density:	12-16 du/acre



Figure A-1 SP-23a

## Site #2: SP-23b

Site #2 is a 2.9-acre site occupied by a pump company and truck dispatch yard. It is adjacent to the Gold Line and residential neighborhoods. The site is underused given its land value, aging structures, and high improvement-land value ratio. The primary owner owns 5 adjacent parcels (80% of the site as shown in rent tint in the graphic below), except for a sliver in the southside which includes two RR-owned fragment parcels of .25 acres total, and two parcels of 0.35 acres total (one owner) on the northeast corner. The site could be developed at any time, though it is most desired to achieve lot consolidation. There are no infrastructure constraints nor are there environmental site contaminants that would preclude or delay development. To facilitate recycling, the City will rezone the site for 12-16 du/ac to accommodate 22 housing units. **This site also matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1945
Current Zoning:	SP-23	Building/Lot Ratio:	8%
Assess. Parcel:	8386-015-014, -814, -815 8386-015-019 to - 024; 8386-016-035	Improvement/Land Ratio:	44%
Parcel Acreage:	2.9 (2.3 acres main)	Developer Interest:	High
Ownership:	3 Owner (incl RR)	Anticipated Use:	Townhomes
Existing Use:	Aging structure	Proposed Density:	12-16 du/acre





### Site #3: SP-23c

Site #3 is a 2.9-acre site occupied by a contractor sales and storage yard. It is adjacent to the Gold Line and neighborhoods. The site is underused given its high land value, low improvement values, and aging structures in poorer condition. Two buildings on the site are included within the City's historic survey, however, and may lend themselves to repurposing as a mixed use project. The housing site contains two parcels, both owned by the same owner, so consolidation is not required, although it would be desirable and only require an application and fee. The site has received repeated developer interest, so the site is considered highly developable. There are no infrastructure constraints on site nor are there environmental site contaminants that would preclude or delay the site from being developed. To facilitate recycling, the City will rezone the site for 25-35 du/ac with an anticipated yield of 29 units. **This site matches criteria cited by developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1908
Current Zoning:	SP-23	Building/Lot Ratio:	7%
Assess. Parcel:	8386-016-002 & -084	Improvement/Land Ratio:	<0.13%
Parcel Acreage:	2.87	Developer Interest:	High
Ownership:	Single owner	Anticipated Use:	Mixed Use
Condition:	Poor condition	Proposed Density:	25-35 du/acre



Figure A-3 SP-23c



## Site #4: San Dimas Town Center

Site #4 consists of 5.2-acres (seven parcels) on a commercial shopping center. The site consists of the western portion of the shopping center; the Albertson center on the east side is not included. CVS' lease, the primary anchor, is due in 2025. All other tenants are on three year leases, except for the Starbucks on the northwest corner which could easily relocate to the east parcel. The site is underused due to its surplus parking, property owner interest, and location near the Gold Line. Four of the parcels (almost 60 percent of the site) are owned by one owner; however, consolidation is still needed with three owners to achieve a cohesive project. There are no environmental or infrastructure constraints on this site. To facilitate development, the City will adopt a mixed land use designation, allow for densities of 35-45 dus/ac, and 110 units. **This site matches the site selection criteria cited by residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1963/2003
Current Zoning:	CG-2	Building/Lot Ratio:	42%
Assess. Parcel:	8390-017-029 to -031 8390-017-041 to -045	Improvement/Land Ratio:	<0.58
Parcel Acreage:	5.2 total	Developer Interest:	Some Interest
Ownership:	5 owners	Anticipated Use:	Mixed Uses
Condition:	Functioning center	Proposed Density:	35-45 du/acre

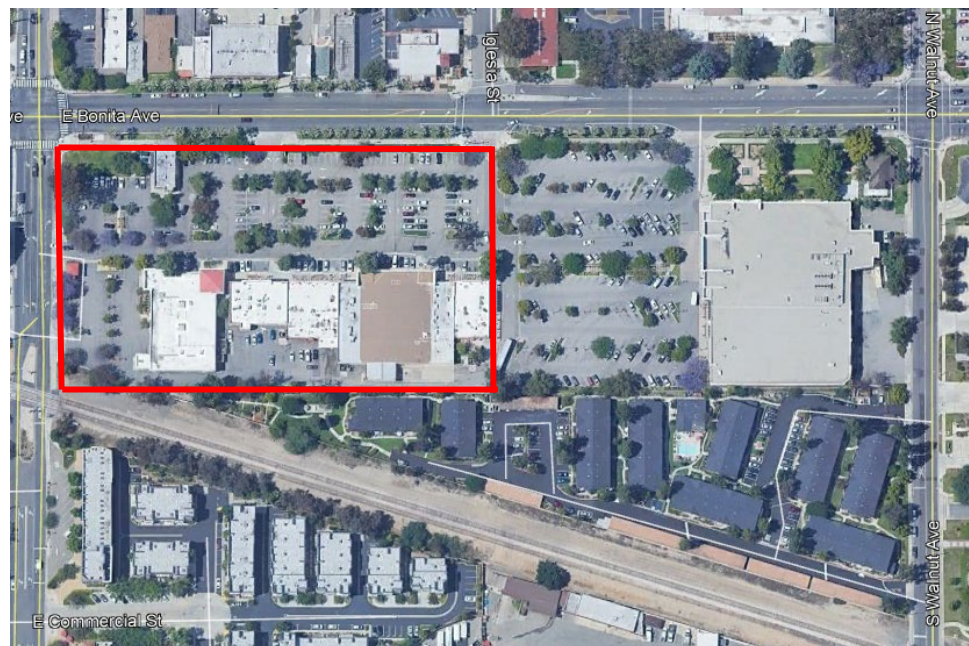


Figure A-4 San Dimas Town Center Site

## Site #5: Walnut/Arrow

Site #5 is a 11.5-acre group of 10 parcels located directly adjacent to the Gold Line station, currently under construction. The site includes a pet service, offices, storage, auto repair, and 2.3-acre city yard. The site is underutilized given its modest improvement-land value ratio and Metro interest in the site. There are no known environmental or infrastructure constraints at the site. The site is primed for mixed use; two mixed use projects are within 300 feet of the subject site. To facilitate development, the City will redesignate the site for mixed uses, allow a density of 35-45 dus/ac, and accommodate 242 units. The prior housing element included this site under the Affordable Housing Overlay. The City owns 20% of the site and one property owner owns 10% of the site and has expressed interest in consolidation. Further consolidation would create the most cohesive project. Program #5 addresses the statutes required to be addressed for this site.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: varied
Current Zoning: M-1 / Public/Semi Public	Building/Lot Ratio: 19%
Assess. Parcel: 8390-018-023, 040, -045-046, -027, -197, -066; and -907, -908, -909	Assessed Imp/Land Ratio: <0.84
Parcel Acreage: 11.5 acres	Developer Interest: Some
Ownership: 8 owners	Anticipated Use: Mixed Uses
Current Uses: Storage, City Yard, Office, gas station, auto repair, etc.	Proposed Density: 35-45 du/acre

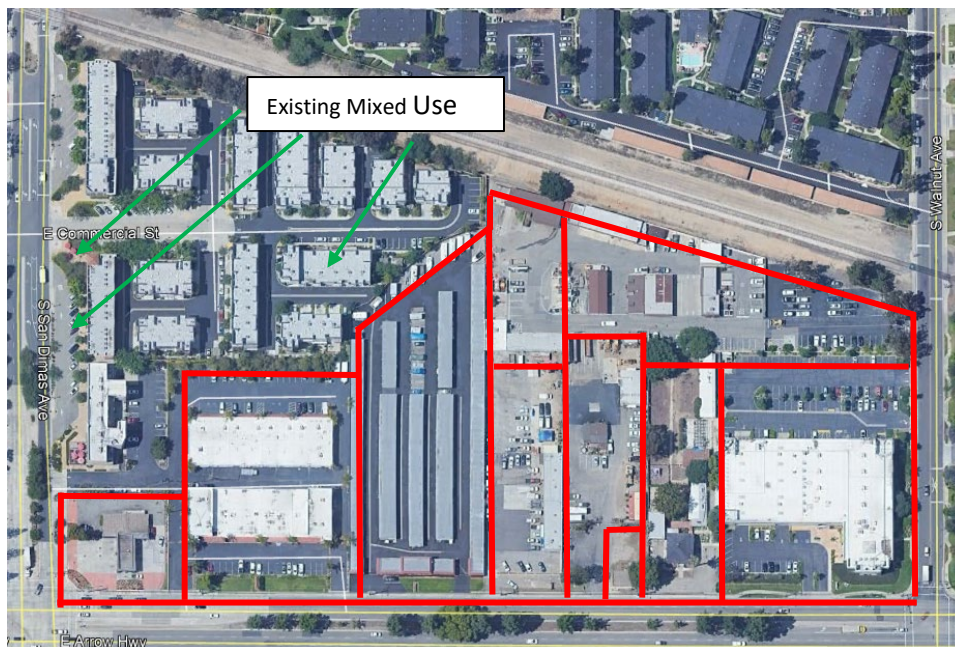


Figure A-5 Walnut/Arrow Site

## Site #6: Bonita/Cataract

Site #6 is a vacant parcel, owned by one entity, that is a signature site for the DTSP. No consolidation is needed. As of 2021, the City is working to redevelop the site into a mixed residential, commercial, and hotel complex—with the intent of it being a signature project that anchors the greater downtown. The site once housed a plating business, but that was remediated in the 1990s. There are no infrastructure constraints on the site nor environmental site contaminants that would preclude or delay development. Site #6 would be redesignated to allow mixed use, including up to 97 units. The City has an ENA with a developer for the site. Once an accepted design alternative is approved and environmental clearance complete, the most appropriate tool for processing the project will be decided. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	N/A
Current Zoning:	CG-2	Building/Lot Ratio:	0%
Assess. Parcel:	8386-021-913	Assessed Imp/Land Ratio:	<0.0
Parcel Acreage:	4.4 acres	Developer Interest:	High
Ownership:	1 owner	Anticipated Use:	Mixed Use
Current Uses:	Vacant	Proposed Density:	Project specs



Figure A-6 Bonita/Cataract



## Site #7: Bowling Alley

Site #7 contains two parcels, one vacant and one developed with a bowling alley. Both sites together comprise 5.6 acres. The site is directly north of an apartment complex, and west of a vacant site proposed for a mixed use development. These sites are ripe for development due to proximity to the Gold Line, high land value, and significant interest from both property owners to develop the site. There are no environmental or infrastructure constraints to development and the City has suggested lot consolidation to property owners to achieve the largest and most cohesive development although each parcel could be developed independently. Site #7 will be redesignated under the proposed DTSP to accommodate multiple-family/mixed uses at 35-45 units per acre, and accommodate 115 units. **This site also matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1989
Current Zoning:	CG-2	Building/Lot Ratio:	21%
Assess. Parcel:	8386-017-028 & -029, 8386-017-043 & -044	Assessed Imp/Land Ratio:	<0.6
Parcel Acreage:	5.6 total	Developer Interest:	High
Ownership:	2 owners	Anticipated Use:	Apts/Mixed Use
Current Uses:	Vacant + bowling alley	Proposed Density:	35-45 du/acre

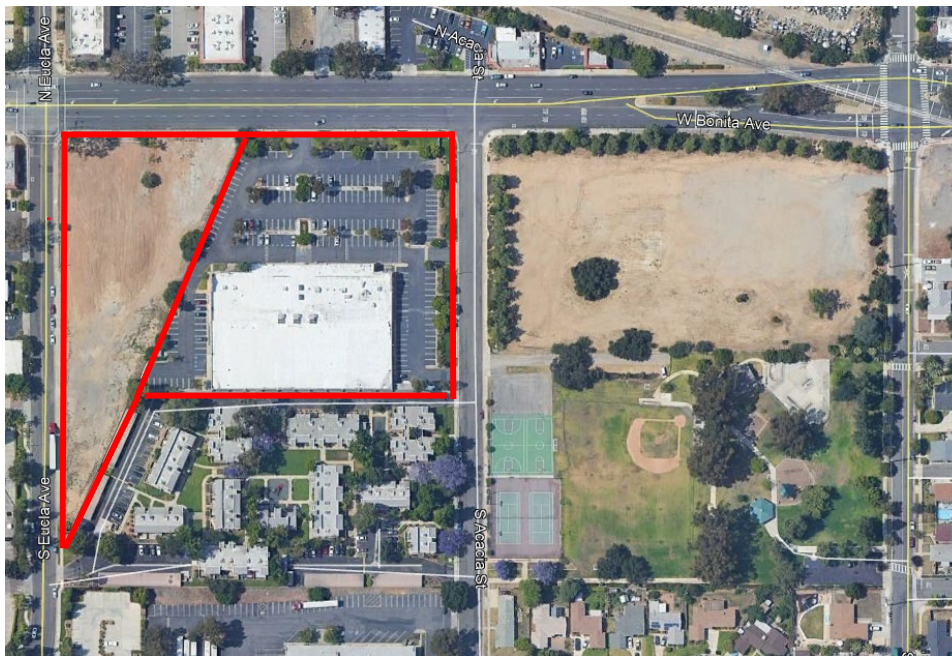


Figure A-7 Bowling Alley

## Site #8: Warehouse Site

Site #8 is a 5.8-acre parcel that contains a single low intensity use warehouse. Organic Milling stores products at that site, but has multiple locations (two warehouses and one office location) in the city that, among other vacancies, would alternative locations for storage and distribution. The site is appropriate for apartments as it is bordered by residential uses. The site is underutilized evidenced by a low structure to land value ratio, expansive parking lot, older building, limited utilization, and proximity to downtown. There are no environmental or infrastructure constraints to development and lot consolidation is not required due to the singular ownership. Site #8 would be redesignated to allow multiple-family uses at a density of 25–35 du/ac, and accommodate 116 units. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Industrial	Building constructed:	1980
Current Zoning:	M-1	Building/Lot Ratio:	21%
Assess. Parcel:	8386-017-031	Assessed Imp/Land Ratio:	<0.4
Parcel Acreage:	5.8 total	Developer Interest:	Unknown
Ownership:	1 owners	Anticipated Use:	Multi-family housing
Current Uses:	Tilt up warehouse	Proposed Density:	25-35 du/acre



Figure A-8 Warehouse Site

## Site #9: Bonita North Site

Site #9 consists of four parcels totaling 2.8 acres. One of the parcels is occupied by a commercial condo with multiple owners. The other sites are occupied by an office building, a former dry cleaner (no current tenant), and a restaurant. The buildings are older structures that occupy 10 percent of the site. The site is underutilized evidenced by land values for housing, and proximity to downtown and the Gold Line. There are no environmental or infrastructure constraints to development based on a review of City site records. Site #9 will be redesignated to accommodate multiple-family and/or mixed uses, allow a density of at 35-45 du/ac, and accommodate 79 units. Each of the four parcels exceed 0.5 acre in size and could develop independently, however, lot consolidation would be desired to achieve a larger and more cohesive project and consolidated parking. **This site matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1950-1980s
Current Zoning:	CG-2	Building/Lot Ratio:	10%
Assess. Parcel:	8386-016-010, 013, 006, 034	Assessed Imp/Land:	<1.0
Parcel Acreage:	2.8 total	Developer Interest:	Unknown
Ownership:	multiple owners	Proposed Density:	35-45 du/ac
Current Uses:	Office, Commercial Condominiums, Restaurant, Vacant site	Anticipated Use:	Mixed Uses MF Housing



**Figure A-9 Bonita North**



## Site #10a: Bonita/Eucla

Site #10a consists of three parcels totaling 3.1 acres. The site is occupied by two smaller office buildings and light industrial uses. The site is underutilized due to a low improvement-to-land value ratio (0.65), aging structures, low low cost coverage, and proximity to downtown and the Gold Line. There are no environmental or infrastructure constraints based on City review of site records. Each parcel exceeds 0.5 acre in size and could redevelop independently; however, lot consolidation would be desired to achieve the most cohesive development. To facilitate development, Site #10 will be redesignated to allow higher density multiple-family residential, a density of 35–45 du/ac, and accommodate 86 units. While lot consolidation is not required, a larger site would be more attractive. **This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1957, 1989
Current Zoning:	CG-1	Building/Lot Ratio:	26%
Assess. Parcel:	8386-007-087, 089, 090	Assessed Imp/Land Ratio:	<0.65
Parcel Acreage:	3.1 ac (0.8, 0.5, 1.8 ac)	Developer Interest:	Unknown
Ownership:	3 owners	Anticipated Use:	Apartments
Current Uses:	Office, Lt Industrial	Proposed Density:	35-45 du/acre



Figure A-10a Bonita/Eucla Corner

## Site #10b: San Dimas Station North

Site #10b, San Dimas Station north, is an 12.4-acre site adjacent to the SR-57. The site is a key entrance from the SR-57 to downtown and the transit station. The site includes 9 parcels (7 owners), although one owns 75 percent of the entire site (shown in red tint in the graphic below). Several property owners have expressed interest in redeveloping the site. While this site has retail anchors, this site is underutilized due to the high land value, 15 percent vacancy rate, multiple code violations, and demand for mixed use. As a fully developed site, there are no environmental or infrastructure constraints to development. Lot consolidation would be encouraged to facilitate a more cohesive and larger scale development. To further facilitate development, this site will be redesignated for mixed uses, allow a density of 35-45 du/ac, and accommodate 260 units.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1980s
Current Zoning:	CG-1	Building/Lot Ratio:	30%
Assess. Parcel:	8386-007-063 thru-073 8386-007-091	Assessed Imp/Land Ratio:	1.0
Parcel Acreage:	12.4 acres	Developer Interest:	Some
Ownership:	7 owners	Anticipated Use:	Mixed Use
Current Uses:	Commercial	Proposed Density:	35-45 du/acre



Figure A-10b San Dimas Station North



## Site #11: San Dimas Station South

Site #11, San Dimas Station south, is an 11.3-acre site adjacent to the SR-57. The site is the primary entrance from the SR-57 to downtown and transit station. The 2.3-acre southern segment has a Motel 6 and restaurant pad. The 7.2-acre middle section has strip commercial with two restaurant pads (6.7 acres owned by one property owner shown in red tint below). The 2-acre northern segment has two pads, one is vacated. This commercial center site is highly underutilized, has a 25–30 commercial vacancy rate, and has multiple code enforcement violations. There are no environmental or infrastructure constraints on this site. The City desires to see the property owners use the City’s proposed lot consolidation incentives to facilitate the most cohesive project. This site will be redesignated for mixed uses, redesignated to allow a density of 45-55 dus/ac, and accommodate 277 units.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1980s
Current Zoning:	CG-1	Building/Lot Ratio:	23%
Assess. Parcel:	8386-007-074 to -081 -061, 062, 052, 916, 8940-106-015	Assessed Imp/Land Ratio:	1.24
Parcel Acreage:	11.3 acres	Developer Interest:	Some
Ownership:	9 owners	Anticipated Use:	Mixed Use
Current Uses:	Commercial	Proposed Density:	45-55 du/acre



Figure A-11 San Dimas Station South



## Site #12: Red Roof Inn

Site #12, the Red Roof Inn and adjacent sites total 9.0 acres, located at the primary entrance from the freeway to downtown San Dimas. There are five property owners; four are larger than 1 acre and could readily accommodate multi-family residential uses. This site is underutilized due to the modest lot coverage ratio, deferred maintenance, remote location, and low visitation and sales volumes. As a developed site, there are no environmental or infrastructure constraint. Several property owners have indicated interest in recycling the site and the City will redesignate this site to ensure the highest density to encourage lot consolidation. This site will be redesignated for multiple-family uses and allow a density of 45-55 dus/ac to accommodate 324 units.



Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1980-2010
Current Zoning:	CG-1	Building/Lot Ratio:	33%
Assess. Parcel:	8386-008-020 to -024	Assessed Imp/Land Ratio:	1.25
Parcel Acreage:	9.0 acres	Developer Interest:	Some
Ownership:	5 owners	Anticipated Use:	MF Residential
Current Uses:	Commercial	Proposed Density:	45-55 du/acre



**Figure A-12 Red Roof Inn**

## Site #13: USDA Forestry Site

The USDA site is located at 444 East Bonita Avenue in San Dimas. The site is owned by the USDA Forest Service. The site contains a solar farm, unused basin owned by Southern California Water Company, and USDA regional offices. Lot consolidation is not needed given the site size and independent access to the site. The vacant portion is 12.5 acres. In 2022, USDA notified City staff of their interest to sell the site to a residential developer. This site is appropriate for housing given its adjacency to housing and its ability to anchor the eastern portion of the DTSP area. No environmental constraints exist based on City site records. However, the site would require extension of infrastructure from Bonita Avenue to serve the project. To facilitate development, Site #13 would be redesignated to allow multiple-family uses at a density of 45–55 du/ac, and accommodate 450 units. **This site matches site criteria cited during the City’s interviews with residential developers and, upon sale, is expected to develop during the planning period.**

Site Specifics		Property Specifics	
General Plan:	Public/Semi Public	Building constructed:	none
Current Zoning:	same	Building/Lot Ratio:	0%
Assess. Parcel:	8390-016-906	Assessed Imp/Land Ratio:	Vacant
Parcel Acreage:	12.5 acres	Developer Interest:	High
Ownership:	1 owner	Anticipated Use:	Apartments
Current Uses:	Vacant	Proposed Density:	45-55 du/acre



Figure A-13 USDA Forestry Site



## Site #14: San Dimas Trails

The Trails is an 288-unit apartment complex located west of site SP-23a, and adjacent to the north side of the Gold Line tracks. The apartments rent for rates affordable to moderate income households. The site is bounded by a parcel owned by the property owner of SP-23a. The Trails property owner has informed City staff about their intent to contact the owner of the easement about acquiring the parcel and consolidating it since the fragment is too narrow to develop alone. The Trails owner has expressed written interest in converting the site's southern portion (shown in yellow) to housing and is waiting for the City to redesignate the land per the housing element. An estimated 80 units will be accommodated by consolidating existing at-grade parking and stacking units over structured parking. No environmental or infrastructure constraints exist based on City site records. A formal development application is anticipated after redesignation of the site.

Site Specifics		Property Specifics	
General Plan:	Commercial	Building constructed:	1979
Current Zoning:	MF-16	Building/Lot Ratio:	30%
Assess. Parcel:	8386-006-015, -029	Assessed Imp/Land Ratio:	2.0
Parcel Acreage:	3 developable	Developer Interest:	High
Ownership:	2 owners	Anticipated Use:	Apartments
Current Uses:	Apartment project	Proposed Density:	16-25 du/acre



Figure A-14 San Dimas Trails



Table HE-A.1 Vacant Infill Parcels Allowing Single-Family Homes						
APN	Address	GP	Zoning	Density	Acres	Units
8665002015	Terrebonne	SF:VLE	SF-H	1 du/ac	5.6	1
8382011019	De Anza Heights Dr.	SF:VLE	SF-H(PH)	1 du/ac	1.1	1
8382011022	De Anza Heights Dr.	SF:VLE	SF-H(PH)	1 du/ac	6.2	2
8382011023	S. Walnut Ave.	SF:VLE	SF-H(PH)	1 du/ac	1.9	1
8382011031	S. Walnut Ave.	SF:VLE	SF-H(PH)	1 du/ac	2.8	1
8382011046	402 De Anza Heights.	SF:VLE	SF-H(PH)	1 du/ac	1.7	1
8382011050	De Anza Heights Dr.	SF:VLE	SF-H(PH)	1 du/ac	1.0	1
8382012020	S. Walnut Ave.	SF:VLE	SF-H(PH)	1 du/ac	1.0	1
8665001010	N. Cataract Ave.	SF:VLE	SP 25	1 du/ac	0.7	1
8385020041	S. Valley Center	SF:VL	SFA-16000	3 du/ac	0.4	1
8385020042	S. Valley Center	SF:VL	SFA-16000	3 du/ac	0.4	1
8385020043	S. Valley Center	SF:VL	SFA-16000	3 du/ac	0.5	1
8392015020	Chaparral- Cody	SF:VL	SFA-16000	3 du/ac	0.5	1
8392015041	W. Gladstone	SF:VL	SFA-16000	3 du/ac	0.9	1
8448038032	1514 Calle Cristina	SF:VL	SP-11	3 du/ac	2.2	1
8448038040	1562 Calle Cristina	SF:VL	SP-11	3 du/ac	3.0	1
8448038045	2057 Paseo Lucinda	SF:VL	SP-11	3 du/ac	1.0	1
8448038051	Calle Cristina	SF:VL	SP-11	3 du/ac	1.0	1
8448038052	Calle Cristina	SF:VL	SP-11	3 du/ac	1.7	1
8448038053	1551 Calle Cristina	SF:VL	SP-11	3 du/ac	1.8	1
8448038054	Calle Cristina	SF:VL	SP-11	3 du/ac	1.7	1
8448056002	1042 Via Romales	SF:VL	SP-12	3 du/ac	0.7	1
8386005068	Gladstone St.	SF:VL	SP-3	1 du/ac	0.8	1
8386005072	Gladstone St.	SF:VL	SP-3	1 du/ac	0.5	1
8386005071	Gladstone St.	SF:VL	SP-3	1 du/ac	0.5	1
8382017004	Puddingstone	SF:VL	SP-8	3 du/ac	1.2	1
8382017011	Puddingstone	SF:VL	SP-8	3 du/ac	1.1	1
8382017018	Puddingstone	SF:VL	SP-8	3 du/ac	0.9	1
8382017019	Puddingstone	SF:VL	SP-8	3 du/ac	1.0	1
8382017024	Puddingstone	SF:VL	SP-8	3 du/ac	0.9	1
8382017025	Puddingstone	SF:VL	SP-8	3 du/ac	2.0	1
8426021006	End of Valley Ctr.	SF-L	SP-4	6 du/ac	19.0	18
8383001046	N. Darwood Ave.	SF-L	SF-7500	6 du/ac	0.4	1
8396001021-	Paseo Aldeano	SF-L	SF7500	6 du/ac	8.0	7
8392015048	W. Gladstone	SF-L	SFA 16000	6 du/ac	0.2	1
83922050029	W. Gladstone	SF-L	SFA 16000	6 du/ac	1.1	1
8392006075	N. Walnut/Allen	SF-L	SFA-20000	6 du/ac	0.5	1
Total					75.8	61

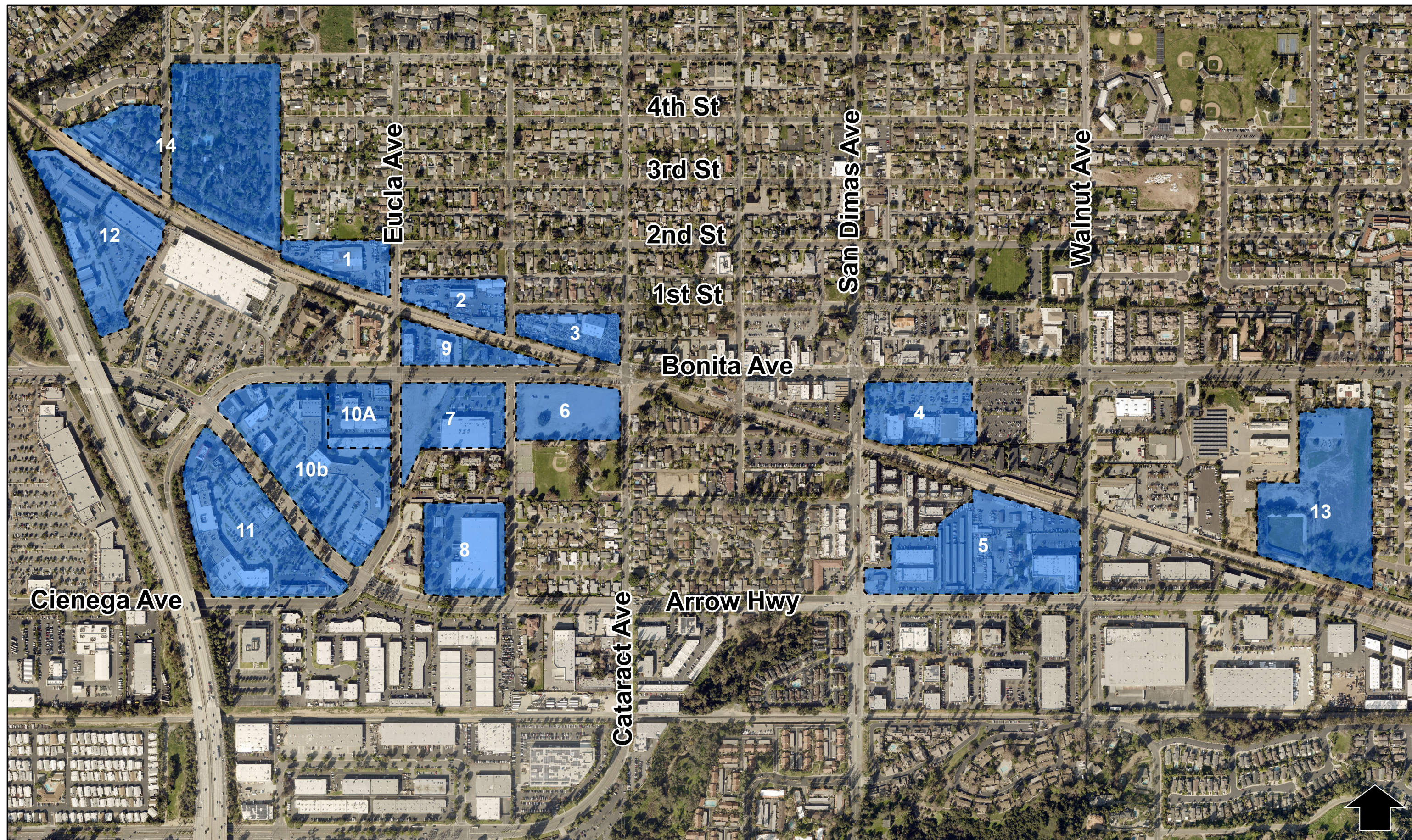
## Appendix B-1

## CITY OF SAN DIMAS

## INVENTORY OF RHNA SITES, 2021-2029

Site	Site Name	General Plan LU Design	Current Zone	Lot Size	Percent Use	Range of Density	Realistic density	MX- Mult.	Low	Mod	Above	Total Units
1	SP-23a	IND	SP-23	3.20	80%	12-16	12	100%	-	6	25	31
2	SP-23b	IND	SP-23	2.30	80%	12-16	12	100%	-	4	18	22
3	SP-23c	IND	SP-23	2.88	80%	25-35	25	50%	6	23	-	29
4	San Dimas Town C	COM	CG-2	5.20	80%	35-45	35	75%	22	44	44	110
5	Walnut/Arrow	COM/PSQ	M-1/ PSP	11.54	80%	35-45	35	75%	48	97	97	242
6	Bonita/Cataract	COM	CG-2	4.40	80%	25-35	25	75%	-	-	97	97
7	Bowling Alley	COM	CG-2	5.50	80%	35-45	35	75%	23	46	46	115
8	Warehouse Site	IND	M-1	5.81	80%	25-35	25	100%	23	93	-	116
9	Bonita North	COM	CG-2	2.82	80%	35-45	35	100%	16	63	-	79
10A	Bonita/Eucla	COM	CG-1	3.10	80%	35-45	35	100%	17	69	-	86
10b	San Dimas Stator	COM	CG-1	12.37	80%	35-45	35	75%	52	104	104	260
11	San Dimas Stator	COM	CG-1	11.26	80%	45-55	45	75%	61	108	108	277
12	Red Roof Inn Site	COM	CG-1	9.00	80%	45-55	45	100%	65	259	-	324
13	USDA Forestry Sit	P/SP	P/SP	12.50	80%	45-55	45	100%	135	315	-	450
14	The Trails	RES	MF-16	2.50	80%	16-25	16	100%	10	41	-	51
									Low	Mod	Above	Total
RHNA									604	206	438	1,248
ADUs									136	4	60	200
Vacant Infill + Projects											157	
Sites									479	1,273	538	2,290
Total Cr									615	1,277	755	2,646
Deficit									(11)	(1,071)	(317)	(1,398)





# Housing Element Housing Sites