

**Attachment A: City of Lindsay - Adequate Site Inventory
and Vacant Site Analysis**

Site Information					Site Constraints		Regulatory Constraints								Development Potential												
Site Number	Assessor Parcel Number	Location	Undeveloped Acres	Primary Existing Land Use	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q						
					Developed Lots	Undeveloped Lots	Existing Structures	Environmental	Infrastructure	General Plan Designation	Zoning District	Maximum Allowable Density (units / net acre, per General Plan)	Minimum Lot Size (sq. ft.)	Maximum Lot Coverage (%)	Building Height (ft.)	Open Space Requirements	Parking Requirements (parking spaces / unit)	Max. Develop. Potential (Units)	Likely Develop. Potential (Units)	Development Approved?	Development Likelihood	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
1	199-050-017	N. of Tulare Rd, E. of Maple Av	8.4	Tree crops	0	1	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	74	34		H					X	X
2	199-050-017	N. of Tulare Rd, E. of Maple Av	2.8	Fallow	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	49	34		H	X	X	X			
3	199-050-055	N. of Tulare Rd, W. of Oak Av	9.6	Fallow	0	1	No	None	W, S, SD	LDR	R-1-7	8	7000	40	35	n/a	2	84	32	X	H					X	X
4	199-050-065	N. of Tulare Rd, W. of Oak Av	4.9	Fallow	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	86	59		H	X	X	X			
5	199-050-067	N. of Tulare Rd, E. of Cedar Av	4.9	Fallow	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	86	59		H	X	X	X			
6	199-100-003	N. of Fresno St, W of SR 65	1.5	Fallow	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	26	18		H	X	X	X			
7	199-140-034	NW cor Burem Ln / Westmore Ct	2.2	Fallow	0	1	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	19	9		H	X	X	X	X		
8	199-210-075	Between Westwood Av and Hwy 65	3.3	Fallow	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	57	39	X	H	X	X	X	X		
9	199-220-002	S. terminus of Westwood Av	3.5	Rural residential	2	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	61	42		M	X	X	X			
10	199-240-009	Between Oak Av and Lea Wy	4.8	Rural residential	1	1	No	None	W, S, SD	LDR	R-1-7	8	7000	40	35	n/a	2	41	19		M			X	X		
11	199-240-010	E. of Oak, N. of Delta St	4.8	Rural residential	1	1	No	None	W, S, SD	LDR	R-1-7	8	7000	40	35	n/a	2	41	19		M			X	X		
12	199-260-009	NE cor Mariposa St / SR 65	3.0	Tree crops	0	1	No	None	W, S, SD	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	52	36		M	X	X	X	X		
13	199-320...	Btw Ash/Maple, N. of Fairview St	9.0	Under development	8	36	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	36	36	X	H			X	X		
14	199-320-001	E. of Maple St, N. of W. Alameda St	4.4	Fallow	0	1	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	38	20	X	H			X	X		
15	199-320-002	E. of Maple St, N. of W. Alameda St	4.4	Fallow	0	1	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	38	20	X	H			X	X		
16	201-070...	E. of Orange Ct, S. of Hickory St	3.7	Fallow	0	4	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	4	4	X	H				X	X	
17	201-080...	E. of Orange Ct, N. of Sierra View Ct	3.6	Fallow	0	8	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	8	8	X	H				X	X	
18	201-090...	E. of Orange Ct, N. of Alameda St	2.8	Fallow	0	7	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	7	7	X	H				X	X	
19	201-100-020	NE cor Tulare Rd / Orange St	2.4	Vacant; multifamily	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	21	10	X	H			X	X	X	
20	201-140-049	S. of Hickory St, E. of Parkside Av	1.3	Fallow	0	0	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	11	5		L				X	X	
21	201-140-051	N. of Monte Vista St, E. of Parkside Av	3.9	Rural residential	1	0	Yes	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	34	16		L				X	X	
22	201-170-010	NW cor Tulare Rd / SPPR railroad line	16.2	Fallow	0	1	No	None	None	MXU	MXU	22	n/a	n/a	n/a	n/a	1.5-2.0	235	113		M	X	X	X	X		
23	201-180-013	N of Tulare Rd, W. of SPPR railroad line	6.0	Fallow	1	0	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	52	24		M				X	X	
24	201-210...	NW cor Hickory St / Bellah Av	9.2	Under development	5	34	Yes	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	34	34	X	H				X	X	
25	201-220...	S. of Hickory St, Btw Parkside/Sequoia	23.3	Fallow	0	59	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	59	59	X	H				X	X	
26	201-230...	S. of Monte Vista St, Btw Parkside/Sequoia	10.0	Fallow	1	31	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	31	31	X	H				X	X	
27	201-230-036	S. terminus of Napa Blvd	1.6	Fallow	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	14	6	X	H				X	X	
28	201-250...	E. of Bellah Av, N. of Mandarin/Plum	5.8	Vacant	0	19	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	19	19	X	H				X	X	
29	201-250-020	N. terminus of Gale Hill Av	11.8	Fallow	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	103	47		H				x	x	
30	202-020-001	N. of Hickory St, W. of Rd 224	11.6	Tree crops	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	101	41	X	H				X	X	
31	202-190-006	W. of Harvard Av, N. of Sierra View St	6.6	Fallow	0	1	No	Slope	None	LDR	R-1-7	8	7000	40	35	n/a	2	57	6		L					X	

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					Developed Lots	Undeveloped Lots	Existing Structures	Environmental	Infrastructure	General Plan Designation	Zoning District	Maximum Allowable Density (units / net acre, per General Plan)	Minimum Lot Size (sq. ft.)	Maximum Lot Coverage (%)	Building Height (ft.)	Open Space Requirements	Parking Requirements (parking spaces / unit)	Max. Develop. Potential (Units)	Likely Develop. Potential (Units)	Development Approved?	Development Likelihood	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
32	205-020-001	S. of Apia, E. of Westwood	12.5	Tree crops	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	218	150		H	X	X	X		
33	205-030...	N. of Apia St, btw Westwood / Olive Av	15.1	Vacant	0	61	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	61	61	X	H			X	X	X
34	205-030-001	E. of Westwood, N. of Apia St	1.1	Rural residential	1	1	Yes	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	19	13		M				X	X
35	205-030-044	E. of Westwood, N. of Apia St	1.4	Fallow	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	24	16		H	X	X	X		
36	205-172-005	W. of Harvard Av, S. of Honolulu St	3.0	Rural residential; tree crops	1	1	Yes	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	26	12		H			X	X	X
37	205-182-001	W. of Harvard Av, N. of Valencia St.	2.3	Rural residential; tree crops	1	1	Yes	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	20	10	X	H			X	X	X
38	205-182-002	W. of Harvard Av, N. of Valencia St.	2.3	Tree crops	0	1	No	None	None	LDR	R-1-7	8	7000	40	35	n/a	2	20	10	X	H			X	X	X
39	205-190-006	S. of Valencia St, W. of ATSF RR Line	1.1	Residential	0	1	Yes	None	None	MXU	MXU	22	n/a	n/a	n/a	n/a	1.5-2.0	16	13		L	X	X	X	X	
40	205-190-037	S. of Valencia St, W. of ATSF RR Line	3.8	Vacant	0	1	No	None	None	MXU	MXU	22	n/a	n/a	n/a	n/a	1.5-2.0	55	7		L	X	X	X	X	
41	205-190-038	SW Cor. Harvard/Valencia	4.4	Tree crops	0	1	No	None	None	MDR	RM-3	17	3000	50	40	n/a	1.5-2.0	77	26		H	X	X	X	X	
42	205-220-010	SE Cor. Lindsay Blvd/Lewis St	2.5	Tree crops	0	1	No	Noise	None	MXU	MXU	22	n/a	n/a	n/a	n/a	1.5-2.0	36	30		L	X	X	X	X	
43	205-332-001	SW corner of Apia and Mt. Vernon	1.4	Tree crops	0	1	No	None	None	LI	IL	8	n/a	n/a	75	n/a	1.5-2.0	9	17		L			X	X	
44	205-340-007	W. of Lindsay Blvd.	12.2	Tree crops	0	1	No	None	W, S, SD	LI	IL	8	n/a	n/a	75	n/a	1.5-2.0	76	49		L			X	X	
45	205-340-016	S. of Apia, W. of Roosevelt	4.3	Tree crops	0	1	No	None	None	LI	IL	8	n/a	n/a	75	n/a	1.5-2.0	27	17		L			X	X	
46	205-350-002	NW corner of Lindmore / Lindsay Blvd	19.4	Tree crops	0	1	No	None	S, SD	LI	IL	8	n/a	n/a	75	n/a	1.5-2.0	121	78		L			X	X	
47	206-011-012	SE Cor. Stanford/Samoa	6.4	Tree crops	0	1	No	Flood	W, S	LDR	R-1-7	8	7000	40	35	n/a	2	56	26		L			X	X	X
48	206-063-008	NE Cor. Lafayette/Hermosa	2.9	Fallow	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	25	12		M				X	X
49	206-070-001	N of Honolulu, W. of Foothill	10.0	Fallow	0	1	No	Flood	W	LDR	R-1-7	8	7000	40	35	n/a	2	87	39	X	H			X	X	X
50	206-070-018	S. of Tulare, E. of Foothill	9.4	Tree crops	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	82	37		L				X	X
51	206-070-021	NW Cor Honolulu / Foothill	10.0	Tree crops	0	1	No	Flood	W	LDR	R-1-7	8	7000	40	35	n/a	2	87	40	X	H			X	X	X
52	206-080-001	NE Cor Harvard / Lindmore	9.9	Fallow	0	1	No	None	W, SD	LDR	R-1-7	8	7000	40	35	n/a	2	86	37	X	H	X	X	X	X	
53	206-080-034	S. of Honolulu, W. of Foothill	19.3	Vacant	0	1	No	Flood	W	LDR	R-1-7	8	7000	40	35	n/a	2	168	62	X	H			X	X	X
54	206-080-038	SW Cor. Honolulu/Foothill	18.1	Tree crops	0	1	No	None	W	LDR	R-1-7	8	7000	40	35	n/a	2	158	72		M			X	X	X
55	206-113-019	SW Cor. Hermosa/Foothill	7.5	Tree crops	0	1	No	Flood	None	LDR	R-1-7	8	7000	40	35	n/a	2	66	30	X	H			X	X	X
					371.4										3197 1769											

Notes

- a Developed Lots: the number of existing developed lots (represents partially constructed subdivision).
- b Undeveloped Lots: the number of existing undeveloped lots. More than one lot represents the unconstructed portion of recorded subdivisions.

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- c Environmental Constraints: "Flood" reflects FEMA zone AH (100 year) or B (100-500 year). Development would require structural location above base flood elevation.
- d Infrastructure Constraints: reflects absence of adjacent or proximate water (W), sewer (S), or storm (SD) facilities. Development would require extraordinary extension.
- e General Plan Designations: LDR=Low Density Residential; MDR=Medium Density Residential; MXU=Mixed Use; LI=Light Industry.
- f Zoning District: R-1-7=Single family residential, 7000 square foot lot size; RM-3=Multifamily residential, 3000 square foot lot size; MXU=Mixed use; IL=Light industrial.
- g Maximum Allowable Density: per General Plan Land Use Element. There is no density limited associated with mixed use or light industry. For mixed use, it is assumed that high-density development would be possible. For light industry designated properties, residential development would require General Plan Amendment and rezoning. The likely result of such action, based on area development patterns, is low density residential. Density for LDR (8 units/acre) and MDR designations (17 units/acre) would require rezoning to R-1-5 and R-M-2.5 and PUD approval, respectively.
- h Minimum Lot Size: per Zoning Ordinance. There is no minimum parcel size in the MXU or IL zoning districts.
- i Maximum Lot Coverage: per Zoning Ordinance. There is no maximum lot coverage standard in the MXU or IL zoning districts.
- j Maximum Building Height: per Zoning Ordinance. These height limits amply facilitate two-story single-family and three-story multi-family construction. There is no height limit in the MXU district.*
- k Minimum Open Space Requirements: There are no minimum open space requirements in any zoning district -- these are the function of building setbacks.*
- l Minimum Parking Requirements: Spaces required per unit. These must be located offstreet. 1.5 spaces are required per for studio units in multifamily development. *
- m Maximum development potential is based on gross site area multiplied by maximum density allowed under zoning. This does not include street rights-of-way, and would be achievable only through a PUD with density bonus.
- n Likely development potential based on: a) approved lots/units for a specific development; or b) site area (where no specific development has been approved) multiplied by citywide average development densities, as follows:
 - R-1-7: four units per gross acre
 - I-L (requires rezoning): four units gross acre
 - R-M-3: 12 units per gross acre
 - MXU: 12 units per gross acreLikely development is reduced (by adjusting undeveloped acres to account solely for the undeveloped site portion) where existing development precludes/inhibits full site development (as discussed in the non-vacant sites attachment).
- o Indicates if there is an approved tentative map for single-family development or site plan approval for multi-family development.
- p Development likelihood: H=high; M=medium; L=low, based on zoning, infrastructure, and environmental constraints to normal development.
High development likelihood includes: sites with secured development entitlements and sites without significant known development constraints.
Medium development likelihood includes: sites without secured development entitlements and with moderate but surmountable development constraints.
Low development likelihood includes: sites without secured development entitlements and significant development constraints.
- q Indicates the suitability of the site for extremely low, very low, low, moderate, or above-moderate income housing development, based on area development patterns.
- * Represents a potential development constraint which, in the experience of the City review of various development projects, does not represent a hinderance to realistic development potential.

Vacant Sites

