

**TABLE B-1**  
**SITES INVENTORY: CAPACITY ON VACANT LAND**  
**Visalia 2016**

**HIGH DENSITY RESIDENTIAL SITES - EXTREMELY LOW INCOME (ELI) & VERY LOW INCOME (VLI) INVENTORY**

APN	General Plan Land Use Designation	Zoning Designation (see note, Page A-8)	Inventory Income Level	Area (acres)	Maximum Density per General Plan	Minimum Density per General Plan	Typical Density per General Plan	No. of Units at Typical Density (DU/acre)	Entitlement Status	Subdivision Name	Flood Zone	Address
multiple	RHD	R-M-3 PA, R-M-3	EVI, VII	0.20	N/A	N/A	N/A	6	READY FOR PERMIT	ASHLEY GROVE, UNIT NO. 12	X	2100 W LARK AVE VISALIA
077660024	RHD	R-1-6, R-M-2, R-M-3	EVI, VII	1.56	35	15	23	36	TENTATIVE	OAKWOOD RANCH 2	AE X02	POR PARCEL 2, PARCEL MAP 1653, P11 17-54, ETC
126100012	RHD	R-M-3	EVI, VII	5.95	35	15	23	137	TENTATIVE	DIAMOND OAKS	X02	901 E CALDWELL AVE VISALIA
										<b>Flood Zone</b>	<b>Address</b>	
077100100	RHD	QP PA, R-M-3	EVI, VII	18.78	35	15	23	432	NONE	X X02	X X02	POR S/2 SEC 15-18/24
077660022	RHD	C-SO, R-M-2 R-M-3	EVI, VII	1.93	35	15	23	44	NONE	AE X02	AE X02	POR PARCEL 1, PARCEL MAP 1929, PM 20-30, ETC
078120026	RHD	R-M-2	EVI, VII	7.08	35	15	23	163	NONE	X X02	X X02	POR LOT 5 SHANNON RANCH EAST SUB MAP RM 40-46
079071029	RHD	R-1-6	EVI, VII	4.49	35	15	23	103	NONE	X	X	POR S 338 FT OF N/2 OF SW/4 SEC 17-18/25
079071030	RHD	R-1-6	EVI, VII	4.52	35	15	23	104	NONE	X X02	X X02	POR S/2 OF N/2 OF SW/4 SEC 17-18/25
079310004	RHD	R-M-2	EVI, VII	8.47	35	15	23	195	NONE	X X02	X X02	PARCEL 3 PARCEL MAP NO 4837 PM 49-42
079310005	RHD	R-M-2	EVI, VII	7.22	35	15	23	166	NONE	X	X	PARCEL 4 PARCEL MAP NO 4837 PM 49-42
087090035	RHD	R-M-3	EVI, VII	1.35	35	15	23	31	NONE	X02	X02	POR NE/4 OF NE/4 SEC 35-18-24
087090052	RHD	R-M-3	EVI, VII	0.35	35	15	23	8	NONE	X02	X02	730 S FULGHAM RD VISALIA

087100043	RHD	R-M-3	EVI, VLI	0.51	35	15	23	12	NONE	X02	914 S FULGHAM RD VISALIA
093243009	RHD	C-C	EVI, VLI	0.17	35	15	23	4	NONE	AE	916 W MURRAY AVE VISALIA
093243010	RHD	C-C	EVI, VLI	0.16	35	15	23	4	NONE	AE	POR NW/4 OF SE/4 SEC 30-18-25
094110013	RHD	C-S	EVI, VLI	2.09	35	15	23	48	NONE	AE	POR N/2 OF SEC 29-18-29
094110019	RHD	C-S, QP	EVI, VLI	2.65	35	15	23	61	NONE	AE	
096321012	RHD	R-M-3	EVI, VLI	0.33	35	15	23	8	NONE	X02	OAKVIEW COL POR LT 12
097272032	RHD	R-M-3	EVI, VLI	1.46	35	15	23	33	NONE	X02	B E MC CLURES 2ND SUB POR LTS
098050002	RHD	R-1-6	EVI, VLI	3.91	35	15	23	90	NONE	AE X02	1818 E GOSHEN AVE VISALIA
098050003	RHD	R-1-6	EVI, VLI	5.55	35	15	23	128	NONE	AE X02	POR SEC 28-18-25
098050035	RHD	C-S, C-50	EVI, VLI	4.13	35	15	23	95	NONE	AE	1716 E GOSHEN AVE VISALIA
098050070	RHD	R-1-6	EVI, VLI	5.41	35	15	23	124	NONE	AE X02	2046 E GOSHEN AVE VISALIA
098060027	RHD	R-M-2	EVI, VLI	1.46	35	15	23	34	NONE	AE X02	2505 E GOSHEN AVE VISALIA
098060038	RHD	R-M-2	EVI, VLI	1.73	35	15	23	40	NONE	X02	2541 E GOSHEN AVE VISALIA
098060043	RHD	R-1-6	EVI, VLI	3.15	35	15	23	72	NONE	X02	POR NE1/4 OF SE1/4 SEC 28 18/25
098180044	RHD	C-5	EVI, VLI	0.20	35	15	23	5	NONE	AE	POR PARCEL 7 PAR MAP 3897 PM 40-1
098180046	RHD	R-1-6, R-M-3	EVI, VLI	3.16	35	15	23	73	NONE	AE	POR PARCEL 1 PARCEL MAP NO 1462 PM 15-63
098200011	RHD	PA	EVI, VLI	0.42	35	15	23	10	NONE	X02	1814 E HOUSTON AVE VISALIA
098200060	RHD	PA, R-1-6	EVI, VLI	1.08	35	15	23	25	NONE	AE X02	1830 E HOUSTON AVE VISALIA
098340042	RHD	R-1-6	EVI, VLI	9.68	35	15	23	223	NONE	AE X02	POR PARCEL 1 PARCEL MAP NO 3095 PM 31-96
100390001	RHD	R-M-2	EVI, VLI	4.62	35	15	23	106	NONE	AE X02	PARCEL 1 PAR MAP 4379 PM 44-84
100390002	RHD	R-1-6, R-M-2	EVI, VLI	3.81	35	15	23	88	NONE	AE X02	PARCEL 2 PARCEL MAP 4379 B44 P84 PM
119730011	RHD	R-M-3	EVI, VLI	9.52	35	15	23	219	NONE	X02	
123720044	RHD	PA, R-M-3	EVI, VLI	4.85	35	15	23	112	NONE	AE X02	
126070049	RHD	R-M-2	EVI, VLI	10.43	35	15	23	240	NONE	X02	POR REMAINDER PARCEL MAP NO 4046 PM 41-50
<b>Subtotal</b>				<b>142.37</b>				<b>3276</b>			

**MEDIUM DENSITY RESIDENTIAL SITES - LOW INCOME (LI) INVENTORY**

<u>APN</u>	<u>General Plan Land Use Designation</u>	<u>Zoning Designation (see note, Page A-8)</u>	<u>Inventory Income Level</u>	<u>Area (acres)</u>	<u>Maximum Density per General Plan</u>	<u>Minimum Density per General Plan</u>	<u>Typical Density per General Plan</u>	<u>No. of Units at Typical Density (DU/acre)</u>	<u>Entitlement Status</u>	<u>Subdivision Name</u>	<u>Flood Zone</u>	<u>Address</u>
multiple	RMD	R-M-2	LI	2.31	15	10	N/A	29	READY FOR PERMIT	RIVERWOOD, UNIT NO. 2	X02	POR LOTS 909 & 910 RIVERWOOD UNIT NO 2 RM 42-51
multiple	RMD	R-M-2	LI	4.02	15	10	N/A	47	READY FOR PERMIT	PARK PLACE, UNIT NO. 4	AE & X02	LOT 1 PARK PLACE UNIT NO 4 RM 42-63
077800002	RMD	R-1-6	LI	4.31	15	10	12	52	TENTATIVE	PHEASANT RIDGE UNIT 7 PHASE 4	X02	
078120028	RMD	R-M-2	LI	11.72	15	10	12	141	TENTATIVE	HIGHLAND PARK AT SHANNON RANCH	X02	POR LOT 2 SHANNON RANCH CENTRAL SUB MAP RM 40-99
078120029	RMD	R-M-2	LI	14.34	15	10	12	172	TENTATIVE	HIGHLAND PARK AT SHANNON RANCH	X02	POR LOT 3 SHANNON RANCH CENTRAL SUB MAP RM 40-99
087060007	RMD	R-M-2	LI	0.94	15	10	12	11	TENTATIVE	VISALIA PALMS	AE X02	4316 W MARRIETTE AVE VISALIA
087060008	RMD	R-M-2	LI	0.48	15	10	12	6	TENTATIVE	VISALIA PALMS	X02	4240 W MARRIETTE AVE VISALIA
087060009	RMD	R-M-2	LI	1.69	15	10	12	20	TENTATIVE	VISALIA PALMS	AE X02	4230 W MARRIETTE AVE VISALIA
087060010	RMD	R-M-2	LI	1.05	15	10	12	13	TENTATIVE	VISALIA PALMS	X02	POR S/2 OF NW/4 OF NE/4 35-18-24
090280004	RMD	R-M-2	LI	7.89	15	10	12	95	TENTATIVE	VINEYARD VILLAS	AE X02	POR PAR 2 PAR MAP 4519 & PAR 3 ENCINA COLONY ETC
090300032	RMD	R-M-2	LI	3.66	15	10	12	44	TENTATIVE	LUISI ACRES, UNIT NO. 1	AE	
090310001	RMD	R-M-2	LI	2.85	15	10	12	34	TENTATIVE	LUISI ACRES, UNIT NO. 1	AE	
097241001	RMD	R-M-2	LI	0.97	15	10	12	12	TENTATIVE	OLIVE PLACE	X02	EVANSDALE TR LOT 67
097241014	RMD	R-M-2	LI	0.62	15	10	12	7	TENTATIVE	OLIVE PLACE	X02	EVANSDALE TR POR LT 62
097272002	RMD	R-M-2	LI	0.95	15	10	12	11	TENTATIVE	GARDEN STREET	X02	1634 S GARDEN ST VISALIA
098050069	RMD	R-1-6	LI	5.72	15	10	12	69	TENTATIVE	NORTH SIERRA ESTATES	AE	PARCEL 1 PARCEL MAP NO 4824 PM 49-29

Parcel ID	Use	Category	Area	Height	Depth	Width	Length	Volume	Notes	Flood Zone	Address	
103290029	RMD	R-M-2	LI	0.93	15	10	12	11	TENTATIVE	LA DOLCE VILLAS	X02	1008 N LOVERS LN VISALIA
126100012	RMD	R-1-6, R-M-2, R-M-3	LI	7.89	15	10	12	95	TENTATIVE	DIAMOND OAKS	X02	901 E CALDWELL AVE VISALIA
077060024	RMD	R-1-6	LI	7.27	15	10	12	87	NONE	X X02	POR S/2 SEC 14-18-24	
077100100	RMD	QP	LI	6.25	15	10	12	75	NONE	X X02	POR S/2 SEC 15-18/24	
077490018	RMD	R-1-6	LI	11.57	15	10	12	139	NONE	AE X X02	REMAINDER AMBER CROSSING UNIT NO 3 RM 42-62	
077530065	RMD	C-S	LI	3.67	15	10	12	44	NONE	X02	POR REMAINDER 1 EAGLE CREEK NO 2 RM 42-25	
077740001	RMD	R-1-6	LI	8.23	15	10	12	99	NONE	X02	POR REMAINDER PARCEL MAP NO 4750 PM 48-55 ETC	
077750001	RMD	C-S	LI	4.97	15	10	12	60	NONE	X02	POR REMAINDER PARCEL MAP NO 4750 PM 48-55	
078120034	RMD	C-SO, R-1-6	LI	1.47	15	10	12	18	NONE	X X02	POR LOT 2, SHANNON RANCH CENTRAL SUB, RM 40-99	
078210021	RMD	R-M-2	LI	4.63	15	10	12	56	NONE	X	PARCEL 1 PARCEL MAP NO 4849 PM 49-54	
079071029	RMD	R-1-6	LI	6.91	15	10	12	83	NONE	X	POR S 338 FT OF N/2 OF SW/4 SEC 17.18/25	
079071030	RMD	R-1-6	LI	6.65	15	10	12	80	NONE	X X02	POR S/2 OF N/2 OF SW/4 SEC 17.18/25	
087090011	RMD	R-M-2	LI	1.17	15	10	12	14	NONE	X02	627 S FULGHAM RD VISALIA	
087090015	RMD	R-M-2	LI	0.34	15	10	12	4	NONE	X02	POR S POR NE/4 OF NE/4 35-18-24	
087090022	RMD	R-M-2	LI	0.37	15	10	12	4	NONE	X02	POR S POR NE/4 OF NE/4 35-18-24	
087090030	RMD	R-M-2	LI	0.29	15	10	12	3	NONE	X02	POR NE/4 35-18-24	
087090031	RMD	R-M-2	LI	0.23	15	10	12	3	NONE	X02	POR NE/4 35-18-24	
090060019	RMD	C-SO, R-M-2	LI	5.80	15	10	12	70	NONE	AE X02	ENCINA COL POR LT 2	
093021027	RMD	R-M-2	LI	0.52	15	10	12	6	NONE	AE	PAR 2 PAR MAP 95 V1 P95 PM	
093021028	RMD	R-M-2	LI	0.52	15	10	12	6	NONE	AE	PAR 3 PAR MAP 95 V1 P95 PM	
096182018	RMD	R-M-2	LI	0.24	15	10	12	3	NONE	X02	PARCEL 1 PARCEL MAP NO 4943 PM 50-48	
096182019	RMD	R-M-2	LI	0.24	15	10	12	3	NONE	X02	PARCEL 2 PARCEL MAP NO 4943 PM 50-48	
097241003	RMD	R-M-2	LI	0.62	15	10	12	7	NONE	AE X02	1206 S SANTA FE AVE VISALIA	
097241013	RMD	R-M-2	LI	0.45	15	10	12	5	NONE	X02	EVANSDALE TR POR LT 63	

097241016	RMD	R-M-2	LI	0.09	15	10	12	1	NONE	X02	1309 S LIBERTY ST VISALIA
097241028	RMD	R-M-2	LI	0.20	15	10	12	2	NONE	X02	EVANSDALE TR POR LT 59
097241041	RMD	R-M-2	LI	0.41	15	10	12	5	NONE	X02	POR LOT 70, EVANSDALE TRACT, RM 13-13
097241042	RMD	R-M-2	LI	0.51	15	10	12	6	NONE	X02	POR LOT 70, EVANSDALE TRACT, RM 13-13
097242017	RMD	R-1-6	LI	1.85	15	10	12	22	NONE	X02	EVANSDALE TR LT 29 & 30
097261010	RMD	R-M-2	LI	0.82	15	10	12	10	NONE	X02	1425 S GARDEN ST VISALIA
097261045	RMD	R-M-2	LI	0.48	15	10	12	6	NONE	X02	1409 S GARDEN ST VISALIA
097282017	RMD	R-M-2	LI	0.43	15	10	12	5	NONE	X02	1818 S GARDEN #A VISALIA
097282018	RMD	R-M-2	LI	0.14	15	10	12	2	NONE	X02	1818 S GARDEN ST VISALIA
098030002	RMD	R-1-6, R-M-2	LI	5.65	15	10	12	68	NONE	AE X02	2237 E HOUSTON AVE VISALIA
098050002	RMD	R-1-6	LI	5.79	15	10	12	69	NONE	AE X02	1818 E GOSHEN AVE VISALIA
098050003	RMD	R-1-6	LI	5.80	15	10	12	70	NONE	AE X02	POR SEC 28-18-25
098050005	RMD	R-1-6	LI	9.05	15	10	12	109	NONE	AE X02	POR W/2 OF NE/4 SEC 28-18-25
098050051	RMD	R-1-4.5	LI	18.98	15	10	12	228	NONE	AE X02	2635 E HOUSTON AVE VISALIA
098200012	RMD	PA, R-1-6	LI	0.94	15	10	12	11	NONE	X02	1810 E HOUSTON AVE VISALIA
098200052	RMD	PA, R-1-6	LI	1.46	15	10	12	18	NONE	X02	1736 E HOUSTON AVE VISALIA
098200070	RMD	PA, R-1-6	LI	6.95	15	10	12	83	NONE	X02	POR REMAINDER PM 4016 841 P20
098330007	RMD	R-1-6	LI	2.37	15	10	12	28	NONE	X02	THE S 156.16 FT OF PAR 1 PAR MAP 3095 V31 P96 PM
098480005	RMD	PA, R-1-6	LI	2.35	15	10	12	28	NONE	AE X02	1904 E HOUSTON AVE VISALIA
100050012	RMD	R-M-2	LI	1.90	15	10	12	23	NONE	AE	POR 2 PM 4261 V43 P65
100070047	RMD	R-1-6	LI	1.00	15	10	12	12	NONE	X02	614 S GODDARD DR VISALIA
100080003	RMD	C-S-C-SO	LI	9.06	15	10	12	109	NONE	X02	2639 E NOBLE AVE VISALIA
100120019	RMD	C-SO, R-1-6	LI	6.07	15	10	12	73	NONE	AE	POR NE/4 OF SEC 33-18-25
100360032	RMD	C-N	LI	6.10	15	10	12	73	NONE	AE X02	PARCEL 1 OF PARCEL MAP 3804 OF PM 39-07
101041001	RMD	R-M-2	LI	0.27	15	10	12	3	NONE	X02	TR NO 151 LT 28 EX N 119 FT
101041002	RMD	R-M-2	LI	0.26	15	10	12	3	NONE	X02	TR NO 151 LT 29 EX N 119 FT
101041015	RMD	R-M-2	LI	0.32	15	10	12	4	NONE	X02	TR 151 N/2 LT 30
101050013	RMD	R-M-2	LI	0.89	15	10	12	11	NONE	AE	POR NW/4 34-18-25

101050019	RMD	OP, R-1-6	LI	9.48	15	10	12	12	114	NONE	X02	1410 S LOVERS LN VISALIA
101050038	RMD	R-1-6	LI	2.12	15	10	12	12	25	NONE	X02	
101060011	RMD	R-1-6	LI	0.47	15	10	12	12	6	NONE	AE	424 MC AULIFF RD VISALIA
103020068	RMD	A, R-1-6	LI	2.62	15	10	12	12	31	NONE	X02	PORS LOTS 9 & 11, RIVER RUN RANCH, RM 39-11
103020069	RMD	A, R-1-6	LI	3.39	15	10	12	12	41	NONE	X02	PORS LOTS 9, 10, 11, RIVER RUN RANCH, RM 39-11
103020070	RMD	A, OP, R-1-6, R-M-2	LI	0.44	15	10	12	12	5	NONE	X02	POR LOT 11, RIVER RUN RANCH, RM 39-11
126011034	RMD	A	LI	5.05	15	10	12	12	61	NONE	X02	
126300055	RMD	C-N	LI	0.44	15	10	12	12	5	NONE	X02	POR PARCEL 2 PARCEL MAP NO 4524 PM 46-29
126470008	RMD	R-M-2	LI	1.93	15	10	12	12	23	NONE	X02	POR N/2 4-19-25
126530001	RMD	R-M-2	LI	6.44	15	10	12	12	77	NONE	X02	PAR 1 PM 3941 V40 P45
127140003	RMD	R-M-3	LI	7.11	15	10	12	12	85	NONE	AE X02	POR N/2 OF NW/4 SEC 3:19/25
<b>Subtotal</b>				<b>274.43</b>					<b>3293</b>			

**LOW DENSITY RESIDENTIAL SITES (R-1-4.5 ZONE) - MODERATE INCOME (MI) INVENTORY**

APN	General Plan Land Use Designation	Zoning Designation (see note, Page A-8)	Inventory Income Level	Area (acres)	Maximum Density per General Plan	Minimum Density per General Plan	Typical Density per General Plan	No. of Units at Typical Density (DU/acre)	Entitlement Status	Subdivision Name	Flood Zone	Address
091040025	RLD	R-1-4.5	MI	1.29	10	2	8	10	TENTATIVE	ROCKWOOD ESTATES	AE X02	POR REMAINDER RIVERVIEW PARK NO 2 RM 34-9
091333044	RLD	R-1-4.5	MI	3.89	10	2	8	31	TENTATIVE	ROCKWOOD ESTATES	AE X02	POR REMAINDER RIVERVIEW PARK NO 2 RM 34-9
098050043	RLD	R-1-4.5	MI	1.76	10	2	8	14	TENTATIVE	LANCE LANE ESTATES	X02	2423 E HOUSTON AVE VISALIA
098050044	RLD	R-1-4.5	MI	18.19	10	2	8	146	TENTATIVE	LANCE LANE ESTATES	AE X02	POR NE/4 28-18-25
098050058	RLD	R-1-4.5	MI	0.35	10	2	8	3	TENTATIVE	EAGLE MEADOWS NO. 1	AE X02	STORM DRAIN BASIN IN NE/4 SEC 28:18/25
098050060	RLD	R-1-4.5	MI	9.08	10	2	8	73	TENTATIVE	OAK PARK ESTATES (REVISED)	X02	

098050062	RLD	R-1-4.5	MI	1.69	10	2	8	14	TENTATIVE	OAK PARK ESTATES (REVISED)	X02	
098050064	RLD	R-1-4.5	MI	3.48	10	2	8	28	TENTATIVE	EAGLE MEADOWS NO. 2	X02	FOR S/2 OF NE/4 SEC 28:18/25
098050067	RLD	R-1-4.5 OP,	MI	13.77	10	2	8	110	TENTATIVE	EAGLE MEADOWS NO. 1	AE X02	FOR NW/4 SEC 28:18/25
098050068	RLD	R-1-4.5	MI	16.05	10	2	8	128	TENTATIVE	EAGLE MEADOWS NO. 2	AE X02	FOR NW/4 SEC 28:18/25
098220057	RLD	R-1-4.5	MI	2.02	10	2	8	16	TENTATIVE	ST. JOHNS RIVERWALK	AE	FOR PARCEL 1, PARCEL MAP NO 3294, PM 33-96
101060008	RLD	R-1-4.5	MI	13.62	10	2	8	109	TENTATIVE	DEELYNNA RANCH	AE X02	FOR NW OF NE/4 SEC 34-18-25

										<b>Flood Zone</b>	<b>Address</b>
103180056	RLD	R-1-4.5, R-1-6	MI	0.21	10	2	8	2	NONE	X02	3206 E ROOSEVELT AVE VISALIA
103210035	RLD	R-1-4.5	MI	1.07	10	2	8	9	NONE	AE X02	POR E/2 SW/4 SEC 27-18-25
103280016	RLD	R-1-4.5	MI	0.23	10	2	8	2	NONE	AE X02	LOTS 16 & 29 TO 32 GOLDEN WEST VILLAGE RM 32-57
103330084	RLD	R-1-4.5	MI	0.14	10	2	8	1	NONE	AE	GOLDEN WEST VILLAGE UNIT 2 RM 35-04 LOT 27
103330088	RLD	R-1-4.5	MI	0.11	10	2	8	1	NONE	AE	GOLDEN WEST VILLAGE UNIT 2 RM 35-04 LOT 31
103330094	RLD	R-1-4.5	MI	0.19	10	2	8	2	NONE	X02	POR PARCEL 1 PARCEL MAP NO 3945 PM 40-49
103330098	RLD	R-1-4.5	MI	1.51	10	2	8	12	NONE	X02	3321 E HOUSTON AVE VISALIA
103330100	RLD	R-1-4.5, R-1-6	MI	2.18	10	2	8	17	NONE	X02	3307 E HOUSTON AVE VISALIA
103330101	RLD	R-1-4.5	MI	1.06	10	2	8	8	NONE	AE X02	3631 E HOUSTON AVE VISALIA
<b>Subtotal</b>				<b>6.70</b>				<b>735</b>			

**Note regarding Zoning Designations:** Zoning designations current as of the date of this publication are listed in Table B-1. Zoning designations on certain properties in the Sites Inventory will change prior to or within one year of the Housing Element adoption date. The changes are part of the City of Visalia's ongoing Zoning Ordinance Update in an effort to bring Zoning designations consistent with the current General Plan Land Use designations. The new Zoning designations, upon adoption of the Zoning Ordinance Update, allow for the specified number of typical units and inventories units.

**TABLE B.2  
SITES INVENTORY: DOWNTOWN VISALIA  
VISALIA  
2016**

APN	Land Use Desig.	Zoning	Acres	Typical Density	Typical Units	Comments
931777007	DMU	CSO	2.7	22	59	Most of the site is underutilized. Existing use as warehouse/distribution. The existing building is occupied by a pipe and plumbing supply company. Since the company has very little capital investment in the site, they are looking to relocate. The site has good frontage and would be ideal for a higher value use.
94273003	DMU	PA	0.4	23	9	Vacant.
094110013, 094100037	RHD	CS	2.0 1.4	22	75	Existing use is offices and storage used in association with a homeless shelter. It is not used as a day use or overnight facility. Over half of the site is vacant and parcel containing the building is large underutilized.
094100041, 094250002,	CMTU	CS	0.5 0.8	22	29	Industrial / Warehousing with some vacant land. These sites are currently vacant.
94250004	CMTU	CS	0.4	22	9	Vacant single-family residence.
093201008, 093201009, 093201010, 093201012, 093201013, 093201014, 093201015, 093201016, 93201020	DMU	PA	0.2 0.1 0.1 0.4 0.1 0.2 0.2 0.1 0.3	40	68	City-owned surface parking lot. Residential only. City participation shall be contingent on minimum 40 d.u./acre development potential.
94283001	DMU	CDI	1.5	40	60	City-owned recently vacated service commercial site/lumber yard on full city block.
<b>TOTAL</b>			<b>11.4</b>		<b>309</b>	

<sup>1</sup>Typical density of 22 units per acre based on most conservative estimate of development density potential.

Source: City of Visalia Community Development Department and Minter Hamish, 2009, City of Visalia 2015

**TABLE B-3  
SITES INVENTORY: EAST DOWNTOWN VISALIA  
Visalia  
2016**

Site Number	APN	GP LU Code	Zoning	GIS Acres	Typical Density	Typical Units	Inventoried Units*	Inventoried Income Level	Comments
<b>Neighborhood 1: Santa Fe</b>									
1	094305003, 094305008, 094305009	DMU	C-DT	0.4	25	30	15	Lower	One parcel is vacant. Other parcels contain marginal uses.
	0.5								
2	94295008	DMU	C-DT	0.3	25	40	20	Lower	Site is mostly occupied by a parking lot and vacant area. Restaurant on small portion of site.
				1.2					
3	094250038, 094250039	DMU	C-DT	1.6	25	40	20	Lower	A quarter of the property is vacant and the rest consists of a sign shop. The property owner has contacted the City and has expressed interest in redeveloping the site as a mixed-use development.
				0.1					
4	094240001, 094240002, 094240033	DMU	C-DT	1.6	25	43	21	Lower	Industrial/warehouse with large parking area.
				0.3					
5	094231001, 094231014, 094231021, 094231023	DMU	C-DT	0.5	25	20	10	Lower	
				1.7					
				0.03					
				0.4					
				0.04					
				0.4					





21	094232006, 094232007, 094232008	CMU	C-S	0.4	25	30	23	Lower	
				0.3					
				0.5					
				1.2					
22	094201001, 094201019, 094201020, 094201021	CMU	C-S	0.2	25	35	26	Lower	Sites 22 and 23. Sites have improved alleyway. One warehouse on parcels, and one small car sales office (underutilized). No significant constraints.
				0.7					
				0.2					
				0.2					
				1.4					
				0.5					
23	094201005, 094201026	CMU	C-S	0.7	25	30	23	Lower	
				1.2					
24	94201027 94240029	CMU	C-S	2.2	25	55	41	Lower	Vacant lot.
25	094240005, 094240039	C, CMU	C-S	0.9	25	23	17	Lower	Sites 25 and 26: Large paved area. One mature oak (species unk) on east side. One portable building on largest lot. Classic brick building being used for auto repair - great candidate for integration with new residential and reuse. Needs powerline undergrounding which is addressed in EDT Infrastructure Plan.
				0.2					
				0.2					
				0.2					
26		C, CMU	C-S	0.2	25	20	15	Lower	
				0.2					
				0.8					
27	94190001	C, CMU	C-S	0.4	25	10	8	Lower	Site 27: Used car lot. No constraints. Industrial/warehouse.
<b>SUBTOTAL - NEIGHBORHOOD 2</b>				<b>27.3</b>	<b>-</b>	<b>673</b>	<b>504</b>		

Neighborhood 4: Central Park									
1	94250031	CMU	C-S	0.7	25	18	13	Lower	Vacant site
2	94250015	CMU	C-S	0.8	25	20	15	Lower	Industrial/warehouse
<b>SUBTOTAL - NEIGHBORHOOD 4</b>				<b>1.5</b>		<b>38</b>	<b>28</b>		
<b>TOTAL ALL NEIGHBORHOODS</b>				<b>35.8</b>		<b>882</b>	<b>619</b>		
<b>TOTAL LOWER-INCOME</b>						<b>863</b>	<b>605</b>		
<b>TOTAL MODERATE-INCOME</b>				<b>1.3</b>		<b>20</b>	<b>14</b>		

Notes: \*Inventoried capacity varies by neighborhood:

Neighborhood 1: Santa Fe -- inventoried at 50 percent capacity

Neighborhood 2: East Main -- inventoried at 75 percent capacity

Neighborhood 4: Central Park -- inventoried at 75 percent capacity

\*\*Sites smaller than 0.5 acres inventoried as available for moderate-income based on expected project size for these sites