

TALLY OF POTENTIAL HOUSING UNITS TOWARD 1% GROWTH GUIDELINE

December 10, 2007

Overall Ranking	Range of Potential Units	Mid Point of Potential Units	Site	Description
Non-discretionary	144	144	A1-A5	Built units
Non-discretionary	263	263	B1-B11, B13	Approved units through May 2007
Non-discretionary	12-50	31	B12	Permitted in existing neighborhood shopping centers
Non-discretionary	18	18	C1	Second units estimate – ministerial
Non-discretionary	10-25	18	C2	R-2 zoned parcels
Non-discretionary	24	24	C3	R-3 zoned parcels
Non-discretionary	52	52	C4, D2	Downtown estimate under existing plan <i>(total of non-discretionary sites above = 550 units)</i>
1	44	44	F7	DJUSD Headquarters, B Street
2	7-16	12	E5	Kennedy Place
3	37-42	40	F3	Grande School Site
4	16	16	E6	Sweet Briar Drive
5	24	24	D1	Second Units- Increases With Program Changes Re: Discretionary Units
6	59-78	69	E1	Verona, Mace Ranch
7	0 ¹	0	E11	Downtown – Increases With Plan / Zoning Changes
8	125-500	313	F6	P G & E Service Center, Fifth and L St.- Mixed Uses
9	23	23	F18	Transit Corridor, Anderson Road
10	70-140	105	E9	Simmons, E. Eighth Street
11	90-180	135	F15	City / DJUSD Corp Yards, E. Fifth Street
12	16-32	24	E8	RHD Zone, Oxford Circle
13	4-16	10	E7	Fifth Ave Place, E. Fifth and Pole Line
14	43-72	58	F17	Civic Center Fields, B Street
15	24-28	26	F8	Willowbank Church, Mace Boulevard
16	45-60	53	F11	Willow Creek Neighborhood Commercial
17	460-1,000	730	H3 – Option B	Nishi Property – Residential and R&D With Access Via UCD Only
18	28-42	35	F9	Willowbank Church, NW corner Mace Boulevard and Montgomery Avenue
19	0	0	E13	Neighborhood Shopping Center – Increases With Plan / Zoning Changes
20	6-8	7	F19	2726 E. Fifth St., East of “Konditorei”
Subtotal of sites above this line		2,274	1% growth guideline through June 2013 = 2,300 units	
21	500-800	650	F1	Lewis Cannery Park site
22	52-72	62	F13-F14	Ott, Cowell Boulevard

¹ The Steering Committee found that this potential for housing needs more analysis.

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Overall Ranking	Range of Potential Units	Mid Point of Potential Units	Site	Description
23	350-520	435	H2	Signature Property - Mix of Housing Types
24	462-770	616	H3 – Option A	Nishi Property – Residential and R&D With Access Via Olive Drive Only
25	4-8	6	F10	NE Corner of Mace and Cowell Boulevards
26	30-62	46	E2-E3	Oakshade, Cowell Boulevard
27	160-300	230	G1	Wildhorse Horse Ranch - Mix of Housing Types
28	100	100	F4	Nugget Fields, Wildhorse
29	93-137	115	F16	Little League Fields, F Street
30	90-135	113	F12	Willow Creek Light Industrial, Chiles Road
31	400	400	H1 – Option B	Covell Village - Joint Plan Land Adjacent to South Half of F1 Lewis
32	800	800	H1 – Option A	Covell Village - To Top of Cannery Site
33	18-20	19	F2	Seiber, Cowell Boulevard
34	389-750	570	H4	Parlin - Residential With On-site Ag Mitigation
35	389-750	570	H5	Lin Boschken - Residential With On-site Ag Mitigation
36	590-900	745	H7	West of Stonegate - Residential With On-site Ag Mitigation
37	1,000-2,000	1,500	H6	Oeste Ranch - Residential With On-site Ag Mitigation
Grand total of all sites in table		7,978 ²		

² The grand total assumes a mid point of 673 units for the two Nishi site options (H3-B with 730 units and H3-A with 616 units) and a mid point of 600 units for the two Covell Village site options (H1-B with 400 units and H-1A with 800 units).