

Available Land Inventory - April 2021  
Vacant Parcels

APN	General Plan Designation	Cross Street / Address	Acreage	Allowable Zoning Density	Realistic Unit Capacity	Potential Constraints
<b>RE (Residential Estate Zone)</b>						
	Rural Residential			0.20 du/ac		
<b>Total</b>			0		0	
<b>R-1-A (Single-Family Residential, One Acre Zone)</b>						
002 051 028	Rural Residential	Roddan Ct	1.61	1 du/ac	1	Slope > 10%
049 190 039		1720 Jacobs Way	1.51		1	Slope > 10%
049 260 019		Airport Rd	1.75		1	Slope > 10%
049 260 020		Airport Rd	1.24		1	Slope > 10%
050 401 046		2346 Big Canyon Cr Rd	1.28		1	Slope > 10%
050 500 001		Meadow Lane	1.50		1	Slope > 10%
050 610 001		2690 Bedford Ave	0.68		1	
050 610 002		777 Quartz Mountain Dr	0.88		1	
050 610 003		2603 Kereka Ct	0.71		1	
050 610 004		2611 Kereka Ct	0.62		1	
050 610 005		2619 Kereka Ct	0.78		1	
050 610 006		2627 Kereka Ct	1.21		1	
050 610 007		2633 Kereka Ct	0.80		1	
050 610 008		2630 Kereka Ct	0.72		1	
050 610 009		2628 Kereka Ct	0.56		1	
050 610 011	2610 Kereka Ct	0.52	1			
050 610 013	2580 Kereka Ct	0.48	1			
050 610 014	745 Quartz Mountain Dr	0.67	1			

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050 610 015		2706 Bedford Ave	0.46		1		
050 610 016		764 Quartz Mountain Dr	0.69		1		
050 610 017		754 Quartz Mountain Dr	0.69		1		
050 610 018 + 023		726 Quartz Mountain Dr	1.00		1		
050 610 020		2750 Bedford Ave	0.46		1		
050 620 007		2545 Bedford Ave	1.08		1		
<b>Total</b>					<b>21.90</b>		<b>24</b>
<b>R-1-20,000 (Single-Family Residential, 20,000 Square Feet Minimum Parcel Area Zone)</b>							
001 031 041	Low Density Residential	Pleasant St / Bedford Ave	4.60	2.18 du/ac	6	Portion of Former Quartz Mountain Phase II - TSM 05-03	
001 071 017		2826 Bedford Ave	0.34		1	Slope ≈ 10%	
003 051 015		Rector St	2.60		2	Slope > 10%	
003 051 027		Main St	1.52		1	Slope > 10%	
003 051 028		Main St	1.50		1	Slope > 10%	
003 051 029		Main St	1.41		1	Slope > 10%	
003 051 030		Main St	1.41		1	Slope > 10%	
003 051 033		Main St	0.96		1	Slope > 10%	
003 101 022		Phillips Ct	0.13		1	Slope > 10%	
003 201 044		3194 Clark Ct	0.29		1	Slope > 10%	
003 321 002		3090 Degolia St	0.40		1	Slope > 10%	
003 322 001		750 Chamberlain	0.42		1	Slope > 10%	
003 322 002		742 Chamberlain	0.80		1	Slope > 10%	
003 323 006		3071 Degolia St	1.07		1	Slope > 10%	
004 2400 03		Spanish Ravine Rd	7.42		2	Slope > 20%	
004 240 004		Spanish Ravine Rd	7.26		2	Slope > 20%	
049 340 033		3093 Natures Way	1.60		3	Slope > 10%	
049 340 035		3105 Natures Way	2.03		1		
049 340 036		3085 Natures Way	1.30		1		
050 050 024		834 Poverty Hill	0.63		1	Slope > 10%	
050 060 020		725 Quartz Mountain Dr	0.78		1	Slope > 20%	
050 060 021		719 Quartz Mountain Dr	0.624		1	Slope > 20%	
050 401 014		Madrone Ln	1.08		1	Slope > 10%	
050 401 018		Madrone Ln	7.64		7		
050 401 026	2450 Morrene Dr	0.57	1	Slope > 10%			
050 401 046	2346 Big Canyon Creek Rd	1.28	1	Slope > 10%			

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050 420 037		Morrene Dr	0.62		1	Slope > 10%
050 490 050		Madrone Ln	1.09		1	Slope > 10%
050 420 090		Morrene Dr	14.87		17	Slope > 20%
050 500 011		Madrone Ln	4.19		6	Slope > 20%
050 500 013		Morrene Dr	2.12		2	Slope > 10%
050 500 026		1145 Madrone Ln	0.70		1	Slope > 10%
050 500 029		1153 Madrone Ln	0.57		1	Slope > 10%
050 500 031		1169 Madrone Ln	0.57		1	Slope > 10%
050 600 006		2624 Liberty Mine Ct	0.52		1	Slope > 10%
051 020 044		Cribbs Rd	1.23		1	Slope > 10%
051 070 014		Big Cut Rd	4.63		5	Slope > 30%
051 070 044		3280 Big Cut Rd	0.81		1	Slope > 10%
051 090 047		3321 Pardi Way	0.33		1	Slope > 10%
051 090 056		3408 Pardi Way	0.64		1	Slope > 10%
051 120 034		1297 Candelero Ct	0.62		1	Slope > 10%
051 120 038		1315 Candelero Ct	0.82		1	Slope > 10%
051 120 050		3296 Cedar Ravine Rd	0.46		1	Slope > 10%
051 170 023		Cedar Ravine Rd	2.74		1	Slope; Cedar Ravine Creek
051 281 042		615 Southview Cr	0.51		1	Slope > 10%
051 330 020		Spanish Ravine	1.86		1	Slope > 10%
051 330 032		Cedar Ravine Rd	0.54		1	Slope > 10%
051 330 057		Cedar Ravine Rd	6.90		5	Slope > 10%
051 350 012		Tranquil Creek Rd	5.19		4	Slope > 10%
051 350 023		2500 Northview Ln	0.94		1	Slope > 10%
051 350 025		2509 Northview Ln	1.99		1	Slope > 10%
051 350 028		3306 Tranquil Creek Rd	0.97		1	Slope > 10%
051 370 041		1590 Nesting Ct	0.65		1	Slope > 10%
051 3910 02		1738 Country Club Dr	0.50		1	Slope > 10%
051 392 005		1759 Country Club Dr	0.70		1	
050 420 090		Morrene Dr	14.90		1	Slope > 10%
051 520 024		1572 Country Club	0.46		1	Slope > 10%
051 520 025		1580 Country Club	0.46		1	Slope > 10%
051 630 006		Barrett Dr	41.01		31	Slope > 10%
323 540 020		Combella Rd	0.46		1	Gentle slope
323 540 021		2665 Baker Rd	0.49		1	Slope > 10%
<b>Total</b>			<b>165.72</b>		<b>140</b>	

P-1-10 000 (Single-Family Residential, 10,000 Square Foot Minimum Parcel Area Zone)

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<b>R-1-10,000 (Single-Family Residential, 10,000 Square Feet Minimum Parcel Area Zone)</b>								
002 380 017	Low Density Residential	2791 Hawks Landing Ct	0.28	4.36 du/ac	1	Gentle slope		
002 231 001		Carson Rd / Mosquito Rd	5.20		5	Slope > 10%		
049 141 019		1658 Smith Flat	0.73		1	Slope > 10%		
050 432 007		Tunnel St	0.22		1	Gentle slope		
050 110 016		912 Hillcrest St	0.18		1			
051 503 011		1519 Jeffrey Ln	0.29		1	Slope > 10%		
050 590 002		944 Crawford Drift	0.74		1	Slope > 10%		
050 590 003		945 Crawford Drift	0.97		1	Slope > 10%		
050 590 005		927 Crawford Drift	0.43		1	Slope > 10%		
050 590 007		909 Crawford Drift	0.37		1	Slope > 10%		
050 590 008		2532 Golden Eagle Dr	0.07		1	2826 bed		
051 660 006		1624 Pheasant Run	0.25		1	Slope > 10 %		
<b>Total</b>					<b>9.73</b>	<b>16</b>		
<b>R-1-6,000 (Single-Family Residential, 6,000 Square Feet Minimum Parcel Area Zone)</b>								
001 021 002		Med. Density Residential	Hillcrest St		0.40	7.26 du/ac	1	Slope > 10%
001 171 057	854 Spring St		0.18	1	Slope > 10%			
001 171 058	862 Spring St		0.20	1	Slope > 10%			
001 171 059	872 Spring St		0.25	1	Slope > 10%			
002 051 008	Pleasant St/Bedford Ave		5.30	28	Slopt > 20%			
002 111 006	2879 Willow St		0.40	1	Slope > 10%			
002 251 017	1322 Village Ln		1.75	2	Access, utilities			
002 251 019	Village Ln		1.00	5	Access, utilities			
003 262 006	920 Bartlett Ave		0.16	1				
003 313 006	873 Estey Way		0.16	1				
004 031 005	3129 Sheridan St		0.91	1	Slope > 10%			
004 152 045	3115 Corina St		0.16	1				
004 191 040	1448 Lane Dr		0.20	1	Access			
050 160 021	Hilltop Dr		0.50	1	Access			
050 170 013	Canal St		0.24	1	Access			
050 170 014	Canal St		0.27	1	Access			

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050 170 016		Canal St	0.25		1	Access		
050 170 022		Canal St	0.22		1	Access		
050 210 030		Canal St	1.41		7	Slope > 10%		
050 360 014		2827 Moulton Dr	0.30		1	Slope > 10%		
050 391 008		592 Fairview Dr	0.18		1	Slope > 10%		
050 391 009		586 Fairview Dr	0.22		1	Slope > 10%		
050 391 011		461 Lynne Ct	0.32		1	Slope > 10%		
051 340 058		Francis Ave	0.38		1	Slope > 10%		
051 340 060		Francis Ave	0.22		1	Slope > 10%		
323 570 018		Canal St	0.23		1	Access		
<b>Total</b>					<b>15.81</b>		<b>64</b>	

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<b>R-2 (Low Density Multi-Family Residential Zone)</b>							
003 301 003	High Density Residential	1094 Estey Ct	0.18	8 du/ac	1	Slope > 10%	
003 313 006		873 Estey Way	0.16		1	Planned Development	
003 330 001		934 Monica Way	0.35		1	Planned Development	
003 330 005		961 Estey Way	0.66		1	Planned Development	
003 330 006		969 Estey Way	0.19		1	Planned Development	
003 330 010		966 Estey Way	0.25		1	Planned Development	
003 330 011		960 Estey Way	0.31		1	Planned Development	
003 330 012		950 Estey Way	0.33		1	Planned Development	
003 330 013		942 Estey Way	0.33		1	Planned Development	
003 330 014		899 Estey Way	0.39		1	Planned Development	
003 330 016		883 Estey Way	0.62		1	Planned Development	
325 290 031		3075 Gold Nugget Way	1.13		9		
325 290 034		3101 Gold Nugget Way	0.87		6		
<b>Total</b>					<b>5.77</b>	<b>26</b>	
<b>R-3 (Medium Density Multi-Family Residential Zone)</b>							
049 170 006	High Density Residential	Broadway	2.54	12 du/ac	22	Slope > 10%; access and utilities	
049 170 008		Broadway	5.02		45	Slope > 10%, unimproved access and utilities	
049 170 009		Broadway	1.00		9	Slope > 10%, unimproved access and utilities	
049 170 010		1620 Broadway	1.34		12	Slope > 10%; access and utilities	
049 170 011		1616 Broadway	1.00		9	Slope > 10%; access and utilities	
049 170 014		Wiltse Rd	3.34		30	Slope > 10%, unimproved access and utilities	
323 660 019		2836 Winesap Cir	0.504		1		
323 660 020		2828 Winesap Cir	0.32		1		
<b>Total</b>					<b>15.06</b>	<b>129</b>	
<b>R-4 (High Density Multi-Family Residential Zone)</b>							
051 505 001	High Density Residential	Cedar Ravine at Country Club Dr	1.12	16 du/ac	16		
323 580 023		Placerville Dr	6.29		75	Slope > 25%, no utilities, access insufficient, wetlands; realistic unit capacity assumes 75% of gross capacity	
<b>Total</b>			<b>7.41</b>		<b>91</b>		

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<b>R-5 (Very High Density Multi-Family Residential Zone)</b>						
<b>Total</b>	High Density Residential		0	20 - 24 du/ac	0	
<b>HO (Housing Opportunity Overlay Zone)</b>						
323-220-006 and 323-220-008	High Density Residential - Housing Opportunity Overlay	Mallard Lane at Macintosh Drive	6.14	20 du/ac min - 24 du/ac max	72	
323-400-020		Ray Lawyer Dr	3.63		35	
323-570-001		Middletown Rd / Cold Springs Rd / Placerville Dr	4.05		73	
323-570-037		Middletown Rd / Cold Springs Rd / Placerville Dr	3.55		63	
<b>Total</b>			<b>17.37</b>		<b>243</b>	
<b>Overall Totals</b>			<b>258.77</b>		<b>733</b>	

Revised Mar 2021