

Table 20: Housing Site Inventory

Map ID	Address	APN	Land Use	Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County															
GEY-5	80 Highway 128	140-100-004	UR 6	R3 6	0.87	0.87	Residential	6	4	0	0	4	Low	0.93	1908
GEY-6	21322 Geyserville Ave	140-150-012	UR 6	R3 7	1.46	1.4	Residential	6	7	0	0	7	Low	0.85	1938
GEY-7	Geysers Rd	140-160-011	UR 4.8	R1 4.8	1.11	1.11	Vacant	4.8	5	0	0	5	High	0	N/A
5 - Santa Rosa															
SAN-11	3372 Santa Rosa Ave	044-101-023	UR 13	R3 13	1.26	1.26	Residential	13	15	0	11	4	Low	0.6	1880
SAN-12	358 E Robles Avenue	134-132-022	UR 20	R3 20	1.12	1.12	Residential	20	21	13	4	4	Low	0.36	1940
LAR-9	5200 Fulton Rd	039-025-053	UR 11	R2 11	3.04	2.29	Residential	11	24	0	17	7	Low	1	1880
LAR-10	5368 Fulton Rd	039-380-027	UR 5	R1 5	1.04	1.04	Residential	5	4	0	0	4	Low	0.37	1954
SAN-15	3454 Santa Rosa Ave	134-132-017	UR 13	R3 13	4.1	4.1	Vacant	13	53	0	37	16	Low	0	N/A
SAN-16	3445 Brooks Avenue	134-132-067	UR 20	R3 20	0.95	0.95	Auto storage	20	28	17	6	5	Low	0	N/A
SAN-17	388 E Robles Ave	134-132-025	UR 20	R3 20	0.75	0.75	Residential	20	21	13	4	4	Low	0.89	1963
7 - Rohnert Park/Cotati															
PEN-10	10004 Main St	047-173-016	UR 6	R3 8	1.36	1.36	Residential	6	7	0	0	7	Low	0.85	1956
9 - Sonoma Valley															
ELD-1	15577 Brookview Dr	054-381-010	UR 4	R1 4	1.26	1.26	Residential	4	4	0	0	4	Moderate	0.43	1956
AGU-4	17881 Riverside Dr	133-150-038	UR 5	R1 5	1.37	1.37	Residential	5	5	0	0	5	High	0	N/A

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GLE-3	15000 Arnold Dr	054-090-001	SDCSP	SDCSP	584.4	584.4	SDC Site	30	100	20	0	80	Moderate	N/A	1891
GLE-4	14785 Arnold Dr	054-150-005	SDCSP	SDCSP	90.66	90.66	SDC Site	30	100	20	0	80	Moderate	N/A	1891
Total					694.75	693.94			398	83	79	236			

* Site Capacity has been reduced to account for site specific constraints.

Table 21: Rezone Sites

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County																	
GEY-1	21837 Geyserville Ave	140-180-035	LC	LC, AH	UR 20	R3 20	5.11	4.5	Vacant	20	90*	63	9	18	High	0	N/A
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	R1 4.8	UR 20	R3 20	1.07	1.07	Residential	20	19	14	2	4	High	1.58	N/A
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	R1 4.8	UR 20	R3 20	5.86	1.31	Residential	20	19	18	3	4	High	0.94	1910
4 - Russian River																	
FOR-1	6555 Covey Rd	083-073-017	LI	MP, AH	UR 20	R3 20	2.86	2.86	Light industrial	20	57	40	6	11	High	5.9	N/A
GUE-4	16050 Laughlin Road	069-230-007	UR 2	RR 2	UR 20	R3 20	4.23	4.23	Residential	20	19*	50	17	16	Moderate	0.06	1943
FOR-3	6194 Forestville Street	084-020-004	UR 2	R1 2	UR 20	R3 20	1.66	1.66	Vacant	20	33	23	3	7	High	0	1936
FOR-4	6090 Van Keppel Road	083-073-010	UR 2	RR 2	UR 20	R3 20	3.55	3.55	Residential	20	70	49	7	14	High	0	N/A
5 - Santa Rosa																	
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	LC	UR 20	R3 20	3	3	Religious Building	20	20*	36	12	12	Low	3.3	1983
LAR-3	1 Airport Boulevard	039-025-060	LC	CO, AH	UR 20	R3 20	0.45	0.45	Vacant	20	9	0	4	5	Low	0	N/A
LAR-4	245 Airport Blvd	039-025-026	UR 9	R2 9	UR 20	R3 20	0.29	0.29	Vacant	20	5	0	2	3	Low	0	1924
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	R1 5	UR 20	R3 20	1.51	1.51	Residential	20	19	17	6	6	Low	0.29	1914
LAR-8	5224 Old Redwood Hwy	039-390-022	LC	CO	LC	CO WH	0.46	0.46	Vacant	16	7	0	4	3	Low	0	N/A
SAN-10	4020 Santa Rosa Avenue	134-192-016	LI, RR 3	M1, RR 3	LI, RR 3	M1 WH	5.26	5.26	Parking lot	16	84	0	42	42	Low	0	N/A

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SAN-2	298 W Robles Avenue	134-111-068	GI	M2	GI	M2 WH	8.3	8.3	Warehouse	16	132	0	66	66	Low	0.23	1964
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	PC	LC	LC WH	6.26	6.26	Motel & commercial	16	100	0	50	50	Low	0.5	1967
SAN-6	3824 Dutton Avenue	134-072-040	GI	M1	GI	M1 WH	3.01	3.01	Auto storage	16	48	0	24	24	Low	0	N/A
SAN-7	3280 Dutton Avenue	134-072-038	GI	M1	GI	M1 WH	3.01	3.01	Vacant	16	48	0	24	24	Low	0	N/A
SAN-8	3427 Moorland Avenue	134-111-020	UR 5	RR	UR 20	R3 20	1.02	1.02	Residential	20	18	11	4	3	Low	2	1967
SAN-9	150 Todd Road	134-171-059	LI	M3	GI	M3 WH	6.57	6.57	Light manufacturing	16	105	0	53	52	Low	0.79	1965
6 - Sebastopol																	
GRA-1	9001 Donald St	130-165-001	UR 5	R1 5	UR 20	R3 20	1.12	1.12	Vacant	20	20	15	2	5	Highest	0	N/A
GRA-2	3400 Ross Road	130-090-009	GI	M1	GI	M2 WH	2.28	2.28	Industrial	16	36*	0	18	18	Highest	0	N/A
GRA-3	3155 Frei Rd	130-180-079	RR 2	RR 2	UR 20	R3 20	1.18	1.18	Residential	20	19	15	2	5	Highest	1.38	1985
GRA-4	3280 Hicks Road	130-146-003	UR 2	RR 2	UR 20	R3 20	2.08	2.08	Residential	20	19	28	4	8	Highest	0.75	1932
7 - Rohnert Park/Cotati																	
PEN-1	10078 Main Street	047-174-009	GC	C2	LC	C2 WH	0.05	0.05	Single Story Store	16	0	0	0	0	Low	0	N/A
PEN-2	635 Goodwin Ave	047-152-020	UR 2	RR 1	UR 20	R3 20	1.01	1.01	Vacant	20	20	12	4	4	Low	0	N/A
PEN-3	10070, 10078, 11790 Main Street	047-174-008	GC	C2	LC	C2 WH	0.16	0.16	Single Story Store	16	2	0	1	1	Moderate	0.84	1900
PEN-4	635 Goodwin Ave	047-152-019	UR 2	RR 2	UR 20	R3 20	1.72	1.72	Vacant	20	20	20	7	7	Low	0	N/A
PEN-6	355 Adobe Road	047-091-013	UR 1	RR 1	UR 20	R3 20	1.95	1.95	Residential	20	18	22	7	8	Low	1.04	1965
PEN-7	220 Hatchery Road	047-153-004	UR 2	RR 2	UR 20	R3 20	5	5	Residential	20	99	59	20	20	Low	1.12	1920
PEN-8	202 Main Street	047-166-023	GC	C3	GC	C2 WH	0.65	0.65	Warehouse	16	10*	0	5	5	Moderate	0.32	1918

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PEN-9	11830 Main Street	047-166-025	GC	C3	GC	C2 WH	0.31	0.34	Warehouse	16	4*	0	2	2	Moderate	0.68	1918
9 - Sonoma Valley																	
AGU-1	188 Academy Lane	056-531-005	UR 1	R1 1	UR 20	R3 20	1.29	0.87	Residential	20	19*	10	3	3	Low	0.16	1900
AGU-2	211 Old Maple Ave	056-531-006	UR 1	R1 1	UR 20	R3 20	6.74	2.81	Vacant	20	20*	34	11	11	Low	0.64	1910
AGU-3	18621 Railroad Avenue	052-272-011	UR 5	R1 5	UR 20	R3 20	3.15	3.15	Religious Building	20	54	38	13	12	Low	2.19	N/A
SON-1	20549 Broadway	128-311-015	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.21	1948
SON-2	20559 Broadway	128-311-016	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.34	1960
SON-3	20535 Broadway	128-311-014	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	3.36	1945
SON-4	20563 Broadway	128-311-017	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	19	11	4	4	Low	1.6	1934
Total							87.87	86.66			1,335	618	453	486			

*Site Capacity has been reduced to account for site specific constraints.

Table 22: Sites to be Rezoned Through Program

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
5 - Santa Rosa																	
SAN-18	Lance Dr	036-111-009	Medium High Density Residential	R-3-30	UR 20	R3 20	6	6	Vacant	25.5	153	61	46	46	Low	0	N/A
SAN-18	Lance Dr	036-111-009	Medium Density Residential	R-3-18	UR 11	R2 11	8	8	Vacant	15.3	122	0	61	61	Low	0	N/A
SAN-19	Lance Dr	036-111-010	Medium Density Residential	R-3-18	UR 11	R2 11	4.82	4.82	Vacant	15.3	73	0	36	37	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Medium High Density Residential	R-3-30	UR 20	R3 20	10	10	Vacant	25.5	255	102	76	77	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Retail and Business Services	CN	LC	C2 WH	1.5	1.5	Vacant	25.5	38	0	19	19	Low	0	N/A
Total							30.32	30.32			641	163	238	240			

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