

SUMMARY TABLE										
USING LEGAL AREAS, JUDGING AND ESTIMATING						percent		USING CALCULATED VALUES FROM GIS		
# of sites provided			136				100%			
Less Developed sites			43				32%			
plus sites discovered vacant during survey			14				10%			
net vacant sites			107				79%	100%		
# unbuildable stand-alone using criteria			49					46%		
# buildable stand-alone using criteria			57					53%		
# buildable in groups using criteria			54					50%		
All sites considered buildable using criteria			72					67%		
Total Acreage of all sites			314.15					100%	316.61	100%
Developable acreage now vacant regardless of site buildability criteria			126.97					40%		
developable acreage of stand-alone buildable sites using criteria			115.70					37%		
Developable acreage in groups only			91.07					29%		
Acreage added by unbuildable sites becoming buildable if in a group			6.76							
All developable acreage in and out of groups using criteria			122.46					39%	128.17	40%
	Retail/commercial								33.61	
	Office, R&D								74.79	
	Lt manufacturing								19.77	
Potential building square footage regardless of site buildability			1,106,196	(counting unbuildable sites sq ft.)			100%		1,116,602	
Building s.f. stand-alone buildable sites using 0.2 FAR			1,007,946	(counting multiple floors on some parcels)			91%			
potential building square footage grouped on buildable sites			1,066,874				96%			

SITE DETAILS

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	Buildability										Comments/notes
						% Slope under 15%--eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?	
	La Barr Meadows	22-150-13	1232 State Highway 49	0.15	Vacant	100%	N	N		La Barr Meadows	Baronian	narrow	B	Y	B	Narrow site which could be developed into residential or commercial. Parcel -13 can stay with adjacent home or combine with -14.
	La Barr Meadows	22-150-14		2.27	Vacant	99%	N	N		Meadows	Baronian	tiny	B	Y	B	
	South Auburn	29-260-04		2.82	Vacant	50%	N	N	N	Adams Ln	Elder	Steep portions heavily wooded	B	Y	B	Part of a group of sites owned by Elder, which can combine to make a single office, industria, multi-family housing, and/ or a combined mixed-use development of up to 14 acres. Parcels 29-250-04 and 29-290-03 were re-configured into 2 new parcels 29-250-04 & 29-350-15 @ 2.02 & 5.45 acres respectively. 29-290-03 no longer exists.
	South Auburn	29-270-06		1.12	Vacant	60%	N	N	N	Adams Ln	Elder		B	Y	B	
	South Auburn	29-270-10		1.27	Vacant	90%	N	N	N	Adams Ln	Elder	North property line heavily wooded	B	Y	B	
	South Auburn	29-280-02		0.04	Vacant	100%	N	N	N	S. Auburn	Elder	Old foundation, ck for site contamination from previous uses.	U	Y	B	
	South Auburn	29-280-03		0.23	Vacant	100%	N	N	N	S. Auburn	Elder		U	Y	B	
	South Auburn	29-280-05		0.25	Vacant	100%	N	UG Creek	Storm Drain front center of site	S. Auburn	Elder		U	Y	B	
	South Auburn	29-280-06		0.47	Vacant	100%	N	N	N	S. Auburn	Elder		U	Y	B	
	South Auburn	29-290-02		7.00	Vacant	80%	N	Creek crosses site	N	S. Auburn	Elder	Flag lot with narrow paved access to S. Auburn St.	B	Y	B	
	South Auburn	29-290-03		3.89	Vacant	80%	N	N	N	S. Auburn	Elder		B	Y	B	
	Whiting Street	29-340-01		8.41	Vacant	100%	N	N	N	Whiting			B	Y	B	
	Whiting Street	29-340-02		1.25	Vacant	100%	N	N	N	Whiting	GV Church of Christ	Adjacent to church	B	Y	B	Church keeping for expansion? Part of a group of sites developable up to 11.3 ac.
	Whiting Street	29-270-32		1.68	Vacant	100%	N	N	N	No. Whiting via gravel Joyce Dr.	Henderson et al	Adjacent to church	B	Y	B	Part of a group of sites developable up to 11.3 ac.
	A&A Air Conditioning	29-300-04		0.71	Vacant	40%	N	N	N	S. Auburn	A & A A/C	Useable Area now a dirt parking lot for business	U	Y	U	Part of a group of sites owned by A & A Air Conditioning, presumably for buffer and future expansion. Only 1/2 acre can be built.
	A&A Air Conditioning	29-300-05		0.18	Vacant	20%	N	N	N	S. Auburn	A & A A/C	Small triangle lot too steep to develop	U	Y	U	
	A&A Air Conditioning	29-300-12		0.11	Vacant	80%	N	N	N	S. Auburn	A & A A/C		U	Y	U	
	A&A Air Conditioning	29-300-18		0.20	Vacant	20%	N	N	N	S. Auburn	A & A A/C	Flag lot partially used for storage	U	Y	U	
	A&A Air Conditioning	29-310-11		0.14	Vacant	90%	N	N	N	No. via 300-04	A & A A/C	Small triangle lot w/ small flat area for parking only.	U	Y	U	

Eyeball Estimating (Shaded areas represent potentially grouped sites)															Calculated on GIS			
APN	GP Designation	Zoning	Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acreage added to group	Potential Devel. Acreage of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage--Group	Est. Floors	Total bldg sq footage	Suggested Land Use	Calculated Lot Acreage	Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate			
22-150-13	BP	R-1	0.15	0.15		2.3973	1,307	20,885	1	20,885.28		0.14	100%	0.14	1,220			
22-150-14	BP	R-1	2.2473	2.2473			19,578		1			1.39	89%	1.24	10,778			
29-260-04	OP	R-2	1.41	1.41			12,284		2	24,568	MF housing	5.45	57%	3.11	27,064			
29-270-06	OP	R-2	0.672	0.672			5,854		2	11,709	MF housing	1.15	68%	0.78	6,813			
29-270-10	OP	R-2	1.143	1.143			9,958		1	9,958	Heavy Commercial	1.24	83%	1.03	8,966			
29-280-02	OP	R-2	0.04		0.04	12.927	348	112,620	1	348	Heavy Commercial	0.03	97%	0.03	254			
29-280-03	OP	R-2	0.23		0.23		2,004		1	2,004	Heavy Commercial	0.23	99%	0.23	1,984			
29-280-05	OP	R-2	0.25		0.25		2,178		1	2,178	Heavy Commercial	0.30	100%	0.30	2,614			
29-280-06	MI	R-2	0.47		0.47		4,095		1	4,095	Heavy Commercial	0.51	96%	0.49	4,265			
29-290-02	MI	M-1	5.6	5.6			48,787		2	97,574	MF housing	6.46	72%	4.65	40,521			
29-290-03	OP	R-2	3.112	3.112			27,112		1	27,112	Heavy Commercial	2.02	99%	2.00	17,422			
29-340-01	C	C-2	8.41	8.41			73,268		1	73,268	Commercial or M-f housing	8.38	100%	8.38	73,007			
29-340-02	C	C-2	1.25	1.25		11.34	10,890	98,794	1	10,890	Church expansion site	1.25	100%	1.25	10,890			
29-270-32	C	C-2	1.68	1.68			14,636		1	14,636	Commercial or M-f housing	1.69	100%	1.69	14,723			
29-300-04	MI	M-1	0.284				2,474		1	2,474		0.71		0.00	0			
29-300-05	MI	M-1	0.036			0.574	314	5,001	1	314		0.17		0.00	0			
29-300-12	MI	M-1	0.088				767		1	767		0.13		0.00	0			
29-300-18	MI	M-1	0.04				348		1	348		0.21		0.00	0			
29-310-11	MI	M-1	0.126				1,098		1	1,098		0.13		0.00	0			

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	Buildability										Comments/notes
						% Slope under 15%--eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?	
	Litton North	35-530-12		2.54	Vacant	80%	N	N	Storm drain westlot line	Sierra College Dr.	BP Properties	Wooded, adjacent to Sierra Bldg.	B	Y	B	Lot #12 of subdivided Litton business park. Marked "sold" on sign.
	Litton North	35-530-13		3.78	Vacant	70%	N	N	Storm drain rear lot line	Ridge Rd.	Calloway Devel.	Wooded, somewhat hilly	B	Y	B	Lot #13 of subdivided Litton business park
	Litton North	35-530-14		2.13	Vacant	90%	N	N	Storm Drain east lot line	Sierra College or Ridge Rd.	Calloway Devel.	Hilly, wooded.	B	Y	B	Lot #14 of subdivided Litton business park
	Litton North	08-060-58		5.11	Vacant	50%	N	N		Litton Springs Road	English Mtn. Ranch	Steeply sloped, heavily wooded.	U	Y	B	This parcel will be split into part of lots #26 & 27 in Litton Business Park.
	Litton North	08-060-60		3.48	Vacant	15%	N	N		Litton Springs Road	Litton et al	West half steep slope	B	Y	B	This parcel will be split into part of lots #27 & 28 in Litton Business Park.
	Litton East	35-530-02		1.38	Vacant	70%	N	N		Sierra College Blvd or Main	English Mtn. Ranch	Heavy traffic on corner	B	N	U	Key corner site with great exposure for commercial business on Main. Original Lot #1 of Litton Business Park
	Litton East	35-530-06		2.18	Vacant	90%	N	N		Sierra College	Calloway Devel.		B	N	U	Signature parcel on traffic circle, lot #6 of Litton Business Park
	Litton East	35-540-02		10.62	Partially Developed	50%	N	N		Around back of hospital building.	English Mtn. Ranch	2-acre flat area east of Hospital Bldg.	B	Y	B	This parcel marked for lot split into lots #33 & 18 of Litton BP, with lower portion slated for open space.
	Litton East	35-540-06		2.77	Vacant	40%	N	N		Litton Springs Road	Litton et al	Back of site steep	B	Y	B	Lot #17 of Litton Business Park. Adjacent to existing medical offices. Slated for 22,000 sf professional office building for sale or lease -- Cornerstone Realty
	Litton East	35-540-03		6.58	Vacant	15%	N	Y	Canal & Litton trail passes through site	None	City of Grass Valley	Steep, canal, no access	U	N	U	Residual site owned by City. Best left as open space
	Litton East	35-540-04		2.43	Vacant	70%	N	N		Sierra College Dr.	Calloway Devel.	Bottom of site steep along canal and Litton Trail	B	N	U	Lot # 5 of Litton BP. Adjacent to existing medical offices
	East Main -CHAPA	35-260-56		7.20	Vacant	90%	N	N		E. Main	CHAPA		B	Y	B	Parcel -56 is a large, desirable mostly flat site. All 4 sites can combine into a 10-acre development for commercial or institutional purposes. Existing CHAPA clinic nearby on E. Main, so assume this is for future clinic expansion. Parcels -05, -04, & -03 are Litton BP lots # 4,3, & 2 respectively.
	East Main -CHAPA	35-530-03		1.47	Vacant	90%	N	N		E. Main or Sierra College Dr.	CHAPA		B	Y	B	
	East Main -CHAPA	35-530-04		1.50	Vacant	70%	N	N		Sierra College Dr.	CHAPA		B	Y	B	
	East Main -CHAPA	35-530-05		1.93	Vacant	60%	N	N	Canal & Litton Trail along north lot line	Sierra College Dr.	CHAPA	Irregular lot shape unless combined.	B	Y	B	

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			Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acreage added to group	Potential Devel. Acreage of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage-- Group	Est. Floors	Total bldg sq footage	Suggested Land Use	Calculated Lot Acreage	Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate
35-530-12	BP	CBP	2.032	2.032			17,703		2	35,406	Office complex	2.53	63%	1.59	13,886
35-530-13	BP	CBP	2.646	2.646			23,052		2	46,104	Office complex	4.30	55%	2.37	20,604
35-530-14	BP	CBP	1.917	1.917		9.672	16,701	84,262	2	33,402	Office complex	2.24	84%	1.88	16,392
08-060-58	BP	CBP	2.555		2.555		22,259		2	44,518	Buffer, recreation	4.75	65%	3.09	26,898
08-060-60	BP	CBP	0.522	0.522			4,548		2	9,095	Recreation, office complex	2.76	13%	0.36	3,126
35-530-02	C	C-2	0.966	0.966			8,416		2	16,832	Retail -- Commercial	1.47	76%	1.12	9,733
35-530-06	BP	CBP	1.962	1.962			17,093		2	34,186	Office complex	2.35	83%	1.95	16,993
35-540-02	BP	CBP	5.31	5.31			46,261		2	92,521	Office complex	11.77	25%	2.94	25,635
35-540-06	BP	CBP	1.108	1.108		6.418	9,653	55,914	2	19,306	Office complex	3.37	22%	0.74	6,459
35-540-03	BP	OS	0				-		0	-		5.95		0.00	0
35-540-04	BP	CBP	1.701	1.701			14,819		2	29,638	Office complex	2.67	59%	1.58	13,724
35-260-56	C	C-2	6.48	6.48			56,454		2	112,908	Office complex, institution, and/or m-f housing	7.23	74%	5.35	46,611
35-530-03	C	C-2	1.323	1.323		10.011	11,526	87,216	2	23,052	Office complex, institution, and/or m-f housing	1.52	85%	1.29	11,256
35-530-04	C	C-2	1.05	1.05			9,148		2	18,295	Office complex, institution, and/or m-f housing	1.62	59%	0.96	8,327
35-530-05	C	C-2	1.158	1.158			10,088		2	20,177	Office complex, institution, and/or m-f housing	1.86	56%	1.04	9,074

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						% Slope under 15%--eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?		
	East Main - Berryhill	09-191-11		2.51	Vacant	10%	N	N			Steep off E. Main	Michelin et al		U	Y	U	Hilly and problematic to develop. Active development on flatter area behind these parcels. All 5 sites could be combined if home site between is also acquired.
	East Main - Berryhill	09-191-12		1.09	Vacant	5%	N	N			Steep off E. Main	Dawkins et al		U	Y	U	
	East Main - Berryhill	09-191-36		2.02	Vacant	10%	N	N			Steep off E. Main	Michelin et al		U	Y	U	
	East Main @ Hughes	09-191-44		0.44	Vacant	5%	N	N			Steep off E. Main	Hattar		U	Y	U	
	East Main @ Hughes	09-191-45		0.37	Vacant	10%	N	N			Steep off E. Main	Hattar		U	Y	U	
	East Main - Fitness	08-170-65		2.11	Vacant	25%	N	N			None	Sierra Athletic Club	Steep, hilltop site	U	Y	U	Probably an outdoor trail system of some kind.
	East Main - Fitness	09-190-35		1.41	Developed	0%	N	N			W. Berryhill	Sierra Athletic Club	Now used as paved parking for fitness center.	D	Y	D	Developed.
	East Main - Fitness	09-190-36		3.40	Vacant	80%	N	N			Best is W. Berryhill	Sierra Athletic Club	Adjacent to fitness center,	B	Y	B	Looks like an expansion area for fitness complex. Volleyball courts already on site.
	N. Springhill Dr.	35-260-62		1.70	Vacant	100%	N	N			Future Springhill extension	Bargetto et al		B	Y	B	Though much of the terrain on these sites is hilly, adjacent building has occurred on land just as steep. Excellent freeway visibility is an asset for marketability. Currently for sale. Listed by Sperry Van Ness (Lock Richards). Springhill extension will add accessibility to these parcels.
	N. Springhill Dr.	35-260-63		13.67	Vacant	50%	N	N			Future Springhill extension	Ruppert	Steeper on lower half. Past development on separate flatter portions	B	Y	B	
	N. Springhill Dr.	35-260-64		11.37	Vacant	50%	N	N			Future Springhill extension	Bargetto et al	Steeper on lower half. Best development on forested knoll	B	N	U	
	S Springhill Dr.	09-201-20		0.95	Vacant	50%	N	N			Driveway on adjacent site	Ruble et al	Access via 09-201-21	U	Y	B	Suitable only for small multi-tenant facility as 2 sites combined. Existing home on back of -21 would have to be removed.
	S Springhill Dr.	09-201-21		1.14	Vacant	80%	N	N			Driveway on adjacent site	Ruble et al	Access via driveway of adjacent small multi-tenant bldg.	B	Y	B	

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			Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acres added to group	Potential Devel. Acreage of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage-- Group	Est. Floors	Total bldg sq footage	Suggested Land Use	Calculated Lot Acreage	Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate
09-191-11	C	C-2	0.251				2,187		0	-	Hillside homes	2.66		0.00	0
09-191-12	C	C-2	0.0545			0.5665	475	4,935	0	-	Hillside homes	1.28		0.00	0
09-191-36	C	C-2	0.202				1,760		0	-	Hillside homes	2.02		0.00	0
09-191-44	C	C-2	0.022				192		0	-	Hillside homes	0.41		0.00	0
09-191-45	C	C-2	0.037				322		0	-	Hillside homes	0.46		0.00	0
08-170-65	C	R-1	0.5275				4,596		1	4,596	Fitness center	2.24		0.00	0
09-190-35	C	C-2	0			3.2475	-	28,292	1	-	Fitness center	1.44	0%	0.00	0
09-190-36	C	C-2	2.72	2.72			23,697		1	23,697	Fitness center	3.34	72%	2.40	20,951
35-260-62	BP	R-2A-MH	1.7	1.7		8.535	14,810	74,357	1	14,810	Best as commercial because of freeway visibility, but good m-f housing like the	1.51	99%	1.49	13,024
35-260-63	BP	R-2A-MH	6.835	6.835			59,547		1	59,547	Best as commercial because of freeway visibility, but good m-f housing like the adjacent complex	14.08	65%	9.15	79,732
35-260-64	BP	R-2A-MH	5.685	5.685			49,528		1	49,528	commercial because of freeway visibility, but good m-f housing like the adjacent complex on Dorsey.	11.10	51%	5.66	49,319
09-201-20	MI	M-1	0.475		0.475	1.387	4,138	12,084	1	4,138	Industrial incubator	0.87	57%	0.50	4,320
09-201-21	MI	M-1	0.912	0.912			7,945		1	7,945	Industrial incubator	1.08	81%	0.87	7,621

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	Buildability										Comments/notes	
						% Slope under 15%-- eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?		
	Railroad	09-220-15		0.87	Vacant w/ temp storage	0%	100%	Y			Railroad Ave frontage	Callaway	Water	U	N	U	
	Railroad	09-220-16		0.41	Vacant	0%	100%	Y			Railroad Ave	Smith	Floodplain	U	Y	U	Small, sloped, narrow site in floodplain
	Railroad	09-240-07		0.67	Developed	0%	80%	N			Railroad a	Smith	Floodplain	D	Y	D	Small triangular site now used as Tony's Forest Products shed & storage. In floodplain
	Railroad	09-230-28		0.15	Developed	0%	N	N			Through RJ Miles	Miles	Plateau up steep access slope	D	N	D	Owned and used by RJ Miles for storage & parking
	Railroad	09-240-13		5.36	Vacant	15%	N	N	Cell tower on top of knoll		Via 310 driveway & narrow access off RR	Olson	Hilly, only top is developable	U	Y	B	Hilltop may be developed in combination with adjacent sites -- access from back side via cemetery off Bennett.
	Railroad	09-240-16		7.58	Vacant	40%	10%	N			Railroad Ave frontage	Nauslar et al	Steep slope bottom half, better access from above.	B	Y	B	Multiple owners. Some or all of these parcels may soon be tied up for use by Idaho Maryland mine if and when it re-opens. 220-16 has sign "Future Home of Grass Valley Mini Storage". 240-21 has sign "For Sale by Plaza Auto of Penn Valley".
	Railroad	09-240-19		0.99	Vacant w/ temp storage	50%	N	N			Railroad Ave.	Callaway	Long narrow small site only useful if combined with 09-240-22.	U	Y	B	
	Railroad	09-240-21		1.23	Vacant	50%	N	N			Railroad Ave.	Klauer	steepest along RR ave.	B	Y	B	
	Railroad	09-240-22		5.35	Vacant	50%	N	N			Railroad Ave.	Kilroy	Flag parcel w/access to RR	B	Y	B	
	Railroad	09-240-23		1.00	Vacant	50%	N	N			Railroad Ave.	Heauser	Adjacent to fun park	B	Y	B	
X	Golden Gate	09-540-16		0.43	Vacant	50%	N	N			Golden Gate	Pinkham		B	N	U	Signature lot. Pad-ready for small commercial
	Golden Gate	09-540-18		0.45	Developed	0%	N	N			Golden Gate	Papola		D	N	D	Paved Parking for Soccer center
	Golden Gate	09-540-22		0.51	Developed	70%	N	N			Golden Gate	Brewer		D	N	D	Storage for Brewer Refrig, accessible only through that business. Consider developed
X	Golden Gate	09-540-33		0.32	Vacant	70%	N	N			Golden Gate	Puckett		B	N	U	Pad-ready for msall commercial
	Whisp Pines -- Lowe	09-680-03		1.70	Vacant	40%	N	N			Whispering Pines Lane	Jones	One flat spot.	B	N	U	Flat gravelled spot now used for trailer parking. Good for small multi-tenant or office. Sign for Bobby Jones Concrete Work.
	Whisp Pines -- Lowe	09-680-04		2.09	Vacant	30%	N	N			Whispering Pines Lane	Danner et al	Steep	B	Y	B	2 adjacent steep lots with some frontage and hilltop development possible, same owner. Best access from above and behind through parcels outside city limits.
X	Whisp Pines -- Lowe	09-680-05		1.71	Vacant	15%	N	N			Whispering Pines Lane	Danner	Steep	U	Y	B	All flat areas already paved as parking and driveway access for 2 adjacent businesses.
	Whisp Pines -- Lowe	09-680-15		1.00	Developed	0%	N	N			Whispering Pines Lane	Dittemore		D	N	D	Already used for access to adjacent facilities
	Whisp Pines -- Lowe	09-550-30		0.25	Vacant	50%	N	N			Whispering Pines Lane	Foster Trust	Small, narrow site	U	Y	U	Part of access to linear logging operation along Wolf Creek. Consider developed.
	Whisp Pines -- Lowe	09-550-26		0.38	Vacant	0%	Y	N			Centennial Dr.	Navo Trust	Small, narrow, in floodplain	U	Y	U	Part of a linear logging operation along Wolf Creek. Consider developed.
	Whisp Pines -- Lowe	09-680-19		1.00	Developed	0%	Y	Y			None	Rainbow Logging	Landlocked site	D	Y	D	

APN	GP Designation	Zoning	Eyeball Estimating (Shaded areas represent potentially grouped sites)								Suggested Land Use	Calculated on GIS				
			Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acres added to group	Potential Devel. Acres of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage-- Group	Est. Floors	Total bldg sq footage		Calculated Lot Acreage	Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate	
09-220-15	BP	M-1	0					-		0	-	None	0.99		0.00	0
09-220-16	C	M-1	0					-		0	-	None	0.33		0.00	0
09-240-07	C	M-1	0					-		0	-	Outside storage	0.31	0%	0.00	0
09-230-28	C	M-2	0					-		0	-	Outside storage	0.15	0%	0.00	0
09-240-13	C	M-1	0.804		0.804			7,004		1	7,004	Cemetery expansion	5.26	35%	1.84	16,039
09-240-16	C	M-1	3.032	3.032				26,415		1	26,415	Mining staging on mesa	7.54	40%	3.02	26,275
09-240-19	C	M-1	0.495		0.495	7.317		4,312	63,746	1	4,312	Manufacturing or heavy commercial	0.50	45%	0.23	1,960
09-240-21	C	M-1	0.615	0.615				5,358		1	5,358	Manufacturing or heavy commercial	1.38	47%	0.65	5,651
09-240-22	C	M-1	2.675	2.675				23,305		1	23,305	Manufacturing or heavy commercial	5.33	64%	3.41	29,718
09-240-23	C	M-1	0.5	0.5				4,356		1	4,356	Commercial	0.96	34%	0.33	2,844
09-540-16	MI	M-1	0.215	0.215				1,873		2	3,746	Commercial	0.37	52%	0.19	1,676
09-540-18	MI	M-1	0					-		0	-		0.43	0%	0.00	0
09-540-22	MI	M-1	0					-		1	-	Expansion of existing business	0.49	0%	0.00	0
09-540-33	MI	M-1	0.224	0.224				1,951		2	3,903	Commercial	0.33	68%	0.22	1,955
09-680-03	MI	SP1-B	0.68	0.68				5,924		1	5,924	Heavy Commercial	1.98	47%	0.93	8,107
09-680-04	MI	SP-1B	0.627	0.627		0.8835		5,462	7,697	2	10,925	Office, R&D	2.10	48%	1.01	8,782
09-680-05	MI	SP-1B	0.2565		0.2565			2,235		2	4,469	Office, R&D	1.68	24%	0.40	3,513
09-680-15	MI	SP-1B	0					-		2	-		1.02	0%	0.00	0
09-550-30	MI	M-1	0.125					1,089		2	2,178	Landscaping, driveway	0.27		0.00	0
09-550-26	MI	M-1	0					-		2	-		0.45		0.00	0
09-680-19	MI	SP-1B	0					-		2	-		1.02	0%	0.00	0

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	% Slope under 15%-- eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Buildability					Comments/notes
											Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?	
	Whisp Pines -- Centr	09-680-25	1312 Whispering Pines Ln	1.86	Vacant	20%	N	N		Whispering Pines Lane	Tri-continent Scientific	Steep site	U	Y	B	Held by Tri-Continent for future expansion
	Whisp Pines -- Centr	09-680-26	1288 Whispering Pines Ln	1.39	Vacant	15%	N	N		Whispering Pines Lane	Tri-continent Scientific	Steep site	U	Y	B	Held by Tri-continent for future expansion
	Whisp Pines -- Centr	09-690-12		1.52	Vacant	25%	N	N		Cambridge Ct.	Tri-continent Scientific		B	Y	B	Cul-de-sac lot. Held by Tri-continent for future expansion
	Whisp Pines -- Centr	09-690-13		1.04	Vacant	60%	N	N		Cambridge Ct.	Tri-continent Scientific		B	Y	B	Cul-de-sac lot. Held by Tri-continent for future expansion
	Whisp Pines -- Uppe	09-690-01		2.56	Vacant	30%	N	N		Whispering Pines Lane	City of Grass Valley	Steep site	B	N	U	Gateway site owned by city -- suitable for smaller commercial development
	Whisp Pines -- Uppe	09-690-02	1415 Whispering Pines Ln	2.42	Developed	0%	N	N		Whispering Pines Lane	Johnson et al		D	N	D	Developed with new 16,000 spec multi-tenant building.
	Whisp Pines Devel.	09-690-30		7.75	Vacant	30%	N	N		Whispering Pines Lane	Whispering Pines Development Corp.	Flag lot with steep access	B	Y	B	Large deep lot, hidden flat spots. Could be combined into nice industrial or R&D site.
	Whisp Pines Devel.	09-690-31		1.83	Vacant	10%	N	N		Whispering Pines Lane	Whispering Pines Development Corp.	Steep	U	Y	B	Only buildable if combined.
	Whisp Pines Devel.	09-690-32		1.51	Vacant	5%	N	N		Whispering Pines Lane	Whispering Pines Development Corp.	Steep	U	Y	B	Only buildable if combined.
	Whisp Pines Devel.	09-690-33		2.03	Vacant	50%	N	N		Whispering Pines Lane	Whispering Pines Development Corp.		B	Y	B	Corner of Brunswick & Whispering Pines Ln. Could be combined into nice industrial or R&D site
	Crown Point	09-690-04	333 Crown Point Cir.	2.02	Developed	0%	N	N		Crown Point Cir.	Johnson et al	Steep in center	D	N	D	Newly developed 16,000 multi-tenant office/R&D bldg with 2Wire
	Crown Point	09-690-20	355 Crown Point Cir.	1.55	Developed	0%	N	N		Crown Point Cir.	Bajka		D	N	D	15,000 spec Office complex on site
	Crown Point	09-700-24		4.16	Vacant	50%	N	N		Crown Point Ct.	ADC Telecomm	Steep at back	B	Y	B	Plenty of frontage on Crown Pt. Ct. Can combine -24 & -25 for a 4-acre site. -64 can also be combined, but it may be already planned.
	Crown Point	09-700-25		5.23	Vacant	40%	N	N		Crown Point Ct.	ADC Telecomm	Steep at back	B	Y	B	Sign states new home of Nevada County Contractors Assn. Space for lease as well.
	Crown Point	09-700-64		1.70	Vacant	60%	N	N		Crown Point Ct.	ADC Telecomm		B	Y	B	
	Crown Point	09-700-49		2.33	Vacant	15%	N	N		Crown Point Cir.	Red Rock Ranches	Steep at back	U	Y	B	Possible combined site for a single facility.
	Crown Point	09-700-50		2.02	Vacant	70%	N	N		Crown Point Cir.	Red Rock Ranches	Steep at back	B	Y	B	
	Crown Point	09-700-51		0.86	Developed	0%	N	N		None	First Church of Christ, Scientist		D	Y	D	Combined sites with a Church now built on site.
	Crown Point	09-700-52		0.17	Developed	0%	N	N		None	First Church of Christ, Scientist		D	Y	D	
	Crown Point	09-700-53		0.73	Developed	0%	N	N		Crown Point Cir.	First Church of Christ, Scientist		D	Y	D	
	Crown Point	09-700-57		1.55	Vacant	15%	N	N		Crown Point Cir.	City of Grass Valley	Steep, pointed small site	U	N	U	
	Crown Point	09-700-58		3.42	Vacant	30%	N	N	High tension lines along west lot line.	Crown Point Cir. Or adjacent site	City of Grass Valley		B	N	U	Southern portion developable
	Crown Point Inside	09-700-21	Lot 7	2.10	Vacant	80%	N	N		Crown Point Cir.	Maier Family		B	Y	B	Heavily Wooded, same owner as LanMark Circuits. Currently Listed by Lock Richards
	Crown Point Inside	09-700-22		2.19	Vacant	90%	N	N		Crown Point Cir.	Ventura Adventures	Heavily wooded	B	Y	B	Plenty of frontage on Crown Pt. Cir
	Crown Point Inside	09-700-62		1.51	Vacant	60%	N	N		Crown Point Cir.	LanMark Curcuits, Inc.		B	N	U	LanMark has manufacturing facility next door. This is an expansion site.

APN	GP Designation	Zoning	Eyeball Estimating (Shaded areas represent potentially grouped sites)							Est. Floors	Total bldg sq footage	Suggested Land Use	Calculated on GIS			
			Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acreage added to group	Potential Devel. Acreage of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage-- Group	Calculated Lot Acreage				Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate	
09-680-25	BP	SP-1A	0.372		0.372			3,241		2	6,482	Industrial, office, R&D	1.96	36%	0.71	6,147
09-680-26	BP	SP-1A	0.2085		0.2085	1.5845	1,816	13,804		2	3,633	Industrial, office, R&D	1.43	39%	0.56	4,859
09-690-12	BP	SP-1A	0.38	0.38			3,311			2	6,621	Industrial, office, R&D	1.58	35%	0.55	4,818
09-690-13	BP	SP-1A	0.624	0.624			5,436			2	10,873	Industrial, office, R&D	1.09	72%	0.78	6,837
09-690-01	BP	SP-1A	0.768	0.768			6,691			2	13,382	Small commercial, R&D	2.72	36%	0.98	8,531
09-690-02	BP	SP-1A	0				-			2	-	Office, R&D, commercial	2.35	0%	0.00	0
09-690-30	BP	SP-1A	2.325	2.325			20,255			2		Office, R&D, commercial	7.45	56%	4.17	36,346
09-690-31	BP	SP-1A	0.183		0.183	3.5985	1,594	31,350		2	62,700	Office, R&D, commercial	1.81	55%	1.00	8,673
09-690-32	BP	SP-1A	0.0755		0.0755		658			2		Office, R&D, commercial	1.49	27%	0.40	3,505
09-690-33	BP	SP-1A	1.015	1.015			8,843			2		Office, R&D, commercial	2.67	52%	1.39	12,096
09-690-04	BP	SP-1A	0				-			2	-		2.04	0%	0.00	0
09-690-20	BP	SP-1A	0				-			2	-		1.57	0%	0.00	0
09-700-24	BP	SP-1A	2.08	2.08			18,121	36,346		2	72,693	Industrial, office, R&D	4.27	60%	2.56	22,320
09-700-25	BP	SP-1A	2.092	2.092		5.192	18,226			2		Industrial, office, R&D	5.66	55%	3.11	27,120
09-700-64	BP	SP-1A	1.02	1.02			8,886	8,562		2	17,772		1.89	52%	0.98	8,562
09-700-49	BP	SP-1A	0.3495		0.3495	1.7635	3,045	15,364		2	30,727	Industrial, office, R&D	2.33	15%	0.35	3,045
09-700-50	BP	SP-1A	1.414	1.414			12,319			2		Industrial, office, R&D	2.05	54%	1.11	9,644
09-700-51	BP	SP-1A	0				-				-		0.86	0%	0.00	0
09-700-52	BP	SP-1A	0			0	-				-		0.17	0%	0.00	0
09-700-53	BP	SP-1A	0				-			2	-		0.73	0%	0.00	0
09-700-57	BP	SP-1A	0.2325				2,026			1	2,026		1.60		0.00	0
09-700-58	BP	SP-1A	1.026	1.026			8,939	13,465		2	17,877		3.68	42%	1.55	13,465
09-700-21	BP	SP-1A	1.68	1.68		3.651	14,636	31,808		1	14,636	Industrial, office, R&D	2.16	74%	1.60	13,925
09-700-22	BP	SP-1A	1.971	1.971			17,171			2	34,343		2.31	90%	2.08	18,112
09-700-62	BP	SP-1A	0.906	0.906			7,893			1	7,893	Industrial, office, R&D	1.55	54%	0.84	7,292

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	Buildability										Comments/notes
						% Slope under 15%--eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?	
	INDIVIDUAL SITES -- STAND-ALONE															
		08-381-23		1.71	Vacant	90%	N	N	High retaining Wall along E. Bennett Rd	E. Bennett @ Kidder	Grill Trust	Long narrow lot surrounded by established housing	B	N	U	Recommend conversion to housing, otherwise only suitable for small commercial.
		08-470-06	246 Colfax Ave	0.16	Vacant	90%	N	N		Colfax Ave.	Schwarz & Herta	Narrow, hemmed in by a jeweler and salon	U	N	U	Small sloped landscaped narrow lot, might hold small shop building.
		08-520-60		0.00	Vacant	100%	N	N	Narrow access	Cherry Ln -- alley	Rough	Too small to build	U	N	U	Tiny lot tucked among housing. Now parks 2-4 cars.
		09-190-07		0.39	Developed	0%	N	N		E. Main (consider Berryhill instead)	Hockett Ent.		D	N	D	Paved as parking, actively used by surrounding businesses.
		09-190-32	700 E. Main	1.09	Vacant	90%	Y	Y		e. Main	Moule	Prior development, toxics?	B	N	U	"New Home of Moule Paint and Glass", which would move Moule from just across Main.
		09-190-44		0.18	Vacant	50%	N	Y		Landlocked	Tibert	small, wedge shape	U	Y	U	Back behind Big A Root Beer, uneven, used for adjacent parking on north half
		09-191-03	410 Idaho Maryland Rd.	0.88	Developed	0%	N	N		Idaho Maryland Rd.	Mitchell et al	Steep	D	Y	D	Now Under construction as Weaver Auto Center
		09-191-20	400 Idaho Maryland Rd.	8.69	Developed	0%	N	N		Idaho Maryland Rd.	Mitchell et al	Steep	D	Y	D	
		09-191-42		0.03	Developed	0%	N	N		Idaho Maryland Rd.	Design Plaza Assoc.	Tiny, narrow.	D	Y	D	Adjacent to and part of existing Design center
		09-201-01	175 Springhill Dr.	4.82	Developed	0%	N	N		Springhill	Crescenzi Ltd. Partners	Steep	D	Y	D	Newly developed as self-storage, plenty of cut and fill to flatten these parcels.
		09-201-02		0.73	Developed	0%	N	N		Springhill		Steep	D	Y	D	
		09-201-03		1.02	Developed	0%	N	N		Springhill		Steep	D	Y	D	
		09-201-07		0.26	Vacant	10%	N	N		Springhill	Manning	Small steep triangle lot	U	Y	U	Small triangle adjacent to Pipes for Bikes. Could be combined with Bargetto properties on N. Springhill, but this parcel is fairly steep.
		09-201-10		0.19	Developed	0%	N	N		Springhill	Ernies Van & Storage	small triangle lot	D	Y	D	Used for access to Ernies Van & Storage busienss on adjacent lot.
		09-201-12	10550 Idaho Maryland Rd.	1.66	Vacant	80%	N	N		Springhill	Mida Properties		B	N	U	Partially paved with easements for I.Graphics & Vector. Informal unpaved parking is remainder use. Though the site has an Idaho Maryland address, access is clearly via Springhill due to steep slopes
		09-201-15		0.08	Developed	0%	N	N		Springhill	155 Springhill Bldg. LLc	small triangle lot	D	Y	D	Part of parking lot & access to adjacent building housing High Sierra Electronics and others.
		09-201-16		0.01	Developed	0%	N	N		Springhill	155 Springhill Bldg. LLc	Small rectangular lot	D	Y	D	
		09-201-17		0.30	Developed	0%	N	N		Springhill	155 Springhill Bldg. LLc	Small, irregular	D	Y	D	
		09-201-27	10866 Idaho Maryland Rd.	0.00	Vacant	50%	N	N	Landlocked	Landlocked	Richardson	Tiny, triangular, landlocked	U	Y	U	Only accessible through housing off Idaho Maryland
		09-201-29	10880 Idaho Maryland Rd.	0.49	Vacant	10%	N	N	Landlocked	Landlocked	Cooley	Tiny, triangular, landlocked on steep slope	U	Y	U	Only accessible through housing off Idaho Maryland
		09-220-14		0.12	Floodplain	60%	Y	Y	Landlocked	Landlocked	Walsch	Tiny, triangular, landlocked in floodplain	U	Y	U	Only accessible through other properties on Idaho Maryland. Way to 09-550-31

APN	GP Designation	Zoning	Eyeball Estimating (Shaded areas represent potentially grouped sites)								Suggested Land Use	Calculated on GIS						
			Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acres added to group	Potential Devel. Acreage of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage-- Group	Est. Floors	Total bldg sq footage		Calculated Lot Acreage	Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate			
														0.00	0			
														0.00	0			
08-381-23	C	C-2	1,539	1,539				13,408	1	13,408			1.73	75%	1.30	11,304		
08-470-06	C	C-2	0.144					1,255	1	1,255			0.14					
08-520-60	C	C-2	0					-	1	-	Storage yard or parking			0.04	0.00	0		
09-190-07	C	C-3	0					-	1	-				0.42	0%	0.00	0	
09-190-32	C	C-2	0.981	0.981				8,546	1	8,546	Commercial, Retail			1.03	77%	0.79	6,909	
09-190-44	C	C-2	0.09					784	0	-	Parking			0.21		0.00	0	
09-191-03	MI	M-1	0					-	-	0	Auto Dealership			0.91	0%	0.00	0	
09-191-20	MI	M-1	0					-	-	0	Auto Dealership			8.66	0%	0.00	0	
09-191-42	MI	C-2	0					-	-	-				0.03	0%	0.00	0	
09-201-01	BP	M-1	0					-	-	1	Self-storage			4.95	0%	0.00	0	
09-201-02	BP	M-1	0					-	-	1	Self-storage			0.95	0%	0.00	0	
09-201-03	BP	M-1	0					-	-	1	Self-storage			1.11	0%	0.00	0	
09-201-07	BP	M-1	0.026					227	-	0	Landscaping, driveway			0.24		0.00	0	
09-201-10	BP	M-1	0					-	-	0	Landscaping, driveway			0.16	0%	0.00	0	
09-201-12	MI	M-1	1,328	1,328				11,570	8,991	2	23,139	Office, R&D			1.72	60%	1.03	8,991
09-201-15	MI	M-1	0					-	-	1	Parking			0.09	0%	0.00	0	
09-201-16	MI	M-1	0					-	-	1	Parking			0.01	0%	0.00	0	
09-201-17	MI	M-1	0					-	-	1	Office, R&D			0.38	0%	0.00	0	
09-201-27	MI	M-1	0					-	-	0	Housing, storage			0.10		0.00	0	
09-201-29	MI	M-1	0.049					427	-	0	Housing, storage			0.52		0.00	0	
09-220-14	BP	M-1	0.072					627	-	0	storage, parking			0.18		0.00	0	

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	Buildability										Comments/notes
						% Slope under 15%--eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?	
		09-550-31		0.16	Floodplain	60%	Y	Y	Landlocked	Landlocked	Walsh	Tiny, rectangular, landlocked in floodplain	U	Y	U	Only accessible through 09-220-14
		09-284-07		0.17	Vacant	100%	Y	N		Colfax Highway	Stevenson	Floodplain	U	Y	U	Small, flat lot used for parking at adjacent jewelry supply.
		09-540-26		0.29	Developed	0%	N	N		Idaho Maryland Rd.	King	Small, narrow	D	Y	D	Used for parking and access to Northern Home Medical. Paved
		09-540-53		0.04	Developed	0%	N	N		Idaho Maryland Rd.	King	Tiny	D	Y	D	
		09-540-55		0.51	Developed	0%	N	N		Idaho Maryland Rd.	King	Very steep	D	N	D	Used for home or small business site
		09-550-22	597 Idaho Maryland Rd.	0.17	Vacant	100%	N	N		Idaho Maryland Rd.	Robertson	Tiny site on congested arterial	U	Y	U	Used for storage and vehicle parking by adjacent construction contractor.
		09-680-13	1020 Whispering Pines Lane	3.78	Developed	0%	N	N		Whispering Pines Lane	Miller		D	N	D	Newly developed as multi-tenant commercial building
		09-680-14	1050 Whispering Pines Lane	4.38	Developed	0%	N	N		Whispering Pines Lane	Miller		D	N	D	Newly developed as multi-tenant commercial building
		09-720-01	110 Springhill Dr.	3.08	Developed	0%	N	N		Springhill Highway 49 frontage	Wolf Creek Center Partnership	Donut shape	D	Y	D	Donut shaped parking surrounding existing multi-tenant building on separate parcel. Indispensable part of adjacent parcel.
		22-150-24	928 Taylorville Rd.	1.85	Developed	0%	N	N			Chace		D	N	D	Part of a construction and general engineering company's yard.
		29-150-15		0.47	Developed	0%	N	N		Mill St.	Schaller		D	N	D	Now occupied by Paco's Tacos drive-through
		29-160-10	456 S. Auburn	0.17	Vacant	100%	N	N		School Alley	Seghezzi	Tiny, corner	U	Y	U	Small lot used as fenced garden adjacent to quilt shop
		29-161-10	421 S. Auburn	0.33	Vacant	100%	N	N		S. Auburn	Skaggs	Corner lot	U	N	U	Small vacant could hold small shop or residence
		29-191-13	463 S. Auburn	0.70	Developed	0%	N	N		S. Auburn	Wales et al		D	N	D	Newly developed as apartments and offices
		29-230-21		0.21	Vacant	100%	N	N		Driveway off Whiting St.	David	Surrounded by housing	U	Y	U	Vacant fenced small lot used as garden plot, behind thrift store, surrounded by homes.
		29-280-09	720 S. Auburn	1.90	Developed	0%	Y	Y		S. Auburn	Tosco Corp.		D	N	D	Developed since 1965 as TOSCO oil facility, with parking across creek in rear.
X		29-290-29		7.90	Vacant	15%	N	N		Freeman Ln.	Pinecreek Hotel Assn.	Steep slopes most of site	B	N	U	Large, predominantly rectangular site. Some very small pockets of shallow slope along Freeman. Densely wooded.
		29-290-39		12.20	Developed	0%	Y	Y		Freeman Ln.	SFP-B Limited Partnership	Steep slopes most of site	D	N	D	Large, narrow parcel with one buildable area on north end. This area was developed as Les Schwab Tire Center in 2001. Rest of parcel winds behind Pine Creek Shopping Center along Wolf Creek.
		35-260-68		2.29	Vacant	10%	N	N		Sierra College Dr.	Rudy	Irregular shape, steep slopes	U	N	U	Narrow irregular site downslope from the Litton Trail and canal, mostly steep. Adjacent to housing.
		35-310-03	134 Olympia Park Rd.	0.27	Developed	0%	N	N		Olympia Park Dr.	Dickey et al		D	Y	D	Already developed as small warehouse and shop building.
		35-310-19	1802 E. Main	0.15	Vacant	90%	N	N		E. Main	Bailey		U	Y	U	Temporary use as parking lot and vegetable stand
		35-310-44	1843 Nevada City Highway	0.36	Developed	0%	N	N		Nevada City Hwy	McLaughlin		D	Y	D	Paved parking for Burger King & Jack in the Box

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			Developable acreage - Eyeball-all sites	Developable acreage of buildable lone sites	Acres added to group	Potential Devel. Acreage of site group	Max SF Building @ .2 average coverage stand alone	Max Building @ .2 average coverage-- Group	Est. Floors	Total bldg sq footage		Calculated Lot Acreage	Calculated Buildable Percentage	Developable acreage on buildable sites in group or not	Building floor plate
09-550-31	BP	M-1	0.096				836	-	0	-	storage, parking	0.17		0.00	0
09-284-07	C	C-2	0.17				1,481	-	1	1,481	Small commercial, parking	0.16		0.00	0
09-540-26	MI	M-1	0				-	-	0	-	Parking, access	0.13	0%	0.00	0
09-540-53	MI	M-1	0				-	-	0	-	Access to adjacent site	0.03	0%	0.00	0
09-540-55	MI	M-1	0				-	-	1	-	Commercial	0.49	0%	0.00	0
09-550-22	BP	M-1	0.17				1,481	-	0	-	Storage	0.17		0.00	0
09-680-13	MI	SP1-B	0				-	-	2	-	Multi-tenant commercial	4.14	0%	0.00	0
09-680-14	MI	SP1-B	0				-	-	2	-	Multi-tenant commercial	4.95	0%	0.00	0
09-720-01	MI	M-1	0				-	-	0	-	Parking	1.87	0%	0.00	0
22-150-24	C	C-3D	0				-	-	0	-	Heavy Commercial	1.94	0%	0.00	0
29-150-15	C	C-2	0				-	-	0	-	Commercial	0.53	0%	0.00	0
29-160-10	OP	C-1	0.17				1,481	-	1	1,481	Commercial	0.17		0.00	0
29-161-10	OP	C-1	0.33				2,875	-	1	2,875	Commercial	0.27		0.00	0
29-191-13	OP	C-1	0				-	-	2	-	Commercial	0.69	0%	0.00	0
29-230-21	C	C-2	0.21				1,830	-	0	-	Housing	0.23		0.00	0
29-280-09	C	C-3	0				-	-	1	-	Heavy Commercial	1.68	0%	0.00	0
29-290-29	C	C-2	1.185	1.185			10,324	12,994	2	20,647	Commercial, lodging?	7.85	19%	1.49	12,994
29-290-39	C	C-2	0				-	-	1	-	Commercial	12.44	0%	0.00	0
35-260-68	BP	OS	0.229				1,995	-	0	-	Open Space	2.20		0.00	0
35-310-03	C	C-2	0				-	-	1	-	Commercial	0.17	0%	0.00	0
35-310-19	OP	OP	0.135				1,176	-	2	2,352	Commercial or offices	0.18		0.00	0
35-310-44	C	C-2	0				-	-	0	-	Parking	0.37	0%	0.00	0

Judgement used	Group	APN	Address or Location	Legal Acreage	Development Status	Buildability										Comments/notes
						% Slope under 15%--eyeball	Flood Zone	Water Feature	Infrastructure interference	Direct Street Access?	Owner	Constraints	BUILDABLE, UNBUILDABLE, OR DEVELOPED?	Can Combine w/ adjacent sites?	Buildable if combined?	
		35-320-18	129 Catalpa Ln.	0.34	Developed	0%	N	N		E. Main	Ross		D	Y	D	Under construction as housing or commercial
		35-320-19	1531 E. Main	0.12	Developed	0%	N	N		E. Main	Ross		D	Y	D	Access to housing development off Main
		35-320-43	1675 E. Main	0.09	Vacant	50%	N	N		E. Main	Canville	tiny triangular site	U	Y	U	Small remainder of a parcel
		35-340-12	111 Dorsey Dr.	0.50	Vacant	90%	N	N		Dorsey	DeMartini et al	Rhombus	U	Y	U	Currently used as parking for adjacent pharmacy and AAA office.
		35-340-32		0.37	Developed	0%	N	N		Dorsey	DeMartini et al	Rhombus	D	Y	D	Part of RV Sales and parking lot comprised of 3 parcels
		35-350-20		0.20	Developed	0%	N	N		Catherine Ln.	Catherine Lane Investments	tiny	D	Y	D	Paved parking for adjacent office buildings
		35-350-28	107 Margaret Ln.	0.33	Developed	0%	N	N		Margaret Ln.	Harmon		D	N	D	Developed as Sierra Nevada Urology medical offices
		35-360-09	980 E. Main	0.25	Developed	0%	N	N		E. Main	McGee		D	N	D	Developed as The Fairway Building, 970 E. Main
		35-360-10	947 E. Main	0.68	Vacant	15%	N	N		E. Main	Pollard	Hilly, wooded, triangular	U	N	U	Isolated hilly site adjacent to housing development
X		35-400-54	11936 Old Tunnel Road	5.00	Vacant	30%	N	N		Old Tunnel Rd. or Sutton	McManus	Hilly.	B	Y	B	Hilly site above existing commercial area.
		35-400-78	844 Old Tunnel Road	5.34	Vacant	65%	N	N		Old Tunnel Rd.	Evans AF Co. et al		B	Y	B	Excellent extension of commercial area in Brunswick area. Actively marketed as commercial site. Adjacent 5-acre site uphill is also on market.
		35-480-30	10331 Brunswick Rd.	13.58	Vacant	40%	Y	Y		Plaza Drive	Amaral et al	Significant wetlands on South portion	B	N	U	Vacant site amid Brunswick commercial area, would make good expansion space. CB commercial sign is up. Parcel likely split due to expansion of private portion or Plaza Dr.
		35-480-33	10457 Brunswick Rd.	3.00	Vacant	30%	N	N		Brunswick Rd.	Cracas	Congested street acc	B	N	U	Corner lot adjacent to bank and apartments. Good exposure for commercial.
		35-550-06	580 Brunswick Rd.	1.79	Vacant	100%	N	N		Brunswick or Town Talk	Holzwarth	Narrow triangular sit	B	N	U	Outer extension of Brunswick commercial area, adjacent to offices. Trees buffer horse ranch.

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35-320-18	C	C-2	0				-	-	0	-	Housing	0.42	0%	0.00	0
35-320-19	C	C-2	0				-	-	0	-	Access to adjacent site	0.10	0%	0.00	0
35-320-43	C	C-2	0.045				392	-	0	-	Landscaping, parking	0.08		0.00	0
35-340-12	OP	OP	0.45				3,920	-	1	3,920	Offices	0.51		0.00	0
35-340-32	OP	C-2	0				-	-	1	-	Commercial	0.37	0%	0.00	0
35-350-20	C	C-2	0				-	-	0	-	Parking	0.21		0.00	0
35-350-28	OP	OP	0				-	-	1	-	Medical offices	0.33	0%	0.00	0
35-360-09	C	C-2	0				-	-	2	-	Offices	0.29	0%	0.00	0
35-360-10	C	C-2	0.102				889	-	0	-	Open Space	0.69		0.00	0
35-400-54	OP	OP	1.5	1.5			13,068	17,226	2	26,136	Office	5.07	39%	1.98	17,226
35-400-78	OP	OP	3.471	3.471			30,239	22,498	2	60,479	Offices, commercial	5.38	48%	2.58	22,498
35-480-30	C	OS	5.432	5.432			47,324	57,024	2	94,647	Offices, commercial, Multi-family	12.35	53%	6.55	57,024
35-480-33	OP	OP	0.9	0.9			7,841	14,728	1	7,841	Offices, commercial.	3.45	49%	1.69	14,728
35-550-06	OP	OP	1.79	1.79			15,594	18,905	2	31,189	Offices.	2.17	100%	2.17	18,905
														0.00	0