

DRAFT OPPORTUNITY SITES WITH POTENTIAL TO INCREASE CAPACITY TO ACCOMMODATE THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

| TH2 Site | Previous Number (HEAC 5-6) | APN | Acres | Opportunity Site (1) | General Plan | Zoning | Address | Year Built | Existing Building S.F. | Existing Units | Focus Site (2) | Potential Units (3) | VL | L | M | AM | Notes | Neighborhood |
|----------|----------------------------|------------|-------|----------------------|---------------------------------|---------|--------------------|------------|------------------------|----------------|----------------|---------------------|----|----|---|----|---|--------------------------|
| 1 | 60 | 065-302-63 | 0.13 | M/AM | Medium High Density Residential | R-2-2.5 | 21 EDWARDS AVE | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Old Town/Hurricane Gulch |
| 2 | 70 | 065-311-39 | 0.14 | M/AM | Medium High Density Residential | R-2-2.5 | 7 MARION AVE | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Old Town/Hurricane Gulch |
| 3 | 56 | 065-292-34 | 0.04 | M/AM | Medium High Density Residential | R-2-2.5 | MARION AVE | 0 | 0 | 0 | | 2 | 0 | 0 | 1 | 1 | Vacant | Old Town/Hurricane Gulch |
| 4 | 61 | 065-263-10 | 0.12 | M/AM | Medium High Density Residential | R-2-2.5 | MARION AVE | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Old Town/Hurricane Gulch |
| 5 | 96 | 065-238-41 | 0.22 | M/AM | Neighborhood Commercial | CN-1 | 217 SECOND ST | 1909 | 2996 | 2 | | 3 | 0 | 0 | 1 | 2 | Two existing dwellings (2,996 s.f.). 5th Cycle: 1 mod. Unit. | Old Town/Hurricane Gulch |
| 6 | 80 | 065-235-34 | 0.07 | M/AM | High Density Residential | R-3 | 315 SECOND ST | 0 | 2249 | 1 | | 2 | 0 | 0 | 1 | 1 | Single existing dwelling (2,249 s.f.) | Old Town/Hurricane Gulch |
| 7 | 42 | 065-281-25 | 0.32 | M/AM | Medium Density Residential | R-2-5 | 367 SAUSALITO BLVD | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant. | Old Town/Hurricane Gulch |
| 8 | 65 | 065-253-02 | 0.12 | M/AM | Medium High Density Residential | R-2-2.5 | MAIN ST | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Old Town/Hurricane Gulch |
| 9 | 57 | 065-231-45 | 0.18 | M/AM | Medium High Density Residential | R-2-2.5 | LOWER CRESCENT AVE | 0 | 0 | 0 | | 7 | 0 | 0 | 3 | 4 | Vacant | Old Town/Hurricane Gulch |
| 10 | 68 | 065-233-22 | 0.08 | M/AM | Medium High Density Residential | R-2-2.5 | 18 WEST CT | 0 | 0 | 0 | | 3 | 0 | 0 | 1 | 2 | Vacant | Old Town/Hurricane Gulch |
| 11 | 73 | 065-222-44 | 0.13 | M/AM | Medium High Density Residential | R-2-2.5 | 466 SAUSALITO BLVD | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Old Town/Hurricane Gulch |
| 12 | 72 | 065-221-83 | 0.04 | AM | Medium High Density Residential | R-2-2.5 | 117 PROSPECT AVE | 0 | 0 | 0 | | 1 | 0 | 0 | 0 | 1 | Vacant | Old Town/Hurricane Gulch |
| 13 | 74 | 065-221-81 | 0.03 | AM | Medium High Density Residential | R-2-2.5 | PROSPECT AVE | 0 | 0 | 0 | | 1 | 0 | 0 | 0 | 1 | Vacant | Old Town/Hurricane Gulch |
| 14* | 3 | 065-181-44 | 0.98 | VL/L/M | Public Institutional | PI | 300 SPENCER AVE | 0 | 0 | 0 | Yes | 38 | 15 | 15 | 8 | 0 | Sausalito Fire Station #2. City lease to Verizon through 4/30/2022, AT&T through 2040. Anticipated that these leases are for a wireless communication tower/cells at the site and not the Fire Station building or undeveloped portion of the site. | The Hill |
| 15* | 123 | 065-153-01 | 0.27 | VL/L/M | Public Parks | PP | Cazneau Ave | | 0 | | | 15 | 6 | 6 | 3 | 0 | Property owner interest. | The Hill |
| 16 | 23 | 065-123-10 | 0.63 | VL/L/M | Medium Low Density Residential | R-1-6 | 77 HARRISON AVE | 1990 | 10581 | 1 | Yes | 24 | 10 | 9 | 5 | 0 | Single existing dwelling (10,581 s.f.). | The Hill |

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 (3) Estimate.

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| 17 | 25 | 065-092-16 | 0.52 | VL/L/M | Medium Low Density Residential | R-1-6 | 46 SANTA ROSA AVE | 1895 | 3457 | 1 | Yes | 19 | 8 | 7 | 4 | 0 | Single existing dwelling (3,457 s.f.). | The Hill |
| 18* | 124 | 065-091-09 | 0.13 | M/AM | Public Parks | PP | Cloud View Rd | | 0 | | | 7 | 0 | 0 | 3 | 4 | Park | The Hill |
| 19 | 126 | 065-211-07 | 0.21 | M/AM | High Density Residential | R-3 | 10 JOSEPHINE AVE | 1902 | 3445 | 2 | | 10 | 0 | 0 | 5 | 5 | Two existing dwellings. Property owner interest. | The Hill |
| 20 | 59 | 065-211-29 | 0.05 | M/AM | High Density Residential | R-3 | BRIDGEWAY | 0 | 0 | 0 | | 2 | 0 | 0 | 1 | 1 | Vacant | The Hill |
| 21 | 121 | 065-131-16 | 0.04 | AM | Central Commercial | CC | 40 Princess Street | | 1308 | | | 1 | 0 | 0 | 0 | 1 | Property owner interest. | The Hill |
| 22 | 120 | 065-131-15 | 0.04 | AM | Central Commercial | CC | 1319 Bridgeway | | 3610 | | | 1 | 0 | 0 | 0 | 1 | Property owner interest. | The Hill |
| 23 | 69 | 065-072-11 | 0.07 | AM | High Density Residential | R-3 | 10 READE LN | 0 | 0 | 0 | | 3 | 0 | 0 | 1 | 2 | Vacant | The Hill |
| 24 | 58 | 065-071-13 | 0.08 | AM | High Density Residential | R-3 | 10 EXCELSIOR LN | 0 | 0 | 0 | | 3 | 0 | 0 | 1 | 2 | Vacant | The Hill |
| 25* | F6 | 065-073-02 | 0.50 | VL/L/M | Public Institutional | PI | BRIDGEWAY | 0 | 0 | 0 | Yes | 20 | 8 | 8 | 4 | 0 | City Parking Lot. Portion of site is restricted to parking by Ord. 1128, voter initiative | The Hill |
| 26* | F5 | 065-073-01 | 0.17 | VL/L/M | Public Institutional | PI | BRIDGEWAY | 0 | 0 | 0 | Yes | 7 | 3 | 2 | 1 | 0 | City Parking Lot. Portion of site is restricted to parking by Ord. 1128, voter initiative | The Hill |
| 27* | F3 | 065-042-05 | 0.27 | VL/L/M | Public Institutional | PI | BRIDGEWAY | 0 | 0 | 0 | Yes | 11 | 4 | 4 | 2 | 0 | City Parking Lot. Portion of site is restricted to parking by Ord. 1128, voter initiative | The Hill |
| 28* | F2 | 065-042-03 | 0.12 | VL/L/M | Public Institutional | PI | BRIDGEWAY | 0 | 0 | 0 | Yes | 5 | 2 | 2 | 1 | 0 | City Parking Lot. Portion of site is restricted to parking by Ord. 1128, voter initiative | The Hill |
| 29* | F1 | 065-042-02 | 0.34 | VL/L/M | Public Institutional | PI | BRIDGEWAY | 0 | 0 | 0 | Yes | 13 | 5 | 5 | 3 | 0 | City Parking Lot. Portion of site is restricted to parking by Ord. 1128, voter initiative | The Hill |
| 30* | 85 | 065-042-01 | 0.06 | M/AM | Public Institutional | PI | BRIDGEWAY | 0 | 0 | 0 | | 3 | 0 | 0 | 1 | 2 | City parking lot. | The Hill |
| 31 | E1 | 065-041-06 | 0.41 | VL/L/M | Waterfront | W | HUMBOLDT AVE | 0 | 0 | 0 | Yes | 10 | 4 | 4 | 2 | 0 | Parking. Property owner interest. | The Hill |
| 32 | E2 | 065-041-10 | 1.11 | VL/L/M | SPLIT - Public Parks/Waterfront | SPLIT - PP/W | 100 SPINNAKER DR | 0 | 0 | 0 | Yes | 27 | 11 | 10 | 5 | 0 | Parking. Property owner interest. | The Hill |
| 33 | 114 | 065-041-04 | 2.06 | - | Waterfront | W | 501 Humboldt | | 2814 | | | - | 0 | 0 | 0 | 0 | Marina. Property owner interest. | The Hill |
| 34* | 122 | 065-103-32 | 0.04 | M/AM | Public Parks | PP | | | 0 | | | 2 | 0 | 0 | 1 | 1 | Cazneau Park | New Town |
| 35* | 43 | 065-062-19 | 0.09 | M/AM | High Density Residential | R-3 | 429 JOHNSON ST | 0 | 588 | 0 | | 5 | 0 | 0 | 3 | 3 | City-owned, small structure (588 s.f.). | New Town |
| 36 | H2 | 065-055-03 | 0.14 | AM | Mixed Residential & Commercial | CR | 1103 BRIDGEWAY BLVD | 1958 | 1064 | 0 | | 3 | 0 | 0 | 0 | 2 | Bridgeway Gas station and auto shop (1,064 s.f.). | New Town |
| 37 | H1 | 065-055-02 | 0.09 | M/AM | Mixed Residential & Commercial | CR | 1103 BRIDGEWAY BLVD | 1958 | 0 | 0 | | 2 | 0 | 0 | 1 | 1 | Bridgeway Gas station and auto shop (1,064 s.f.). | New Town |
| 38 | 97 | 065-055-01 | 0.21 | M | Mixed Residential & Commercial | CR | 323 PINE ST | 1889 | 7099 | 0 | | 5 | 0 | 0 | 2 | 3 | 7,099 s.f. structure. | New Town |

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| 39 | 112 | 065-037-01 | 0.18 | M/AM | Commercial Waterfront | CW | 2350 Marinship | | 3869 | | | 4 | 0 | 0 | 2 | 2 | Property owner interest. | New Town |
| 40 | 113 | 065-034-07 | 0.10 | M/AM | Commercial Waterfront | CW | 303 Johnson | | 3219 | | | 2 | 0 | 0 | 1 | 1 | Property owner interest. | New Town |
| 41 | 115 | 065-036-01 | 2.21 | - | Waterfront | W | 501 Humboldt | | 480 | | | - | 0 | 0 | 0 | 0 | Property owner interest. | New Town |
| 42 | 116 | 065-038-06 | 0.73 | VL/L/M | Waterfront | W | 501 Humboldt | | 0 | | | 4 | 2 | 1 | 1 | 0 | Property owner interest. | New Town |
| 43 | 64 | 065-052-08 | 0.21 | M/AM | High Density Residential | R-3 | 414 TURNEY ST | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | AT&T building. | New Town |
| 44 | 117 | 065-051-12 | 0.06 | AM | Mixed Residential & Commercial | CR | Humboldt Ave | | 3779 | | | 1 | 0 | 0 | 0 | 1 | Property owner interest. | New Town |
| 45 | 118 | 065-051-11 | 0.04 | AM | Mixed Residential & Commercial | CR | 210 Caledonia | | 3168 | | | 1 | 0 | 0 | 0 | 1 | Property owner interest. | New Town |
| 46 | 119 | 065-051-10 | 0.06 | AM | Mixed Residential & Commercial | CR | 1311 Bridgeway | | 2501 | | | 1 | 0 | 0 | 0 | 1 | Property owner interest. | New Town |
| 47 | G3 | 064-087-07 | 0.51 | VL/L/M | Commercial Waterfront | CW | 300 LOCUST ST | 0 | 0 | 0 | Yes | 13 | 5 | 5 | 3 | 0 | Property owner interest. | New Town |
| 48* | G2 | 064-087-08 | 0.25 | VL/L/M | Commercial Waterfront | CW | LITHO ST | 0 | 0 | 0 | Yes | 6 | 2 | 2 | 1 | 0 | Former Police Department site., Modular building. | New Town |
| 49* | G1 | 064-087-06 | 0.33 | VL/L/M | Commercial Waterfront | CW | LITHO ST | 0 | 0 | 0 | Yes | 8 | 3 | 3 | 2 | 0 | Former Police Department site., Modular building. | New Town |
| 50* | 101 | 064-083-01 | 1.79 | - | Public Parks | PP | BRIDGEWAY | | | | | - | 0 | 0 | 0 | 0 | Moored vessel leased to Sausalito Cruising Club. | New Town |
| 51 | 99 | 064-167-27 | 0.28 | AM | Mixed Residential & Commercial | CR | 333 CALEDONIA ST | 1946 | 4160 | 0 | | 1 | 0 | 0 | 0 | 1 | Warehouse. | New Town |
| 52* | 2 | 064-165-12 | 2.20 | VL/L/M | Public Institutional | PI | 420 LITHO ST | 0 | 0 | 0 | Yes | 37 | 15 | 14 | 7 | 0 | City Hall/Sausalito Public Library/Robin Sweeny Park. Approx. 1 acre anticipated for mixed use. | New Town |
| 53 | 54 | 064-163-06 | 0.15 | M/AM | Medium High Density Residential | R-2-2.5 | BONITA ST | 0 | 0 | 0 | | 6 | 0 | 0 | 3 | 3 | Vacant | New Town |
| 54 | 62 | 064-162-03 | 0.05 | M/AM | High Density Residential | R-3 | BEE ST | 0 | 0 | 0 | | 2 | 0 | 0 | 1 | 1 | Vacant | New Town |
| 55 | 106 | 064-162-27 | 0.17 | M/AM | High Density Residential | R-3 | BEE ST | | 2586 | | | 7 | 0 | 0 | 3 | 4 | Property owner interest. | New Town |
| 56 | 77 | 064-151-16 | 0.23 | M/AM | High Density Residential | R-3 | 412 NAPA ST | 1914 | 1858 | 1 | | 8 | 0 | 0 | 4 | 4 | Single existing dwelling (1,858 s.f.). | New Town |
| 57 | 71 | 064-203-47 | 0.12 | M/AM | Medium High Density Residential | R-2-2.5 | 220 CAZNEAU AVE | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | New Town |
| 58 | 81 | 064-152-03 | 0.15 | M/AM | Medium High Density Residential | R-2-2.5 | 131 FILBERT AVE | 0 | 4380 | 0 | | 6 | 0 | 0 | 3 | 3 | 4,380 s.f. structure. | New Town |
| 59 | 66 | 064-142-29 | 0.12 | M/AM | Medium High Density Residential | R-2-2.5 | EASTERBY ST | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Spring Street Valley |

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| 60 | C5 | 064-135-03 | 0.13 | VL/L/M | Medium High Density Residential | R-2-2.5 | 510 SPRING ST | 1914 | 748 | 1 | | 4 | 2 | 2 | 1 | 0 | 5th Cycle: Combined parcels (single-ownership) straddled by L-shaped three-story office building (14,834 s.f.) with tuck under parking. Older structure built in 1975 without apparent exterior upgrades. Building appears to look like former apartments, making conversion back into apartments fairly efficient. Parcel may be subject to VMU* requirements. | Spring Street Valley |
| 61 | C6 | 064-135-02 | 0.13 | M | Medium High Density Residential | R-2-2.5 | 506 SPRING ST | 1955 | 0 | 4 | | 1 | 0 | 0 | 1 | 0 | 5th Cycle: Combined parcels (single-ownership) straddled by L-shaped three-story office building (14,834 s.f.) with tuck under parking. Older structure built in 1975 without apparent exterior upgrades. Building appears to look like former apartments, making conversion back into apartments fairly efficient. Parcel may be subject to VMU* requirements. | Spring Street Valley |
| 62 | 63 | 064-137-01 | 0.04 | M/AM | Medium High Density Residential | R-2-2.5 | PEARL ST | 0 | 0 | 0 | | 2 | 0 | 0 | 1 | 1 | Vacant | Spring Street Valley |
| 63 | 67 | 064-131-07 | 0.12 | M/AM | Medium High Density Residential | R-2-2.5 | 522 OLIVE ST | 0 | 0 | 0 | | 5 | 0 | 0 | 2 | 3 | Vacant | Spring Street Valley |
| 64 | 76 | 064-181-01 | 0.28 | M/AM | Medium High Density Residential | R-2-2.5 | 21 GORDON ST | 1951 | 1132 | 1 | | 10 | 0 | 0 | 5 | 5 | Single existing dwelling (1,132 s.f.). | Spring Street Valley |
| 65 | 109 | 064-181-17 | 0.55 | VL/L/M | Open Space | OS | Rodeo Ave | | 0 | | Yes | 22 | 9 | 8 | 4 | 0 | Property owner interest. | Spring Street Valley |
| 66* | 84 | 063-100-10 | 0.44 | VL/L/M | Open Space | OS | BRIDGEWAY | 0 | 0 | 0 | | 17 | 7 | 6 | 3 | 0 | Vacant. | Marinship |
| 67 | 16 | 063-110-31 | 1.92 | VL/L/M | Industrial | I | MARINSHIP WY | 0 | 0 | 0 | Yes | 47 | 19 | 18 | 9 | 0 | Vacant. Zoning, density, and floor area ratio restricted by Ord. 1022 (voter initiative). Property owner interest. | Marinship |

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| 68 | 31 | 063-110-37 | 4.35 | VL/L/M | Industrial | I | 2330 MARINSHIP WY | 0 | 72126 | 0 | Yes | 106 | 42 | 42 | 21 | 0 | Marin Plaza office buildings (72,126 s.f.). 73% vacant (Officespace.com, 2/20/22). Zoning, density, and floor area ratio restricted by Ord. 1022 (voter initiative). Owner interested in residential/senior development. Property owner interest. | Marinship |
| 69 | 26 | 063-120-01 | 2.90 | VL/L/M | Industrial | I | MARINSHIP WY | 1951 | 28684 | 0 | Yes | 41 | 16 | 16 | 8 | 0 | Existing office/commercial/industrial uses (28,864 sq. ft.). Zoning, density, and floor area ratio restricted by Ord. 1022 (voter initiative). | Marinship |
| 70 | 21 | 063-130-03 | 2.10 | VL/L/M | Public Institutional | PI | 150 HARBOR DR | 0 | 12589 | 0 | Yes | 51 | 20 | 20 | 10 | 0 | USPS Post Office (12,589 s.f.). | Marinship |
| 71 | 37 | 063-140-15 | 6.29 | VL/L/M | Industrial | I | 1 HARBOR DR | 1982 | 115264 | 0 | Yes | 102 | 41 | 40 | 20 | 0 | Harbor Drive Executive Park: 1 & 3 Harbor Drive. 28% vacant (Loopnet.com, 2/14/22). Zoning, density, and floor area ratio restricted by Ord. 1022 (voter initiative). | Marinship |
| 72 | 110 | 063-140-21 | 0.93 | VL/L/M | Industrial | I | 2656 Bridgeway | | 24984 | | Yes | 23 | 9 | 9 | 5 | 0 | Property owner interest. | Marinship |
| 73 | 11 | 064-322-01 | 13.15 | VL/L/M | Public Institutional | PI | 636 NEVADA ST | 0 | 7840 | 0 | Yes | 39 | 16 | 15 | 8 | 0 | Willow Creek Academy (7,840 s.f.). Master Plan anticipates staff housing on site. | Nevada Street Valley |
| 74* | 87 | 064-345-09 | 0.04 | M/AM | Public Institutional | PI | MARIN AVE | 0 | 0 | 0 | | 2 | 0 | 0 | 1 | 1 | Property owner interest. | Nevada Street Valley |
| 75* | A1 | 064-341-04 | 0.44 | VL/L/M | Public Institutional | PI | 530 NEVADA ST | 0 | 0 | 0 | Yes | 24 | 10 | 9 | 5 | 0 | City Corporation Yard. Potential to reuse portion of site or relocate Corporation Yard. | Nevada Street Valley |
| 76* | A2 | 064-341-10 | 0.17 | VL/L/M | Public Institutional | PI | 530 NEVADA ST | 0 | 0 | 0 | Yes | 10 | 4 | 4 | 2 | 0 | City Corporation Yard. Potential to reuse portion of site or relocate Corporation Yard. | Nevada Street Valley |
| 77 | 78 | 064-062-21 | 0.21 | M/AM | Medium High Density Residential | R-2-2.5 | 77 TOMALES ST | 1907 | 2636 | 1 | | 7 | 0 | 0 | 3 | 4 | Single existing dwelling (2,636 s.f.). | Nevada Street Valley |
| 78* | 41 | 064-062-19 | 0.07 | VL/L/M | Medium High Density Residential | R-2-2.5 | 147 TOMALES ST | 0 | 0 | 0 | | 3 | 1 | 1 | 1 | 0 | 5th Cycle: 2 mod units. Has a small road running through it to neighboring house. This site is owned by the City of Sausalito. | Nevada Street Valley |
| 79 | J5 | 063-151-01 | 0.25 | M/AM | Neighborhood Commercial | CN-1 | 2631 BRIDGEWAY BLVD | 1970 | 4950 | 0 | | 6 | 0 | 0 | 3 | 3 | Commercial. Property owner interest. | Nevada Street Valley |
| 80 | J4 | 063-151-02 | 0.35 | AM | Neighborhood Commercial | CN-1 | 2633 BRIDGEWAY BLVD | 1967 | 4000 | 0 | | 9 | | 0 | 0 | 1 | Commercial. | Nevada Street Valley |

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| 81 | J3 | 063-151-05 | 0.53 | M/AM | Neighborhood Commercial | CN-1 | 2829 BRIDGEWAY BLVD | 1972 | 9864 | 0 | | 13 | 0 | 0 | 7 | 7 | Commercial. Property owner interest. | Nevada Street Valley |
| 82 | J2 | 063-151-06 | 0.43 | M/AM | Neighborhood Commercial | CN-1 | 2901 BRIDGEWAY BLVD | 0 | 1716 | 0 | | 10 | 0 | 0 | 5 | 5 | Commercial. | Nevada Street Valley |
| 83 | J1 | 063-161-04 | 0.97 | M/AM | Neighborhood Commercial | CN-1 | 3001 BRIDGEWAY BLVD | 1958 | 11738 | 1 | Yes | 23 | 0 | 0 | 12 | 12 | Commercial. | Nevada Street Valley |
| 84* | 1 | 063-170-03 | 17.20 | VL/L/M | Public Institutional | PI | 100 EBBTIDE AVE | 0 | 46213 | 0 | Yes | 140 | 56 | 56 | 28 | 0 | Martin Luther King Jr. Park. Portion of site leased to Lycee Francais de San Francisco. City reviewing term of leases. Restricted by Ord. 1128 (voter initiative). | Nevada Street Valley |
| 85 | 102 | Caltrans | 0.68 | VL/L/M | | | BRIDGEWAY | | | | | 26 | 10 | 10 | 5 | 0 | State Highway Property; not a parcel. | Nevada Street Valley |
| 86 | 9 | 052-322-02 | 0.75 | VL/L/M | High Density Residential | R-3 | 330 EBBTIDE | 1900 | 0 | 3 | Yes | 26 | 10 | 10 | 5 | 0 | Two small houses, a cottage and a garage. | Nevada Street Valley |
| 87 | 53 | 052-322-01 | 0.17 | M/AM | High Density Residential | R-3 | 330 EBBTIDE | 0 | 0 | 0 | | 7 | 0 | 0 | 3 | 4 | Vacant | Nevada Street Valley |

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