

## APPENDIX E

## LIST OF VACANT AND UNDER UTILIZED PARCELS DESIGNATED

## “HDR” AND “MDR” IN THE CITY OF MANTECA

HDR					
Parcel	Address	LU	Size in Acres	Present Use	Comment
219-386-05	130 W. WETMORE ST.	HDR	0.1262	VACANT	SMALL VACANT LOT NEXT TO APARTMENT COMPLEX
219-382-10	220 OREGON ST.	HDR	0.1377	VACANT	SMALL VACANT LOT NEXT TO APARTMENT COMPLEX
216-330-32	170 NORTHGATE DR	HDR	0.1930	VACANT	SMALL VACANT LOT
208-220-07	532 N. COTTAGE AVE	HDR	0.3010	VACANT	VACANT PARCEL/SPRING MEADOWS?
218-210-17	197 E. LOUISE AVE	HDR	0.6579	VACANT	SMALL VACANT LOT FOR SALE BY MOSER & MOSER
	451 EASTWOOD AVE	HDR	0.8252	VACANT	VACANT PARCEL SURROUNDED BY HDR AREA/NOT ENTERED INTO SYSTEM
200-140-18	216 N. AIRPORT WAY	HDR	0.9689	VACANT	SMALL VACANT LOT ADJACENT 214 N. AIRPORT
			3.21		
208-220-08	510 N. COTTAGE AVE	HDR	1.2190	VACANT	LARGE VACANT PARCEL
208-220-06	576 N. COTTAGE AVE	HDR	1.9850	VACANT	LARGE VACANT PARCEL
208-210-18	339 PESTANA AVE	HDR	3.1400	VACANT	UNDEVELOPED PARCEL, PRIME LOCATION
208-210-19	347 VASCONCELLOS AVE	HDR	3.2300	VACANT	UNDEVELOPED PARCEL, PRIME LOCATION, 2 <sup>ND</sup> ADDRESS IS 340 PESTANA AVE
			9.57		
224-040-44	801 ATHERTON DR	HDR	9.18	VACANT	HDR DEVELOPMENT UNDER CONSTRUCTION
198-160-06	891 N. AIRPORT WAY	HDR	15.0000	VACANT	LARGE UNDEVELOPED PARCEL
224-050-01	1300 SPRECKELS RD	HDR	15.6	VACANT	PART OF LARGE PARCEL PLANTED WITH ORCHARD TREES

241-260-02	19589 MCKINLEY AVE	HDR	17.0000	VACANT	SFH AND OTHER STRUCTURES IN LG UNDEVELOPED AREA
224-050-15	1430 SPRECKELS RD	HDR	*see 1300 SPRK	VACANT	PART OF LARGE PARCEL PLANTED WITH ORCHARD TREES ALSO
			56.78		
Total Vacant HDR			69.56		
223-430-06	1173 E YOSEMITE AVE	HDR	1.0000	SFH	THREE DIFFERENT ADDRESSES (1171,1181, AND 1183)
208-220-25	512 N. COTTAGE AVE/1209 COOPER	HDR	1.4556	UNDER UTILIZED	SFH AND LARGE BACKYARD/UNDEVELOPED AREA
216-020-01	2064 N UNION RD	HDR	1.9829	SFH	SFH AND LARGE BACKYARD/UNDEVELOPED AREA
216-020-67	2030 N UNION RD	HDR	2.1000	SFH	SFH AND TWO WAREHOUSES/MOSTLY UNDEVELOPED
			6.54		
Total Under Utilized HDR			6.54		

MDR					
Parcel	Address	LU	Size in Acres	Present Use	Comment
219-220-50	730 OREGON ST	MDR	0.1140	VACANT	VACANT LOT
223-071-13	125 SUTTER ST	MDR	0.1606	VACANT	SMALL VACANT LOT
223-092-16	208 N. GRANT AVE	MDR	0.1655	VACANT	SMALL VACANT LOT
217-040-06	119 ALMOND AVE	MDR	0.1980	VACANT	VACANT LOT
219-360-04	161 LUPTON ST	MDR	0.2104	VACANT	VACANT LOT
217-250-13	334 W. ALAMEDA ST	MDR	0.2404	VACANT	VACANT CORNER LOT
217-050-08	220 N ALMOND AVE	MDR	0.2442	VACANT	VACANT LOT
217-250-62	222 W ALAMEDA	MDR	0.2898	VACANT	VACANT LOT
223-080-52	318 N SHERMAN AVE	MDR	0.2926	VACANT	VACANT LOT
223-141-07	223 E EDISON ST	MDR	0.3185	VACANT	VACANT PARCEL
219-280-41	520 SEQUOIA AVE	MDR	0.3849	VACANT	VACANT LOT
218-130-08	650 SOUTHLAND RD	MDR	0.3904	VACANT	VACANT
223-120-17	443 E NORTH STREET	MDR	0.5165	VACANT	VACANT PARCEL
217-240-06	360 ACACIA AVE	MDR	0.5892	VACANT	VACANT LOT BEHIND 333 POPLAR AVE
217-590-03	445 N WALNUT AVE	MDR	0.8923	VACANT	UNDEVELOPED CORNER PARCEL
218-130-02	504 SOUTHLAND RD	MDR	0.9221	VACANT	UNDEVELOPED PARCEL
217-590-21	439 N WALNUT AVE	MDR	0.9915	VACANT	UNDEVELOPED AREA BEHIND 445 WALNUT AVE
			6.92		
200-130-02	410 N. AIRPORT WAY	MDR	1.3351	VACANT	VACANT PARCEL

200-140-31	1795 W YOSEMITE AVE	MDR	6.3000	VACANT	UNDEVELOPED PARCEL, PRIME LOCATION, BEHIND ST. DOMINIC'S HOSPITAL
218-130-04	640 SOUTHLAND RD	MDR	8.5500	VACANT	LARGE UNDEVELOPED PARCEL
218-130-05	692 SOUTHLAND AVE	MDR	9.82	VACANT	SFH IN LARGE UNDEVELOPED AREA
			26.01		
241-320-01	3251 WOODWARD AVE	MDR	12.0000	VACANT	LARGE UNDEVELOPED AREA
218-130-01	500 SOUTHLAND RD	MDR	13.04	VACANT	LARGE UNDEVELOPED PARCEL
200-140-29	1797 W YOSEMITE AVE	MDR	14.8200	VACANT	LARGE UNDEVELOPED PARCEL, BEHIND ST DOMINIC'S HOSPITAL
241-320-02	3731 WOODWARD AVE	MDR	33.0000	VACANT	LARGE UNDEVELOPED AREA
241-320-19	3504 WOODWARD AVE	MDR	49.0000	VACANT	MOBILE HOME AND SFH IN LARGE UNDEVELOPED PARCEL
			121.86		
<b>Total Vacant MDR</b>			<b>154.79</b>		
223-080-21	348 N GRANT AVE	MDR	0.1606	SFH	UNDERUTILIZED LOT
219-220-51	724 OREGON ST	MDR	0.2946	SFH	UNDERUTILIZED LOT
217-050-28	237 ALMOND AVE	MDR	0.3387	SFH	SFH IN UNDERUTILIZED LOT
219-360-19	190 LUPTON ST	MDR	0.4242	SFH	SFH IN UNDERUTILIZED LOT
223-120-23	424 E ALAMEDA ST	MDR	0.9221	SFH	UNDERUTILIZED PARCEL WITH SFH AT THE REAR
218-130-03	598 SOUTHLAND RD	MDR	1.0000	SFH	SFH IN UNDEVELOPED PARCEL
200-130-03	380 N AIRPORT WAY	MDR	1.2508	SFH	SFH IN MOSTLY VACANT PARCEL
			2.25		
200-130-01	472 N AIRPORT WAY	MDR	12.1000	UNDERUTILIZED	SFH IN LARGE UNDEVELOPED AREA
200-140-26	320 N AIRPORT WAY	MDR	13.2100	UNDERUTILIZED	SFH IN LARGE UNDEVELOPED AREA

224-050-06	1821 E WOODWARD AVE	MDR	15.6500	UNDERUTILIZED	UNDERUTILIZED AREA WITH 2 OFFICES AND 2 WAREHOUSE (4 DIFF ADDRESS)
			40.96		
Total Underutilized MDR			43.35		