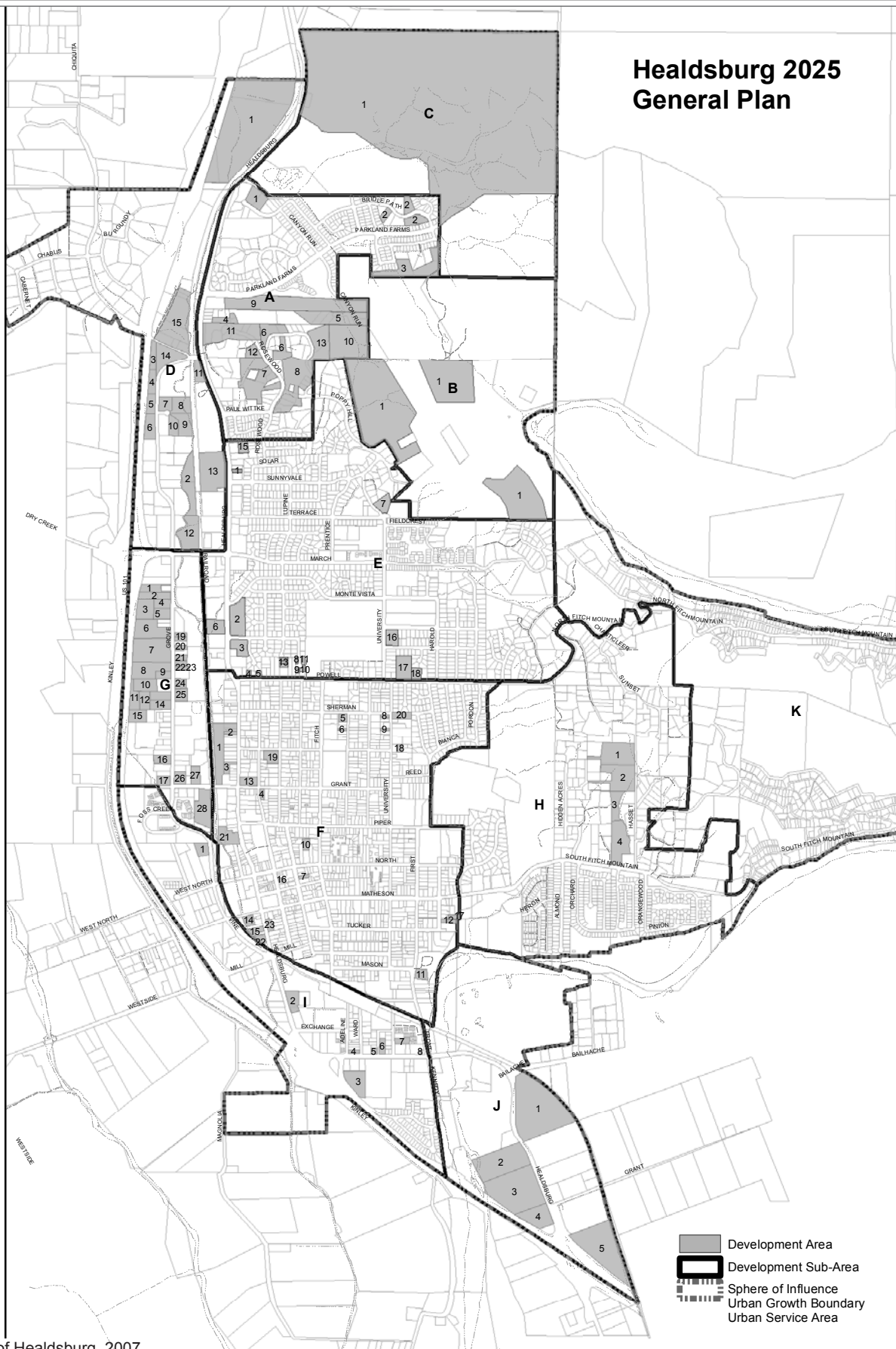


APPENDIX C
POTENTIAL DEVELOPMENT BUILDOUT

Healdsburg 2025 General Plan



Source: City of Healdsburg, 2007.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Potential Development Areas

Development Potential within Urban Service Area including projects under construction

Map No.	APN(s)	Address or Project Name	Site acreage	GP	Approved/ Allowed Use	Potential/Approved Development			
						Units	Comm.	Hotel	Industrial
A-1	003-120-008	175 Spur Ridge Ct.	0.80	VLR	Single-family	1			
A-2	003-150-068, 003-180-016,&17	372, 383, 388 Bridle Path	2.05	VLR	Single-family	3			
A-3	003-160-059, 064	1668 Stirrup Loop, 400 Arabian	3.16	VLR	Single-family	2			
A-4	003-080-006, 008, 009	1641, 1640, 1642 Rosewood	0.81	VLR	Single-family	3			
A-5	003-210-001/006	Long Acres II	4.97	VLR	Single-family	6			
A-6	003-070-002,-008,-011,-012	210, 240, 225, 235 Clear Ridge	3.20	VLR	Single-family	4			
A-7	003-170-006,008,010/013	Sienna Pointe	6.06	VLR	Single-family	8			
A-8	003-200-001/003,005/006,008,011/015	Fanny Hill	6.20	VLR	Single-family	11			
A-9	091-040-111	Banducci	11.68	VLR	Single-family	15			
A-10	002-650-001	Canyon Run Hills I & II	7.42	VLR	Single-family	12			
A-11	091-040-010	Rosewood Heights	1.00	VLR	Single-family	7			
A-12	003-190-003, 004	130, 134 Moonlight	4.17	VLR	Single-family	2			
A-13	003-070-017	279, 283 Clear Ridge	3.31	VLR	Single-family	2			
B-1	091-040-100	Callahan	41.27	VLR	Single-family	58			
C-1	091-040-004, 061	Saggio Hills	204.34	VLR	Hotel	70	230,000	130 rooms	
C-1	091-040-004, 061	Saggio Hills	14.16	MHR	SF/MF	150			
C-1	091-040-004, 061	Saggio Hills	36.15	PQP	Park/fire stn.				
D-1	091-060-009, 019, 022	16977 Healdsburg	30.16	I	Industrial				394,131
D-2	089-071-012, 013	1434, 1452 Grove	3.54	I	Industrial				46,323
D-3	089-071-022	1575 Grove	1.00	I	Industrial				13,086
D-4	089-071-023	1555 Grove	1.01	I	Industrial				13,188
D-5	089-071-024	1535 Grove	1.01	I	Industrial				13,134
D-6	089-071-025	1501 Grove	1.69	I	Industrial				22,094
D-7	089-071-011	1530 Grove	1.12	I	Industrial				14,636
D-8	089-071-017	165 Grove Ct.	1.82	I	Industrial				23,775
D-9	089-071-016	140 Grove Ct.	2.08	I	Industrial				27,234
D-10	089-071-015	120 Grove Ct.	1.08	I	Industrial				14,159
D-11	003-030-007	1561 Healdsburg	0.91	O/HR	Multi-family		11,892		
D-12	089-071-002	155 Dry Creek Rd.	3.53	MU	Commercial		15,000	150 rooms	
D-13	003-030-006	1505, 1525, 1531 Healdsburg	5.87	SC	Retail		108,728		
D-14	089-071-021	Chiquita Grove	2.78	HR	Multi-family	66			
D-15	089-013-008,009,012/016	various	6.56	I	Industrial				97,578
E-1	002-491-010	1514 Healdsburg	0.23	SC	Retail		4,752		
E-2	002-480-046	1135 Healdsburg	3.18	HR	Multi-family	47			

Development Potential within Urban Service Area including projects under construction

Map No.	APN(s)	Address or Project Name	Site acreage	GP	Approved/ Allowed Use	Potential/Approved Development			
						Units	Comm.	Hotel	Industrial
E-3	002-850-042	1034 Healdsburg	1.52	HR	Multi-family	22			
E-4	002-470-037	113 Powell		MR	Single-family	1			
E-5	002-850-041	119 Powell	0.22	MR	Single-family	2			
E-6	003-010-015	1081 Healdsburg	1.42	SC	Retail		27,536		
E-8	002-850-043	973 Linda View	0.12	MR	Single-family	1			
E-9	002-850-044	968 Linda View	0.13	MR	Single-family	1			
E-10	002-850-047	974 Linda View	0.18	MR	Single-family	1			
E-11	002-850-048	980 Linda View	0.18	MR	Single-family	1			
E-12	002-470-039	972 Lupine	0.16	MR	Single-family	1			
E-13	002-470-040	974 Lupine	0.16	MR	Single-family	1			
E-14	002-470-041	976 Lupine	0.16	MR	Single-family	1			
E-15	003-050-050, 051, 052	1570, 1566, 1562 Healdsburg	0.16	MR	Single-family	3			
E-16	002-433-005	1010 University	1.43	MR	Single-family	9			
E-17	002-432-024	515 Powell	2.26	MR	Single-family	12			
E-18	002-432-036	541 Powell	0.73	MR	Single-family	4			
E-19	002-470-014, 015	205, 215 Powell	0.65	MR	Single-family	4			
F-1	002-101-008/34, 002-043-001 & -002	Grant Street Village	4.85	O/HR	Single-family	39			
F-2	002-043-007	715 Healdsburg	0.25	O/HR	Multi-family	4			
F-3	002-093-007	627 Healdsburg	0.46	O/HR	Multi-family	7			
F-4	002-111-026	126 Grant	0.27	O/HR	Multi-family	4			
F-5	002-051-013	733 College	0.37	MR	Multi-family	2			
F-6	002-051-005	725 College	0.15	MR	Single-family	1			
F-7	002-191-002	308 East	0.25	DR	Multi-family	7			
F-8	002-062-017	743 University	0.17	MR	Single-family	1			
F-9	002-062-011	731 University	0.17	MR	Single-family	1			
F-10	002-161-024	Alley 4	0.52	DR	Multi-family	4			
F-11	002-281-019, 020	88, 90 Front	1.14	HR	Multi-family	18			
F-12	002-221-019, 020	210, 212 Second	0.36	MR	Single-family	2			
F-15	002-243-036	227 Healdsburg	0.31	DC	Retail		16460		
F-16	002-193-015	330 Center	0.13	DC	Retail		9209		
F-17	002-221-002	218 Second	0.42	MR	Single-family	1			
F-18	002-061-019	702 University	0.15	MR	Single-family	1			
F-19	002-091-015	639 Johnson	1.07	MR	Single-family	6			
F-20	002-011-024, 025	744 University	0.62	MR	Single-family	4			
F-21	002-113-042, 043	453 Healdsburg	0.16	DC	Commercial		71203		
F-22	002-243-024	219 Healdsburg	0.50	DC	Hotel/retail/off.		1865	36 rooms	

Development Potential within Urban Service Area including projects under construction

Map No.	APN(s)	Address or Project Name	Site acreage	GP	Approved/ Allowed Use	Potential/Approved Development			
						Units	Comm.	Hotel	Industrial
F-23	002-242-006, 047	230 Healdsburg	0.47	DC	Commercial		24409		
G-1	089-081-019	1229 Grove	0.96	MU	Comm/Indus		6,250		6,250
G-2	089-081-020	15155 Grove	1.36	MU	Mixed Use	4	35,545		
G-3	089-081-010	15119 Grove	2.16	MR	Single-family	11			
G-4	089-081-006	15135 Grove	1.00	GMU	SF/Comm.	5	8,000		
G-5	089-081-007	15105 Grove	1.13	GMU	SF/Comm.	5	8,000		
G-6	089-081-013	1069 Grove	2.86	MR	Single-family	14			
G-6	089-081-013	1069 Grove	0.92	GMU	SF/Comm.	5	8,000		
G-7	089-120-004	979 Grove	3.41	MR	Single-family	17			
G-7	089-120-004	979 Grove	1.67	GMU	SF/Comm.	10	20,000		
G-8	089-120-067	795 Grove	3.46	MR	Single-family	17			
G-8	089-120-067	795 Grove	0.70	GMU	SF/Comm.	4	8,000		
G-9	089-120-066	14915 Grove	0.69	GMU	SF/Comm.	4	8,000		
G-10	089-120-070	14983 Grove	1.79	MR	Single-family	9			
G-11	089-120-074	845 Grove	0.50	MR	Single-family	5			
G-12	089-120-073	14833 Grove	1.15	MR	Single-family	4			
G-13	089-120-071	14851 Grove	1.17	GMU	SF/Comm.	3	6,000		
G-14	089-120-072	14831 Grove	1.15	GMU	SF/Comm.	3	6,000		
G-15	089-120-040	no address	1.30	MR	Single-family	6			
G-16	089-130-009	14685 Grove	0.99	MR	Single-family	5			
G-17	089-130-006	14615 Grove	0.92	MR	Single-family	5			
G-18	089-082-031	1040 Grove	0.30	GMU	SF/Comm.	2	4,000		
G-19	089-082-032	1020 Grove	0.30	GMU	SF/Comm.	2			
G-21	089-120-080	14984 Grove	0.54	GMU	SF/Comm.	1	4,000		
G-22	089-120-047	14960 Grove	0.41	GMU	SF/Comm.	1	4,000		
G-23	089-120-021	14936 Grove	0.36	GMU	SF/Comm.	1	4,000		
G-24	089-120-062	900 Grove	0.56	GMU	SF/Comm.	1	4,000		
G-25	089-120-078	14850 Grove	0.92	GMU	SF/Comm.	5	6,000		
G-26	089-130-013	95 W. Grant	0.57	MR	Single-family	2			
G-27	002-101-001	25 W. Grant	1.09	MR	Single-family	3			
G-28	089-130-061	20 W. Grant	3.20	HR	Multi-family	64			
H-1	002-610-018		4.35	LR	Single-family	2			
H-2	002-610-017	622 Coghlan	5.01	LR	Single-family	2			
H-3	002-640-009	456 Hidden Acres	2.72	LR	Single-family	1			
H-4	002-640-014		4.04	LR	Single-family	4			

Development Potential within Urban Service Area including projects under construction

Map No.	APN(s)	Address or Project Name	Site acreage	GP	Approved/ Allowed Use	Potential/Approved Development			
						Units	Comm.	Hotel	Industrial
I-1	088-230-082	401 Grove	2.22	PQP	Office		20,000		
I-2	002-261-019	146 Healdsburg	1.80	MU	Hotel			23 rooms	
I-3	002-561-014 (portion)	33 Healdsburg	2.50	I	Industrial				32,670
I-4	002-302-001	56 Healdsburg	0.27	MU	Retail/MF		3,558		
I-5	002-314-007	5 Palm	0.22	MU	Retail/MF		2,850		
I-6	002-313-006	34 Healdsburg	0.22	MU	Retail/MF		5,760		
I-7	002-312-018	16 S. University	0.61	MU	Retail/MF		12,878		
I-8	002-312-009	6 Healdsburg	0.09	MU	Retail/MF		2,268		
I-9	088-170-003	3, 7, 13, 21, 27 Healdsburg	1.25	HR	Multi-family	11			
J-1	088-170-019	13604, 13660 Healdsburg	15.56	I	Industrial				203,338
J-2	086-010-001	13555, 13505 Healdsburg	7.08	I	Industrial				92,522
J-3	086-010-017	13419, 13337 Healdsburg	11.48	MU	Retail		300,041		
J-4	086-010-005	13255 Healdsburg	3.29	MU	Retail		85,987		
J-5	086-030-015	13100 Healdsburg	11.71	I	Industrial	1			403 RV sp.
Totals						872	1,094,191	339 rooms	1,014,117

	under construction or constructed
	approved project
	has existing residence(s) - assumption that residence(s) will remain