



## 10. APPENDIX B – LAND INVENTORY

Appendix B provides detailed information of the parcels included in Housing Opportunity Areas. To illustrate the development potential of the area, aerial images and parcel specific data are provided in the following pages to illustrate examples of housing opportunity sites to accommodate a variety of housing types at different affordability levels. The City will offer incentives to further facilitate and encourage the redevelopment of these sites, prioritizing funding opportunities for extremely low- and very low-income housing as outlined in the Housing Plan.



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## AREA 1: NW CORNER OF MURRIETA ROAD AND DALE STREET

Area 1 located on the northwest corner of Murrieta Road and Dale Street includes one (1) vacant parcel totaling 13.4 acres. The site is located near existing single family and multifamily housing communities and adjacent to Patriot Park, near Sky View Elementary School and other amenities, which position it well for affordable housing financing. The existing zoning for the site is MF-22, and when the housing opportunity overlay is applied residential development would be permitted up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses.

Because Area 1 is greater than 10 acres in size, it was assumed that it could accommodate mixed income residential development. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 320 units. At a minimum the Housing Overlay will require that at least 20 percent of the units (64 units) be deed-restricted for lower income housing. The permitted density is also appropriate to facilitate the development of moderate income (assumed to include 64 units) housing and market-rate housing (192 units). Infrastructure is available in surrounding roadways.



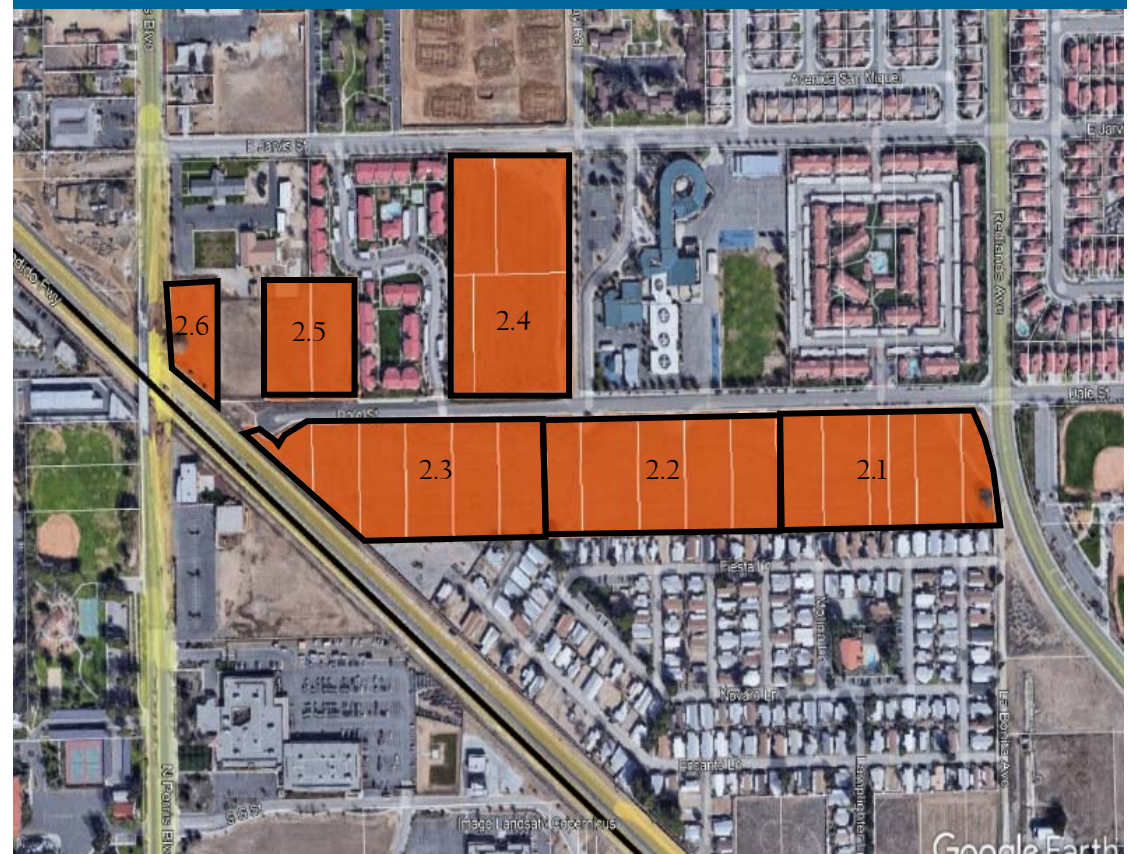
Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income	Moderate Income	Above Moderate Income
1.1	311502001	E A C	MFR-22	MFR-22	Vacant	30	13.37	10.70	100%	No	Lower	320	64	64	192
							13.37	10.70	SITE 1 SUBTOTAL			320	64	64	192



## AREA 2: DALE STREET BETWEEN PERRIS BOULEVARD AND REDLANDS AVENUE

Area 2 includes 25 parcels totaling 22.6 acres located along Dale Street between Perris Boulevard and Redlands Avenue, just east of Interstate 215, the Downtown and the Metrolink transit station. Area 2 is adjacent to Palms Elementary School and Bob Long Memorial Park and surrounded by existing single family and multifamily development. Within Area 2 there are five potential sites that are appropriately zoned to accommodate lower income housing. All parcels in Area 2 are vacant and there is common ownership of all the parcels within the 5 sites. The existing zoning for Area 2 is MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right and will require that at least 20 percent of the units must be deed restricted for lower income households. Infrastructure is available in surrounding roadways, including Dale Street.

Area 2 – Aerial Map



**Site 2.1:** Site 2.1 includes six parcels, ranging in size from 0.41 to 1.00 acres, and totaling 4.62 acres. All six parcels are vacant and owned by one entity. Site 2.1 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 2.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 109 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



**Site 2.2:** Site 2.2 includes five parcels, ranging in size from 0.79 to 1.21 acres, and totaling 5.01 acres. All five parcels are vacant and owned by one entity. Site 2.2 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 2.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 120 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



Site 2.3 – Aerial Map



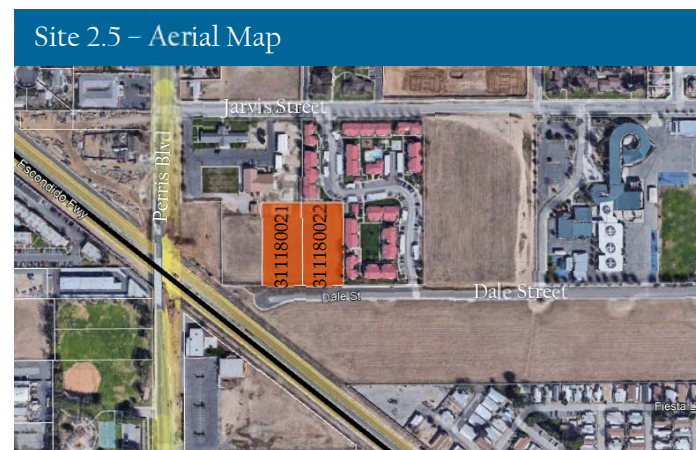
**Site 2.3:** Site 2.3 includes six parcels, ranging in size from 0.40 to 1.0 acres, and totaling 5.20 acres. All six parcels are vacant and owned by one entity. Site 2.3 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 2.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 123 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 2.4 – Aerial Map



**Site 2.4:** Site 2.4 includes four parcels, ranging in size from 0.50 to 2.08 acres, and totaling 5.16 acres. All four parcels are vacant and owned by one entity. Site 2.4 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 2.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 120 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

**Site 2.5:** Site 2.5 includes two parcels, that are both 1.0 acres in size, totaling 2 acres. Both parcels are vacant and owned by one entity. Site 2.5 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 2.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 46 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



**Site 2.6:** Site 2.6 includes one parcel that is vacant and 0.83 acres in size. Site 2.6 is zoned MF-14, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 2.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 19 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



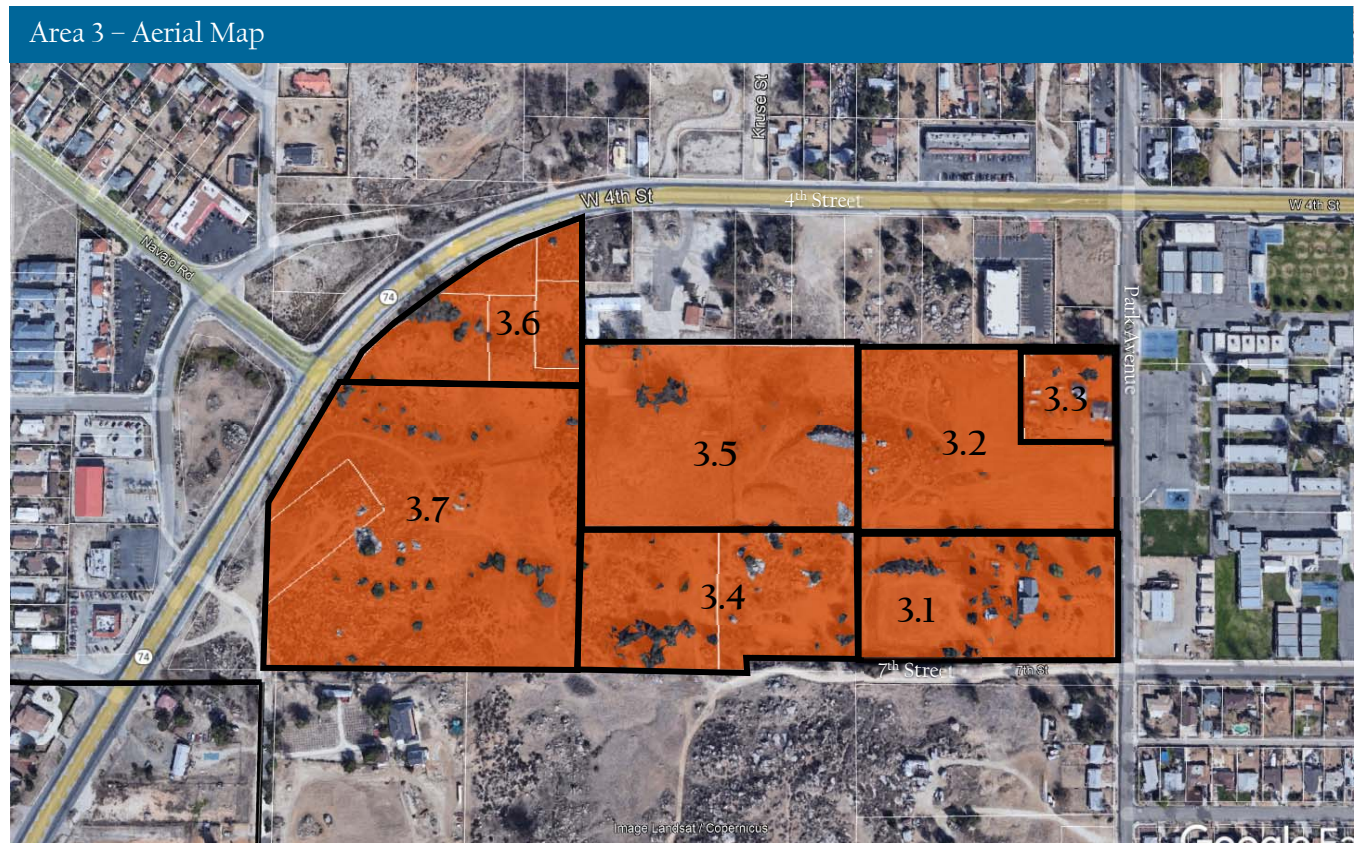


Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income	Mod Income	Above Mod Income
2.1	311190041	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.59	0.47	100%	No	Lower	14	14	0	0
2.1	311190042	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.1	311190045	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.61	0.49	100%	No	Lower	14	14	0	0
2.1	311190036	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.41	0.33	100%	No	Lower	9	9	0	0
2.1	311190037	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.1	311190038	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
							<b>4.62</b>	<b>3.69</b>				<b>109</b>	<b>109</b>	<b>0</b>	<b>0</b>
2.2	311190013	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.2	311190014	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.2	311190026	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.21	0.97	100%	No	Lower	29	29	0	0
2.2	311190039	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.79	0.64	100%	No	Lower	19	19	0	0
2.2	311190012	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
							<b>5.01</b>	<b>4.01</b>				<b>120</b>	<b>120</b>	<b>0</b>	<b>0</b>
2.3	311190040	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.3	311190004	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.3	311190034	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.3	311190035	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	24	24	0	0
2.3	311190002	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.79	0.63	100%	No	Lower	18	18	0	0
2.3	311190044	SEAL BEACH BUSINESS CENTER	MFR-14	MFR-14	Vacant	30	0.40	0.32	100%	No	Lower	9	9	0	0
							<b>5.20</b>	<b>4.16</b>				<b>123</b>	<b>123</b>	<b>0</b>	<b>0</b>
2.4	311180018	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	23	23	0	0
2.4	311180046	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	1.58	1.26	100%	No	Lower	37	37	0	0
2.4	311180047	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	2.08	1.66	100%	No	Lower	49	49	0	0
2.4	311180025	CALIFORNIA CE ESTATES	MFR-14	MFR-14	Vacant	30	0.50	0.40	100%	No	Lower	11	11	0	0
							<b>5.16</b>	<b>4.13</b>				<b>120</b>	<b>120</b>	<b>0</b>	<b>0</b>
2.5	311180021	VICTOR TREATMENT CENTERS	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	23	23	0	0
2.5	311180022	VICTOR TREATMENT CENTERS	MFR-14	MFR-14	Vacant	30	1.00	0.80	100%	No	Lower	23	23	0	0
							2.00	1.60				<b>46</b>	<b>46</b>	<b>0</b>	<b>0</b>
2.6	311180032	STEPHENS	MFR-14	MFR-14	Vacant	30	0.83	0.66	100%	No	Lower	19	19	0	0
							<b>0.83</b>	<b>0.66</b>				<b>19</b>	<b>19</b>	<b>0</b>	<b>0</b>
							<b>22.82</b>	<b>18.25</b>	<b>SITE 2 SUBTOTAL</b>			<b>537</b>	<b>537</b>	<b>0</b>	<b>0</b>



## AREA 3: 4TH STREET AND PARK AVENUE

Area 3 Includes 13 parcels totaling 35.5 acres located south of 4<sup>th</sup> Street and west of Park Avenue, just west of the Downtown and the Metrolink transit station. Area 3 is adjacent Perris Elementary School, single family neighborhoods and numerous services and amenities on 4<sup>th</sup> Street. All but two parcels in Area 3 are vacant and there are several different configurations that could be used to develop the area with a variety of housing types. Two parcels: 3.1 and 3.3 are significantly underutilized with the vast majority of each parcel having ample room for increased density. The existing zoning for the site is R-10,000, however when a housing opportunity overlay is applied, residential development would be permitted up to 30 units per acre. It is likely that the site could develop with multiple phases of housing, including 2-3 phases of affordable housing. Infrastructure is available in surrounding roadways, such as 4<sup>th</sup> Street.



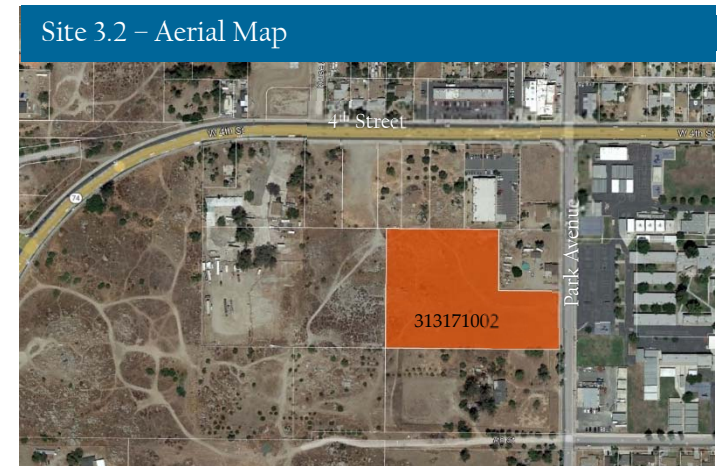
**Site 3.1:** Site 3.1 includes one parcel that is occupied by one single family home on a 4.34-acre site. The single-family unit takes up about 10% of the total site it occupies, leaving substantial room for increased density and residential development. Site 3.1 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 104 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.1 – Aerial Map





**Site 3.2:** Site 3.2 includes one parcel that is vacant and 5.11 acres in size. Site 3.2 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 122 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



Site 3.3 – Aerial Map



**Site 3.3:** Site 3.3 includes one parcel that is occupied by one single family home on a 1.11 - acre site. The single-family unit takes up about 25% of the total site it occupies, leaving substantial room for increased density and residential development. Site 3.3 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 26 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 3.4 – Aerial Map



**Site 3.4:** Site 3.4 includes two parcels that are vacant. The first parcel is 2.32 acres and the second is 2.50, totaling 4.82 acres in size. Site 3.4 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 114 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

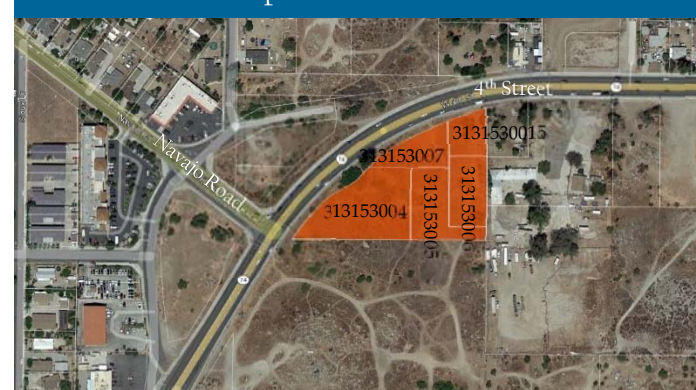
**Site 3.5:** Site 3.5 includes one parcel that is vacant and 6.52 acres in size. Site 3.5 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 156 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.5 – Aerial Map



**Site 3.6:** Site 3.6 includes five parcels that are vacant and total 3.06 acres in size with an average parcel size of 0.5 acres. Site 3.1 is zoned CC, however when the parcels are rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that half of the site will develop with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 36 units. Given residential uses nearby, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 3.6 – Aerial Map





Site 3.7 – Aerial Map



**Site 3.7:** Site 3.7 includes two parcels that are vacant. The first parcel is 9.61 acres and the second is 1.0 acre in size, totaling 10.62 acres. Site 3.1 is zoned CC, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 3.7 is just over 10 acres in size, it was assumed that it could still accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with half residential uses. At 30 units per acre, assuming 80 percent building capacity, the site can realistically accommodate a total of 127 units with 115 being deed-restricted for lower income households. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential	Lower Income	Moderate Income	Above Moderate Income
3.1	313171003	MILLER	R-10	R-10	Vacant	30	4.34	3.47	100%	No	Lower	104	104	0	0
							<b>4.34</b>	<b>3.47</b>				<b>104</b>	<b>104</b>	<b>0</b>	<b>0</b>
3.2	313171002	ACOSTA INV	R-10	R-10	Vacant	30	5.11	4.09	100%	No	Lower	122	122	0	0
							<b>5.11</b>	<b>4.09</b>				<b>122</b>	<b>122</b>	<b>0</b>	<b>0</b>
3.3	313171001	GARCIA	R-10	R-10	Vacant	30	1.11	0.89	100%	No	Lower	26	26	0	0
							<b>1.11</b>	<b>0.89</b>				<b>26</b>	<b>26</b>	<b>0</b>	<b>0</b>
3.4	313160006	ALVAREZ	R-10	R-10	Vacant	30	2.32	1.86	100%	No	Lower	55	55	0	0
3.4	313160005	ALVAREZ	R-10	R-10	Vacant	30	2.50	2.00	100%	No	Lower	59	59	0	0
							<b>4.82</b>	<b>3.86</b>				<b>114</b>	<b>114</b>	<b>0</b>	<b>0</b>
3.5	313160004	STAMEGNA	R-10	R-10	Vacant	30	6.52	5.21	100%	No	Lower	156	156	0	0
							<b>6.52</b>	<b>5.21</b>				<b>156</b>	<b>156</b>	<b>0</b>	<b>0</b>
3.6	313153005	PCC, INC*	R-10	CC	Vacant	30	0.63	0.51	50%	No	Lower	8	8	0	0
3.6	313153015	PCC, INC*	R-10	CC	Vacant	30	0.32	0.25	50%	No	Lower	4	4	0	0
3.6	313153007	PCC, INC*	R-10	CC	Vacant	30	0.42	0.33	50%	No	Lower	5	5	0	0
3.6	313153006	PCC, INC*	R-10	CC	Vacant	30	0.51	0.41	50%	No	Lower	6	6	0	0
3.6	313153004	PCC, INC*	R-10	CC	Vacant	30	1.18	0.94	50%	No	Lower	14	14	0	0
							<b>3.06</b>	<b>2.45</b>				<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>
3.7	313160002	PCC, INC*	R-10	CC	Vacant	30	9.61	7.69	50%	No	Lower	115	115	0	0
3.7	313160007	PCC, INC*	R-10	CC	Vacant	30	1.00	0.80	50%	No	Moderate	12	0	12	0
							<b>10.62</b>	<b>8.49</b>				<b>127</b>	<b>115</b>	<b>0</b>	<b>0</b>
							<b>36</b>	<b>28</b>	<b>SITE 3 SUBTOTAL</b>			<b>685</b>	<b>673</b>	<b>12</b>	<b>0</b>

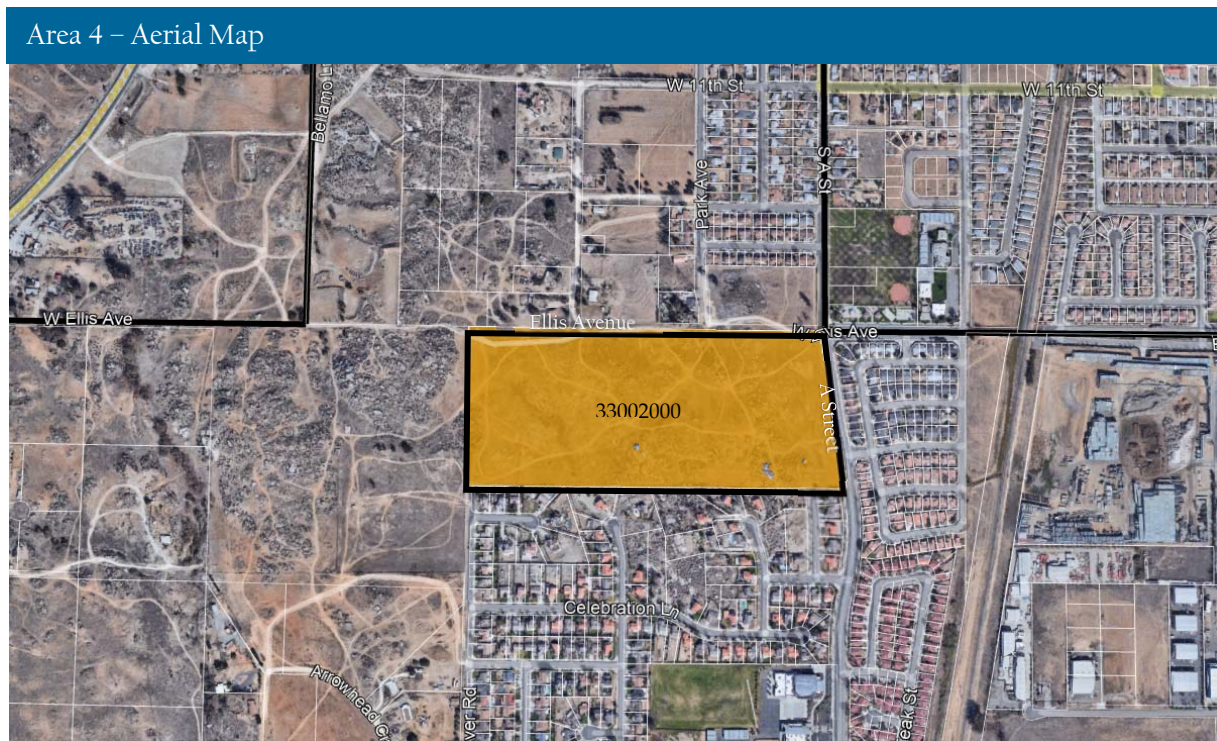
\*Perris Commercial Center, Inc.



## AREA 4: ELLIS AVENUE AND A STREET

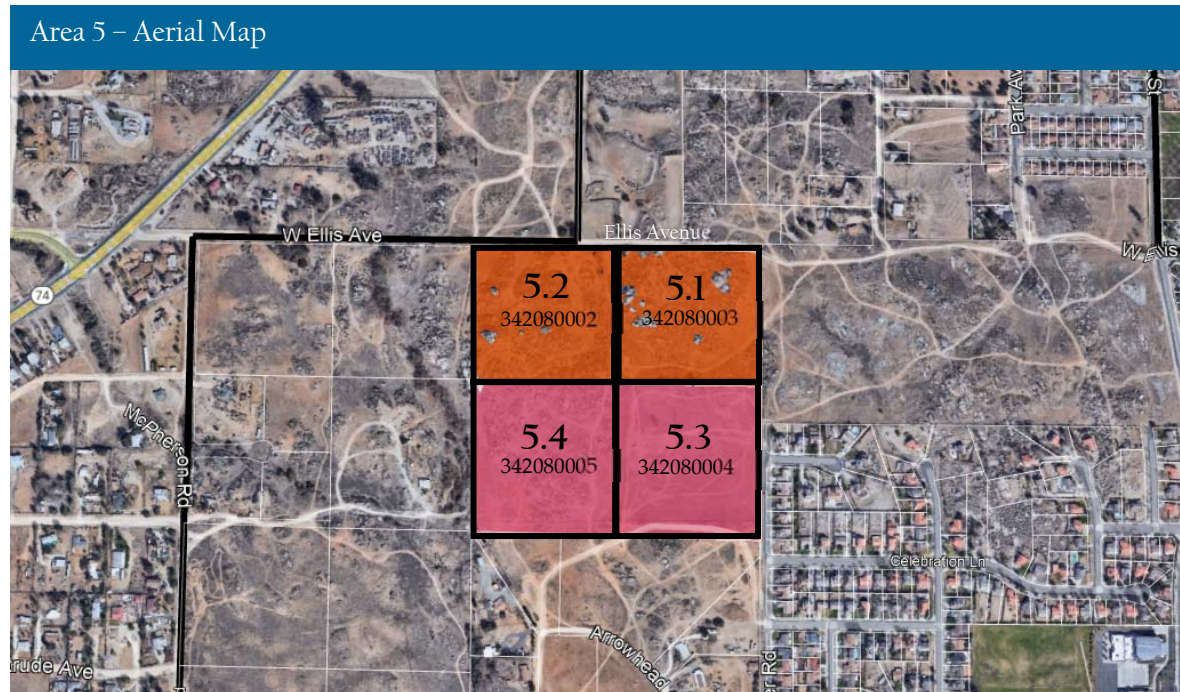
Area 4 includes 1 vacant parcel totaling 37 acres, south of Ellis Avenue and west of A Street. The site is near Pinacate Middle School, Perris Lake High School and surrounded by existing single family development. A senior housing development was recently approved by the City across Ellis Avenue to the north at 33 units per acre. The existing zoning for the site is MF-14, however when a housing opportunity overlay is applied residential development would be permitted by-right up 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses.

Because Area 4 is greater than 10 acres in size, it was assumed that it could accommodate mixed income residential development. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 881 units. The permitted density and site size is appropriate to facilitate the development of moderate income (assumed to include 176 units) housing and market-rate housing (559 units). With the application of the Housing Overlay it is also possible that 20 percent of the units would be deed-restricted for lower income housing. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period. Infrastructure is available in surrounding roadways, such as Ellis Avenue.



## AREA 5: ELLIS AVENUE AND RIVER ROAD

Area 5 includes four vacant parcels south of Ellis Avenue and west of River Road, totaling 40.5 acres. The site is near Pinacate Middle School, Perris Lake High School and surrounded by existing single family development. A senior housing development was recently approved by the City across Ellis Avenue to the northeast and proposes a density of 33 units per acre. The existing zoning for the site is SF-10,000, however when a housing opportunity overlay is applied residential development would be permitted up to 30 units per acre. Each parcel included in Area 5, is roughly 9.5 acres in size and could accommodate an entirely affordable development, however access and infrastructure to two of the parcels is more limited. Consequently, the two parcels with more limited access have been allocated toward the moderate income RHNA. Infrastructure is available in surrounding roadways, such as Ellis Avenue.



**Site 5.1:** Site 5.1 includes one parcel that is vacant and 9.72 acres in size. Site 5.1 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 5.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 233 units of deed restricted residential for lower income households. Given the location having residential nearby and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

**Site 5.2:** Site 5.2 includes one parcel that is vacant and 9.28 acres in size. Site 5.2 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 5.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically



accommodate a total of 222 units of deed restricted residential for lower income households. Given the residential location and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

**Site 5.3:** Site 5.3 includes one parcel that is vacant and 10.99 acres in size. Site 5.3 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 5.2 is greater than 10 acres in size, and has limited access and infrastructure, it was assumed that it could accommodate moderate income residential that could pay for its share of site and infrastructure improvements. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 222 units. Given the location and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

**Site 5.4:** Site 5.4 includes one parcel that is vacant and 10.49 acres in size. Site 5.4 is zoned R-10, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 5.4 is over 10 acres in size, and has limited access and existing infrastructure, it was assumed that it could accommodate a moderate-income residential development that could pay for its share of infrastructure and site improvements. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 263 units. Given the location and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
5.1	342080003	STCLAIR	R-10	R-10	Vacant	30	9.72	7.78	1.00	No	Lower	233	233	0	0
							9.72	7.78				233	233	0	0
5.2	342080002	GLASS	R-10	R-10	Vacant	30	9.28	7.42	1.00	No	Lower	222	222	0	0
							9.28	7.42				222	222	0	0
5.3	342080004	DATE INV	R-10	R-10	Vacant	30	10.99	8.79	1.00	No	Moderate	263	0	263	0
							10.99	8.79				263	0	263	0
5.4	342080005	SALINE	R-10	R-10	Vacant	30	10.49	8.39	1.00	No	Moderate	251	0	251	0
							10.49	8.39				251	0	251	0
							<b>40.48</b>	<b>32.38</b>	<b>SITE 5 SUBTOTAL</b>			<b>969</b>	<b>455</b>	<b>514</b>	<b>0</b>

## AREA 6: GREEN VALLEY SPECIFIC PLAN

Area 6 includes two parcels totaling 19.2 acres, located near the intersection of Case Road and Ethanac Road, just west of Interstate 215. Area 6 is just south of the South Perris Metrolink station and within the Green Valley Specific Plan (GV-SP). The area is currently vacant, but zoned for commercial uses within the Specific Plan. The developer of the Green Valley Specific Plan area contacted the City in 2021 to express interest in developing high density residential and/or mixed uses which could be facilitated by the application of the housing opportunity overlay. The overlay would permit residential development up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was conservatively assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as Ethanac Road and future development in the Green Valley Specific Plan area.



**Site 6.1:** Site 6.1 includes one parcel that is vacant and 19.95 acres in size. Site 6.1 is zoned commercial within the Green Valley Specific Plan (GV-SP), however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 6.1 is greater than 10 acres in size and within the Green Valley Specific Plan area, it was assumed that this site could accommodate a mixed-use development with half residential uses, with the provision that 20 percent of the units will be set aside for lower income households. At 30 units per acre, assuming 50 percent building capacity, the site can realistically accommodate a total of 239 residential units, of which 47 would be deed-restricted for lower income residential. Given the Green Valley Specific Plan location, its proximity to transit and the South Perris Metrolink Station, nearby amenities, and the developer's interest in mixed-used development, there is a high probability this site will be developed with housing during the 2021-2029 planning period.

**Site 6.2:** Site 6.2 includes one parcel that is vacant and 25.25 acres in size. Site 6.2 is zoned commercial within the Green Valley Specific Plan (GV-SP), however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right with the provision that 20 percent of the units will be set aside for lower-income residential. Because Site 6.2 is greater than 10 acres in size, it was assumed that it could accommodate a high density or mixed-use development with a fraction of units set aside for lower income units. As the underlying zoning is commercial, and the location falls within the Green Valley Specific Plan, it was assumed that the site will develop with



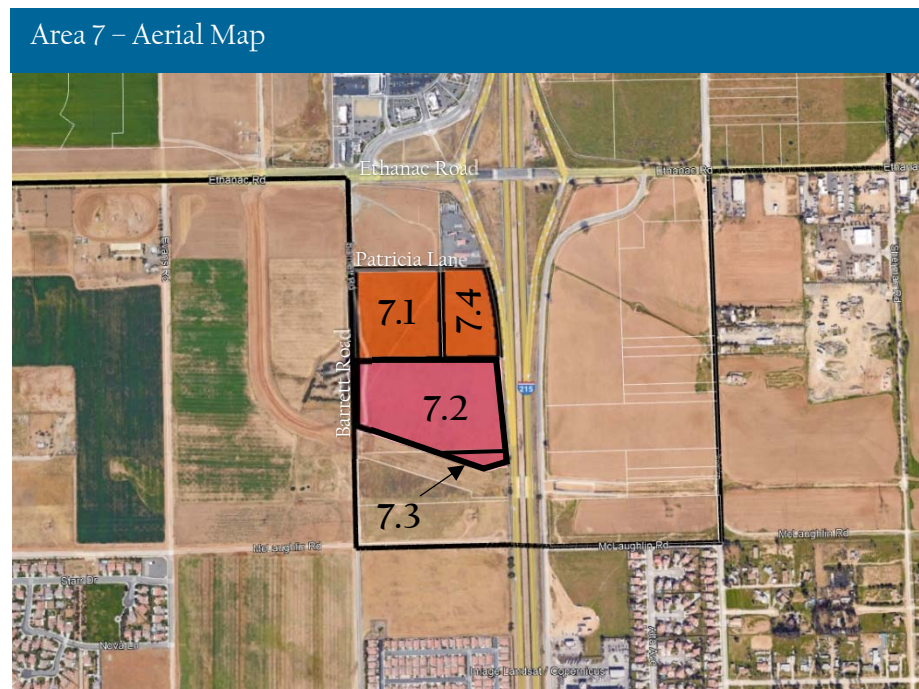
20 percent residential uses for mixed income households. At 30 units per acre, assuming 50 percent building capacity, the site can realistically accommodate a total of 303 units, of which 60 would be deed-restricted for lower income households. Given the Green Valley Specific Plan location, its proximity to transit and the South Perris Metrolink Station, nearby amenities, and the developer's interest in mixed-used development, there is a high probability this site will be developed with housing during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
6.1	327220012	RODEFFER	GV-SP	GV-SP	Vacant	30	19.95	15.96	0.50	No	Mixed Income	239	47	47	145
							19.95	15.96				239	47	47	145
6.2	327220044	RODEFFER	GV-SP	GV-SP	Vacant	30	25.25	20.20	0.50	No	Mixed Income	302.5	60	60	183
							25.25	20.20				303	60	60	183
							<b>45.19</b>	<b>36.16</b>	<b>SITE 6 SUBTOTAL</b>			<b>542</b>	<b>107</b>	<b>107</b>	<b>328</b>



## AREA 7: ETHANAC AT BARRETT ROAD

Area 7 includes four parcels totaling 30.1 acres, located east of Barrett Road and south of Ethanac Road, and south of the South Perris Metrolink station and the Green Valley Specific Plan area. The area is currently vacant but zoned for commercial uses. The application of the housing overlay would allow the development high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was conservatively assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as Patricia Lane and Ethanac Road.

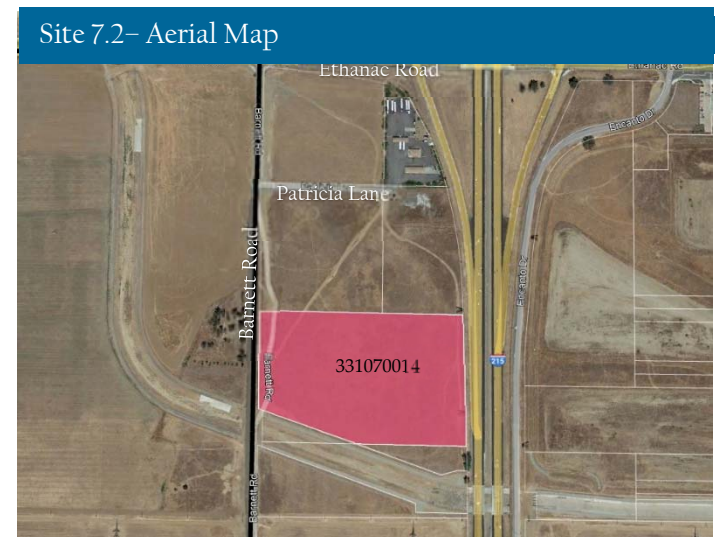


Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
7.1	331070002	BOERSMA	CC	CC	Vacant	30	9.39	7.51	0.50	No	Lower	113	113	0	0
							9.39	7.51				113	113	0	0
7.2	331070013	BOERSMA	CC	CC	Vacant	30	14.89	11.91	0.50	No	Moderate	179	0	179	0
							14.89	11.91				179	0	179	0
7.3	331070014	BOERSMA	CC	CC	Vacant	30	1.09	0.87	0.50	No	Moderate	13	0	13	0
							1.09	0.87				13	0	13	0
7.4	331070003	JERAGOLD	CC	CC	Vacant	30	5.73	4.59	0.50	No	Lower	69	69	0	0
							5.73	4.59				69	69	0	0
							<b>30.01</b>	<b>24.01</b>	<b>SITE 7 SUBTOTAL</b>			<b>373</b>	<b>181</b>	<b>192</b>	<b>0</b>

**Site 7.1:** Site 7.1 includes one parcel that is vacant is 9.39 acres in size. Site 7.1 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent of the units must be deed-restricted for lower income households. Because Site 7.1 is less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Because the site is located near an existing commercial center, transit station and residential development that is planned or under construction, it was conservatively assumed that it will develop with at least half residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 126 units. Given the site's transit accessibility, location just south of the Green Valley Specific Plan, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



**Site 7.2:** Site 7.2 includes one parcel that is vacant and 14.89 acres in size. Site 7.2 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right. Because Site 7.2 is greater than 10 acres in size, and could be adjacent to other mixed use, lower income developments, it was assumed that this site could accommodate moderate-income, mixed-use development. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 179 units. Given the site's transit accessibility, proximity to other planned or underway housing, and high potential for increased development, this site is likely to be developed with residential uses during the 2021-2029 planning period.

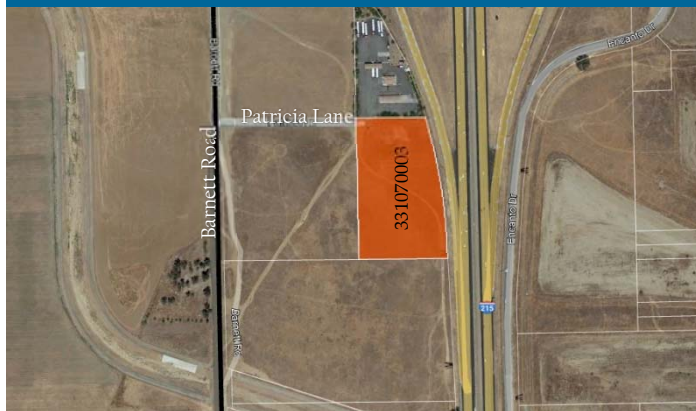


Site 7.3 – Aerial Map



**Site 7.3:** Site 7.3 includes one parcel that is vacant is 1.09 acres in size. Site 7.3 is zoned Community Commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent of the units must be deed-restricted for lower income households. Site 7.3 is located near an existing commercial center, transit station and residential development that is planned or under construction. Consequently, it was conservatively assumed that it will develop with at least half residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 13 units. Because Site 7.3 is greater than 0.5 acres and less than 10 acres in size but based on the capacity assumptions can only accommodate 13 units, it was assumed that it could accommodate moderate income residential development. If 100 percent residential development is achieved than 26 units can be accommodated, or if Site 7.3 is consolidated with Site 7.2, the site could support lower income development. Given the site's transit accessibility, location just south of the Green Valley Specific Plan, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Site 7.4 – Aerial Map

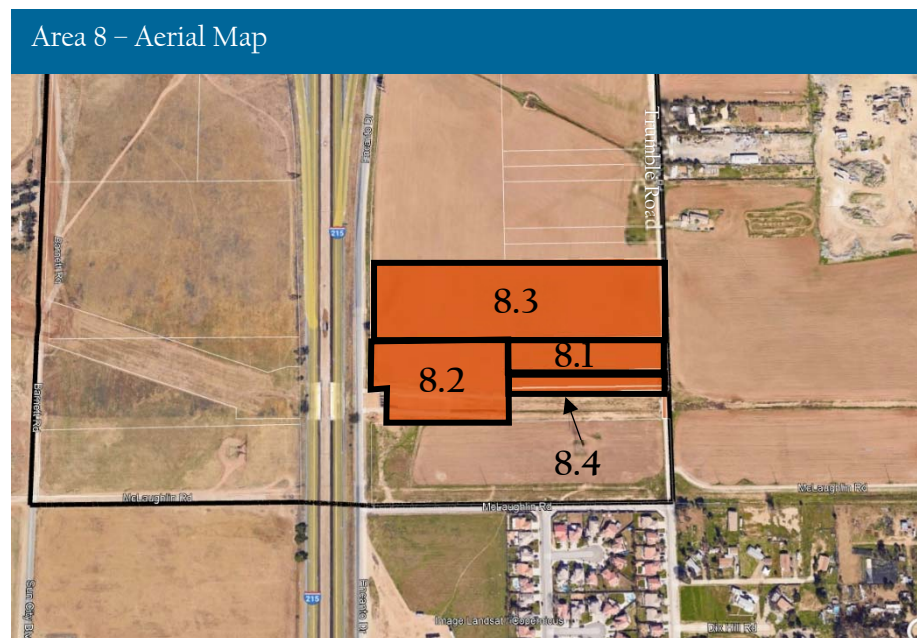


**Site 7.4:** Site 7.4 includes one parcel that is vacant and 5.73 acres in size. Site 7.4 is zoned commercial, however when the site is rezoned with the housing opportunity overlay, residential development will be permitted up 30 units per acre by-right with the provision that at least 20 percent residential uses will be deed restricted for lower income households. Because Site 7.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Because the site is in a commercially zoned area, it was conservatively assumed that it could be developed with 50 percent residential uses. At 30 units per acre, assuming 50 percent capacity, the site can realistically accommodate a total of 69 units for lower income households. Given the site's transit accessibility, proximity to other planned or underway housing, and high potential for increased development, this site is likely to be developed with residential uses during the 2021-2029 planning period.



## AREA 8: ETHANAC AT ENCANTO ROAD

Area 8 includes five parcels totaling 15.7 acres, located east of Encanto Road and south of Ethanac Road, and to the south of the South Perris Metrolink station and the Green Valley Specific Plan area. Area 8 is currently vacant but zoned Community Commercial and only allows for commercial uses. The application of the housing overlay would allow the development of high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses, despite the underlying zoning being Community Commercial. Infrastructure is available in surrounding roadways, such as Encanto Drive and McLaughlin Road.



Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed (units/acre)	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
8.1	331100021	MTC*	CC	CC	Vacant	30	1.99	1.59	0.50	No	Lower	24	24	0	0
							<b>1.99</b>	<b>1.59</b>				<b>24</b>	<b>24</b>	<b>0</b>	<b>0</b>
8.2	331100032	MTC*	CC	CC	Vacant	30	4.10	3.28	0.50	No	Lower	49	49	0	0
							<b>4.10</b>	<b>3.28</b>				<b>49</b>	<b>49</b>	<b>0</b>	<b>0</b>
8.3	331100019	MTC*	CC	CC	Vacant	30	9.29	7.43	0.50	No	Lower	111	111	0	0
							<b>9.29</b>	<b>7.43</b>				<b>111</b>	<b>111</b>	<b>0</b>	<b>0</b>
8.4	331100033	MTC*	CC	CC	Vacant	30	0.43	0.34	0.50	No	Lower	5	5	0	0
8.4	331100017	MTC*	CC	CC	Vacant	30	1.02	0.82	0.50	No	Lower	12	12	0	0
							<b>1.45</b>	<b>1.16</b>				<b>17</b>	<b>12</b>	<b>0</b>	<b>0</b>
							<b>16.82</b>	<b>13.45</b>	<b>SITE 8 SUBTOTAL</b>			<b>201</b>	<b>201</b>	<b>0</b>	<b>0</b>

\*MTC Consolidated

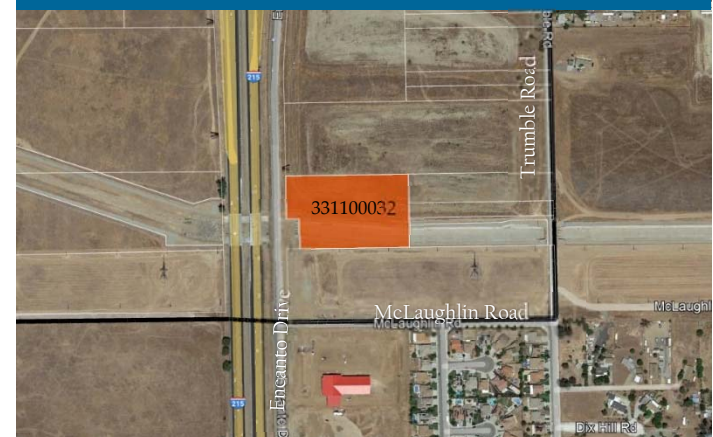
**Site 8.1:** Site 8.1 includes one 1.99-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 24 units, or up to 48 units if the site is developed entirely as residential. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 8.1 – Aerial Map



**Site 8.2:** Site 8.2 includes one 4.10-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 49 units. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 8.2 – Aerial Map



Site 8.3 – Aerial Map



**Site 8.3:** Site 8.3 includes one 9.29-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 111 units. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 8.4 – Aerial Map



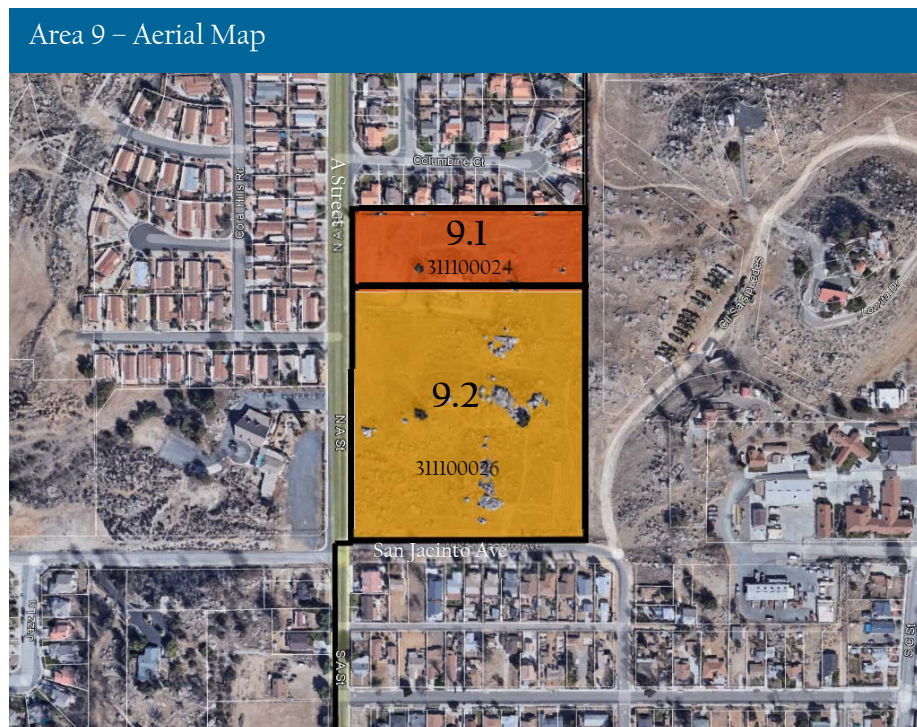
**Site 8.4:** Site 8.4 includes two parcels, one 0.43 acres and one 1.02 acres, totaling 1.45 acres. The parcels are vacant and owned by one entity. Site 8.4 is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 8.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 17 units. Given the site's proximity to transit and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

## AREA 9: SAN JACINTO ROAD AND A STREET

Area 9 includes 2 vacant parcels totaling 12.6 acres, north of San Jacinto Road and east of A Street. The site is just north of the Perris Downtown Specific Plan area and in close proximity to the Downtown Perris Metrolink station, Perris Union High School, several parks and other services and amenities. The existing zoning for the site is SF-6,000, however when a housing opportunity overlay is applied residential development would be permitted up to 30 units per acre. The overlay would permit residential development up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. Infrastructure is available in surrounding roadways, such as San Jacinto Avenue and A Street.

**Site 9.1:** Site 9.1 includes one 3.3-acre parcel. The parcel is vacant and zoned R-6000, single-family residential, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 9.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 79 units. Given the residential location and proximity to transit, parks, and other amenities, this site is likely to be developed with housing during the 2021-2029 planning period.

**Site 9.2:** Site 9.2 includes one 9.2-acre parcel. The parcel is vacant and zoned R-6000, single-family residential, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 9.2 is greater than 0.5 acres and less than 10 acres in size, but the parcel has unique topography including boulders that would need to be removed, it was assumed that it could accommodate mixed income housing include units are affordable for lower income, moderate income, and above moderate-income households. As the underlying zoning is residential, it was assumed that it will develop entirely with residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 220 units. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 320 units. At a minimum the Housing Overlay will require that at least 20 percent of the units (44 units) be deed-restricted for lower income housing. The permitted density is also appropriate to facilitate the development of moderate income (assumed to include 44 units) housing and market-rate housing (132 units).



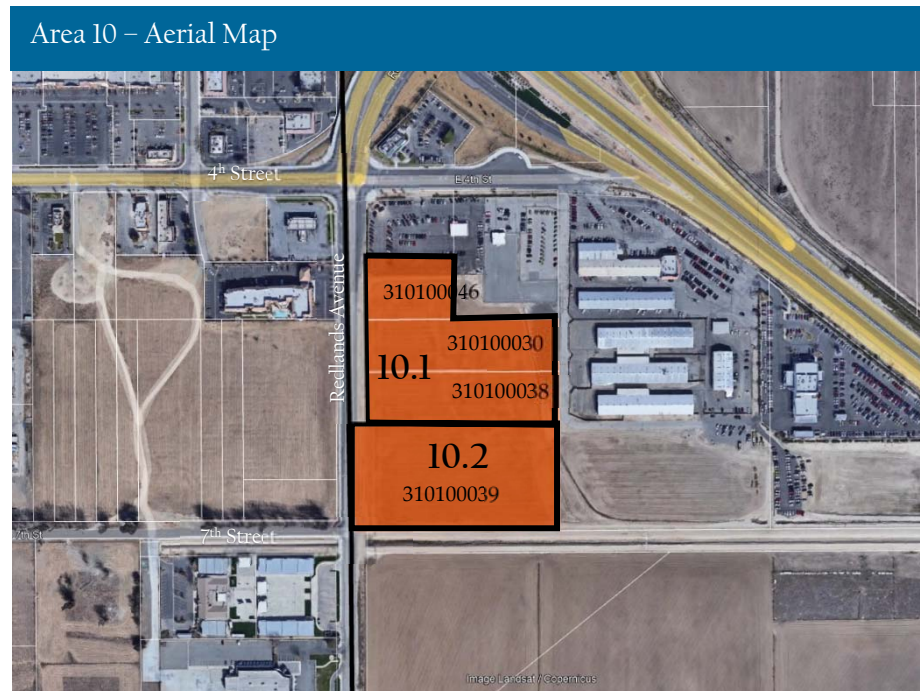


Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
9.1	311100024	D&A*	R-6,000	R-6,000	Vacant	30	3.33	2.67	1.00	No	Lower	79	79	0	0
							<b>3.33</b>	<b>2.67</b>				<b>79</b>	<b>79</b>	<b>0</b>	<b>0</b>
9.2	311100026	D&A*	R-6,000	R-6,000	Vacant	30	9.19	7.36	1.00	No	Lower	220	44	44	132
							<b>9.19</b>	<b>7.36</b>				<b>220</b>	<b>44</b>	<b>44</b>	<b>132</b>
							<b>12.53</b>	<b>10.02</b>	<b>SITE 9 SUBTOTAL</b>			<b>299</b>	<b>123</b>	<b>44</b>	<b>132</b>

\* D&A DAILY MORTGAGE FUND III

## AREA 10: REDLANDS AVENUE AND 7TH STREET

Area 10 includes four parcels totaling 10.9 acres, located at the intersection of Redlands Avenue and 7<sup>th</sup> Street, to the east of the Perris Downtown Specific Plan area and near the Downtown Perris Metrolink station. The area is currently vacant but zoned Community Commercial and only allows for commercial uses. The application of the housing overlay would allow the development high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as Redlands Avenue and 7<sup>th</sup> Street.



**Site 10.1:** Site 10.1 includes three parcels, all over 1 acre, totaling 5.90 acres. The parcels are vacant and owned by a single entity. The site is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 10.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 70 units. Given the proximity to transit, nearby residential development, and an existing commercial center, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

**Site 10.2:** Site 10.2 includes one 4.98-acre parcel. The parcel is vacant and zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 10.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 60 units. Given the proximity to transit, nearby



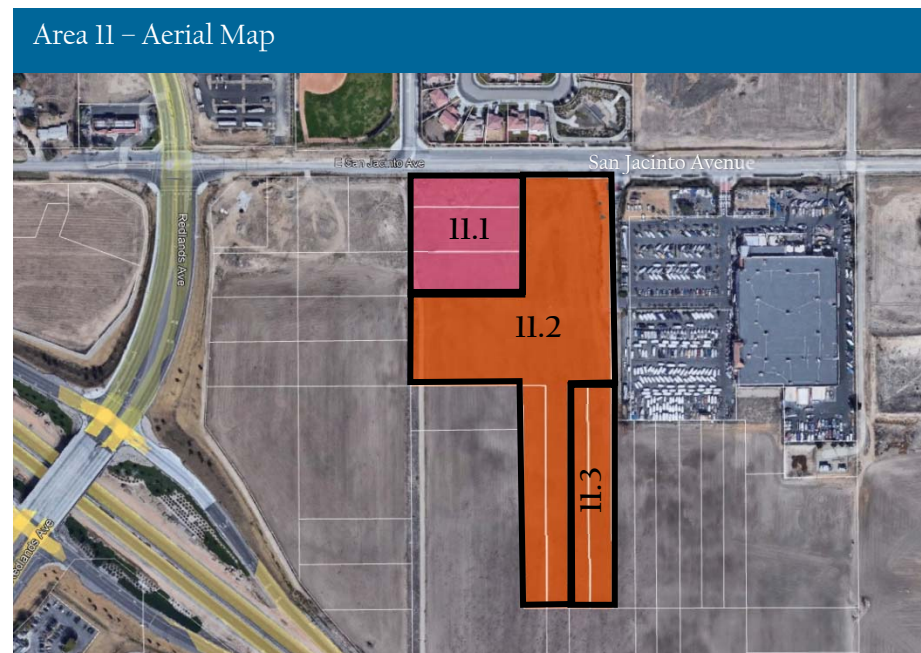
residential development, and an existing commercial center, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
10.1	310100038	HARADA	CC	CC	Vacant	30	2.32	1.86	0.50	No	Lower	28	28	0	0
10.1	310100046	HARADA	CC	CC	Vacant	30	1.27	1.02	0.50	No	Lower	15	15	0	0
10.1	310100030	HARADA	CC	CC	Vacant	30	2.31	1.85	0.50	No	Lower	28	28	0	0
							<b>5.90</b>	<b>4.72</b>				<b>70</b>	<b>70</b>	<b>0</b>	<b>0</b>
10.2	310100039	HARADA	CC	CC	Vacant	30	4.98	3.99	0.50	No	Lower	60	60	0	0
							<b>4.98</b>	<b>3.99</b>				<b>60</b>	<b>60</b>	<b>0</b>	<b>0</b>
							<b>10.89</b>	<b>8.71</b>	<b>SITE 10 SUBTOTAL</b>			<b>130</b>	<b>130</b>	<b>0</b>	<b>0</b>



## AREA II: SAN JACINTO AVENUE AND MURRIETA ROAD

Area II includes seven parcels totaling 9.4 acres, located south of San Jacinto Avenue, between Murrieta Road and Redlands Avenue. Area II is east of the Perris Downtown Specific Plan area and in close proximity to the Downtown Perris Metrolink station. The area is currently vacant, but zoned Community Commercial and only allows for commercial uses. The application of the housing overlay would allow the development high density residential and/or mixed uses in proximity to an existing commercial center, transit station, and residential development that is planned and/or currently under construction. The overlay would permit residential development up to 30 units per acre with the provision that at least 20 percent of the units must be deed restricted for lower income households. The housing opportunity overlay will also require that no more than 50 percent of the site develops with non-residential uses. As the underlying zoning is commercial, it was assumed that the sites will develop entirely with a minimum 50 percent residential uses. Infrastructure is available in surrounding roadways, such as San Jacinto Avenue.



Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
11.1	310110031	WLPX*	CC	CC	Vacant	30	0.70	0.56	0.50	No	Moderate	8	0	8	0
11.1	310110001	WLPX*	CC	CC	Vacant	30	1.00	0.80	0.50	No	Moderate	12	0	12	0
11.1	310110002	WLPX*	CC	CC	Vacant	30	1.00	0.80	0.50	No	Moderate	12	0	12	0
							<b>2.70</b>	<b>2.16</b>				<b>32</b>	<b>0</b>	<b>32</b>	<b>0</b>
11.2	310110015	WLPX*	CC	CC	Vacant	30	1.01	0.81	0.50	No	Lower	12	12	0	0
11.2	310110045	WLPX*	CC	CC	Vacant	30	6.74	5.39	0.50	No	Lower	81	81	0	0
							<b>7.75</b>	<b>6.20</b>				<b>93</b>	<b>93</b>	<b>0</b>	<b>0</b>
11.3	310110013	WLPX*	CC	CC	Vacant	30	1.01	0.81	0.50	No	Lower	12	12	0	0
11.3	310110014	WLPX*	CC	CC	Vacant	30	1.01	0.81	0.50	No	Lower	12	12	0	0
							<b>2.02</b>	<b>1.61</b>				<b>24</b>	<b>24</b>	<b>0</b>	<b>0</b>
							<b>12.47</b>	<b>9.97</b>	<b>SITE 11 SUBTOTAL</b>			<b>148</b>	<b>117</b>	<b>31</b>	<b>0</b>

\* WLPX PERRIS VENUE

**Site 11.1:** Site 11.1 includes three parcels, ranging in size from 0.70 to 1 acre and totaling 2.7 acres. All three parcels are vacant, owned by one entity. Site 11.1 is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 11.1 is greater than 0.5 acres and less than 10 acres in size, but each individual parcel cannot yield 16 units, it was assumed that it could accommodate moderate income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 32 units. Given the proximity to transit, nearby residential development, and an existing commercial center, it is assumed that the site will develop during the 2021-2029 planning period.

Site 11.1 – Aerial Map



**Site 11.2:** Site 11.2 includes two parcels, one 1.01 acres and one 6.74 acres, totaling 7.75 acres. The site is vacant and owned by a single entity. It is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 11.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower-income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 93 units. Given the proximity to transit, an existing commercial center, and other planned residential development, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.

Site 11.2 – Aerial Map



Site 11.3 – Aerial Map

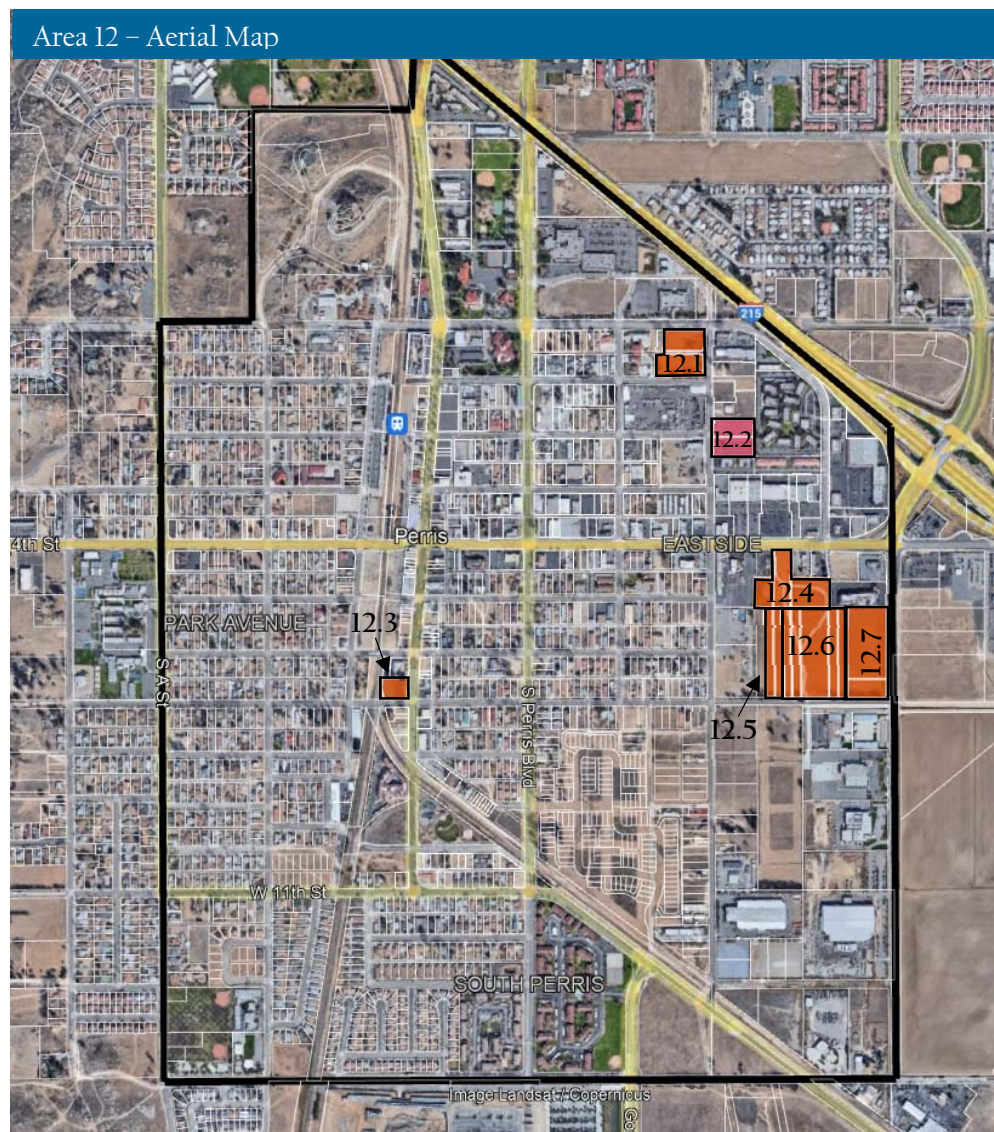


**Site 11.3:** Site 11.3 includes two parcels, each 1.01 acres, totaling 2.02 acres. The site is vacant and owned by a single entity. It is zoned Community Commercial, though when the site is rezoned with the housing opportunity overlay, residential development will be permitted up to 30 units per acre by-right. Because Site 11.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower-income residential development. As the underlying zoning is commercial, it was assumed that it will develop with 50 percent residential uses. At 30 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 24 units. Given the proximity to transit, an existing commercial center, and other planned residential development, it is assumed that the site will develop entirely with a minimum 50 percent residential uses during the 2021-2029 planning period.



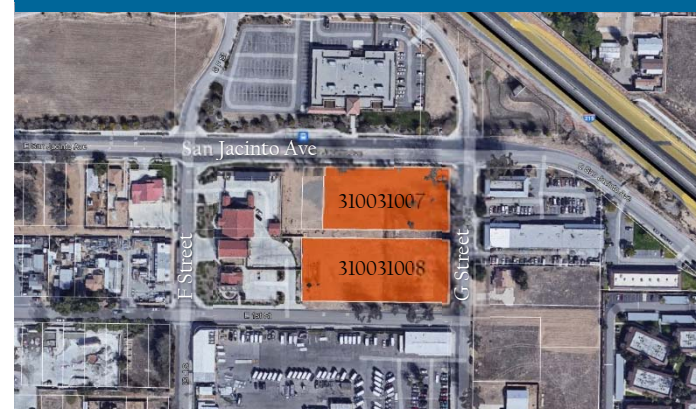
## AREA 12: PERRIS DOWNTOWN SPECIFIC PLAN

The Perris Downtown Specific Plan area has incredible potential as a transit-oriented, multi-modal village for the City of Perris. Much of the area is currently vacant and underutilized, however the addition of the Perris Valley Metrolink line has encouraged reinvestment and catalytic change. The downtown is an ideal location for the development of future affordable housing as many public service buildings such as the library, City Hall, senior center, recreation center, police facilities, medical clinic, County of Riverside administrative building and Metrolink station are located in the Downtown. In light of this, the City anticipates that there are numerous opportunities for housing at all income levels to be developed within the Downtown Specific Plan area on both vacant and underutilized parcels. Parcels identified in the sites inventory within the Downtown are currently zoned for residential or mixed use at 30 units per acre or higher. Infrastructure is available throughout the Downtown Specific Plan area.



**Site 12.1:** Site 12.1 includes two parcels, that are both over 1 acre in size and total 2.24 acres. Both parcels are vacant and owned by one entity. Site 12.1 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 35 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.1 – Aerial Map



**Site 12.2:** Site 12.2 includes two parcels, that are both 0.91 acres in size and total 1.8 acres. Both parcels are vacant and owned by one entity. Site 12.2 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.2 is greater than 0.5 acres and less than 10 acres in size, but each parcel can only accommodate 14 units, it was assumed that it could accommodate moderate income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 28 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.2 – Aerial Map



Area 12.3 – Aerial Map



**Site 12.3:** Site 12.3 includes one parcel that is 0.6 acres in size. Both parcels are vacant and owned by one entity. Site 12.3 is zoned Plaza Mercado (M) within the Downtown Perris Specific Plan. The M zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed but limited to the ground floor. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 10 units. Because Site 12.3 is greater than 0.5 acres and less than 10 acres in size, but can only accommodate 10 units, it was assumed that it could accommodate moderate income residential development. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

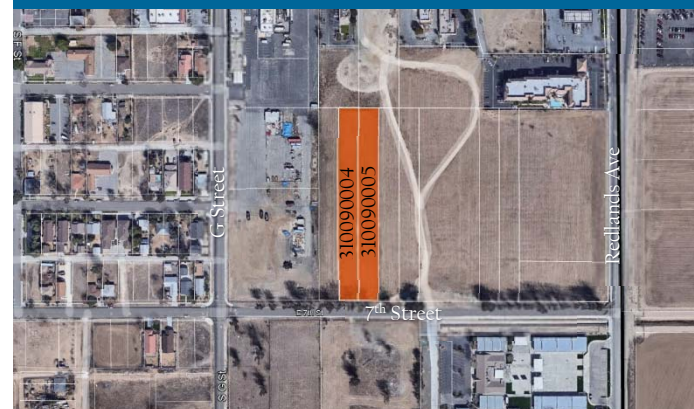
Area 12.4 – Aerial Map



**Site 12.4:** Site 12.4 includes three parcels ranging from 0.62 to 1.28 acres in size and totaling 3.12 acres. All parcels are vacant, but do have different ownership. Site 12.4 is zoned 4th Street Gateway (G) within the Downtown Perris Specific Plan. The G zone allows heights between 3 and 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed but limited to the ground floor. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 49 units. Because Site 12.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

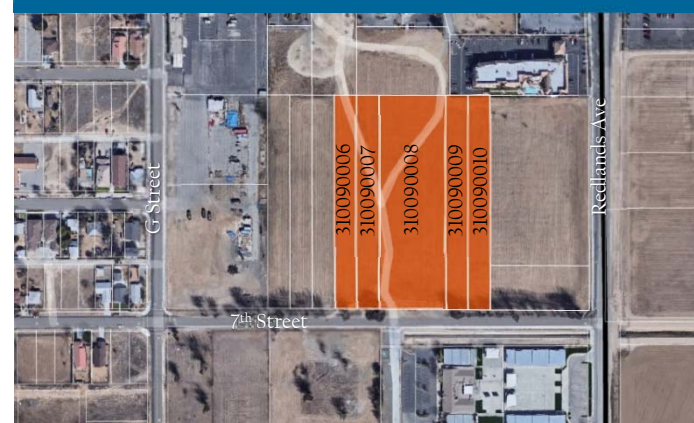
**Site 12.5:** Site 12.5 includes two parcels, that are both 1 acres in size and total 2 acres. Both parcels are vacant and owned by one entity. Site 12.5 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 32 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.5 – Aerial Map



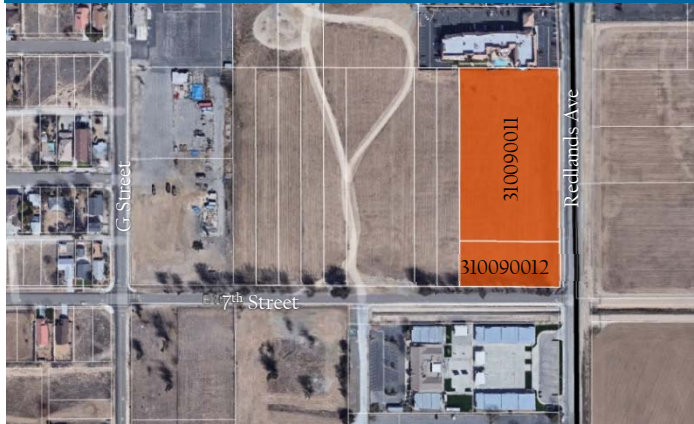
**Site 12.6:** Site 12.6 includes five parcels, that are between 1.0 and 2.99 acres in size and total 6.97 acres. All parcels are vacant and owned by one entity. Site 12.6 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 109 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

Area 12.6– Aerial Map





Area 12.7– Aerial Map



**Site 12.7:** Site 12.7 includes two parcels, that are between 0.89 and 3.58 acres in size and total 4.7 acres. Both parcels are vacant and owned by one entity. Site 12.7 is zoned Urban Village (UV) within the Downtown Perris Specific Plan. The UV zone allows heights up to 5 stories and is assumed to allow densities around 35 units per acre. Mixed use development is allowed, but limited to the ground floor. Because Site 12.7 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower income residential development. At 35 units per acre, assuming 80 percent capacity, and 50 percent residential development conservatively, the site can realistically accommodate a total of 70 units. Given the residential location, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



Site No.	APN	Owner	GP Land Use	Current Zoning	Existing Use	Max Density Allowed	Acres	80% Capacity	Res Capacity	5th Cycle RHNA Site	Income Level Supported	Max Potential Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units
12.1	310031007	COUDURES FAMILY LTD	DTSP	DTSP	Vacant	35	1.03	0.93	0.50	Yes	Lower	16	16		0
12.1	310031008	COUDURES FAMILY LTD	DTSP	DTSP	Vacant	35	1.21	1.08	0.50	Yes	Lower	19	19		0
							<b>2.24</b>	<b>2.01</b>				<b>35</b>	<b>35</b>	<b>0</b>	<b>0</b>
12.2	310070002	MANASRAH	DTSP	DTSP	Vacant	35	0.91	0.82	0.50	Yes	Moderate	14		14	0
12.2	310070001	MANASRAH	DTSP	DTSP	Vacant	35	0.91	0.82	0.50	Yes	Moderate	14		14	0
							<b>1.82</b>	<b>1.64</b>				<b>28</b>	<b>0</b>	<b>28</b>	<b>0</b>
12.3	313114007	AMERICAN LEGION	DTSP	DTSP	Vacant	35	0.62	0.56	0.50	Yes	Moderate	10		10	0
							<b>0.62</b>	<b>0.56</b>				<b>10</b>	<b>0</b>	<b>10</b>	<b>0</b>
12.4	310082021	DAKOTA DUNES INC	DTSP	DTSP	Vacant	35	0.62	0.55	0.50	Yes	Lower	10		10	0
12.4	310082011	PERRIDISE PROP	DTSP	DTSP	Vacant	35	1.23	1.10	0.50	Yes	Lower	19	19		0
12.4	310082026	BESHAY	DTSP	DTSP	Vacant	35	1.28	1.15	0.50	Yes	Lower	20	20		0
							<b>3.12</b>	<b>2.81</b>				<b>49</b>	<b>39</b>	<b>10</b>	<b>0</b>
12.5	310090004	DREAM INV	DTSP	DTSP	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.5	310090005	DREAM INV	DTSP	DTSP	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
							<b>1.99</b>	<b>1.79</b>				<b>31</b>	<b>31</b>	<b>0</b>	
12.6	310090009	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090006	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090007	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090010	MUELLER	DTSP	UV	Vacant	35	1.00	0.90	0.50	Yes	Lower	16	16		0
12.6	310090008	MUELLER	DTSP	UV	Vacant	35	2.99	2.69	0.50	Yes	Lower	47	47		0
							<b>6.97</b>	<b>6.27</b>				<b>109</b>	<b>109</b>	<b>0</b>	<b>0</b>
12.7	310090012	MUELLER	DTSP	UV	Vacant	35	0.89	0.80	0.50	Yes	Lower	14	14		0
12.7	310090011	MUELLER	DTSP	UV	Vacant	35	3.58	3.23	0.50	Yes	Lower	56	56		0
							<b>4.47</b>	<b>4.02</b>				<b>70</b>	<b>70</b>	<b>0</b>	<b>0</b>
							<b>21.23</b>	<b>19.11</b>	<b>SITE 12 SUBTOTAL</b>			<b>330</b>	<b>284</b>	<b>47</b>	<b>0</b>