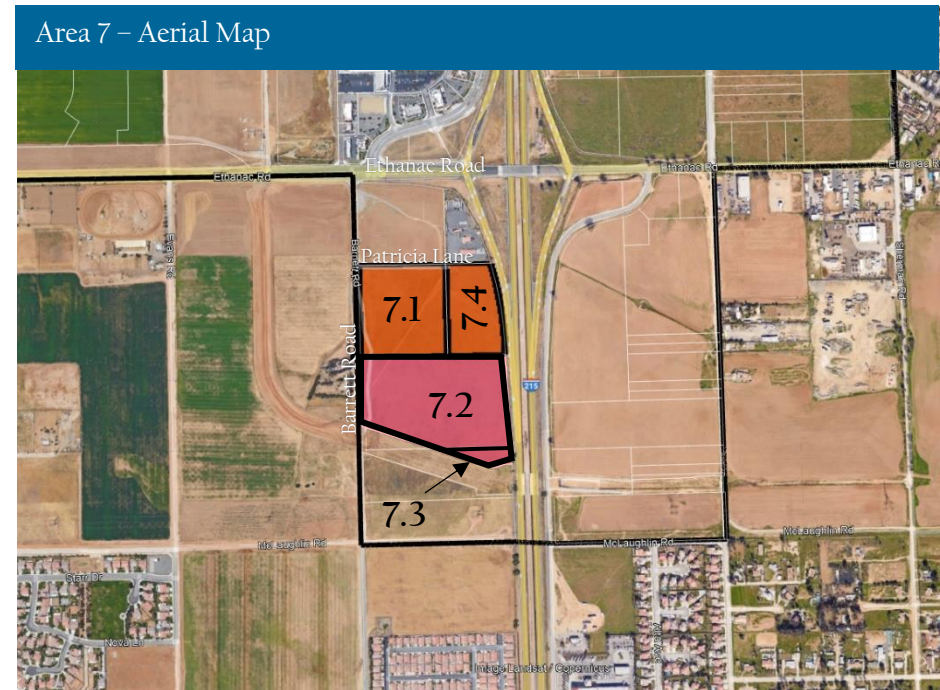




AREA 7: ETHANAC AT BARRETT ROAD

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
							30.01	24.01	SITE 7 SUBTOTAL			373	181	192	0