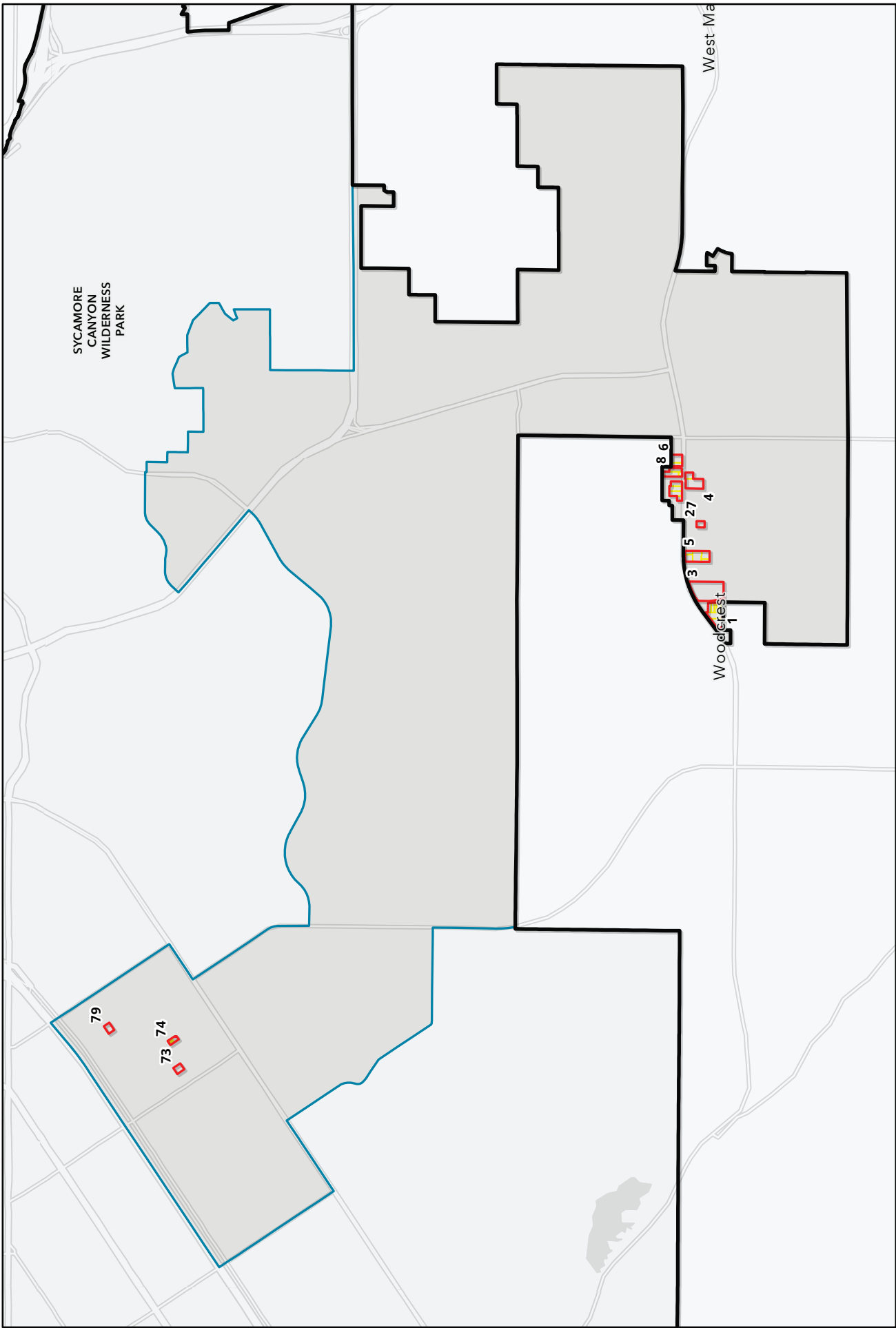


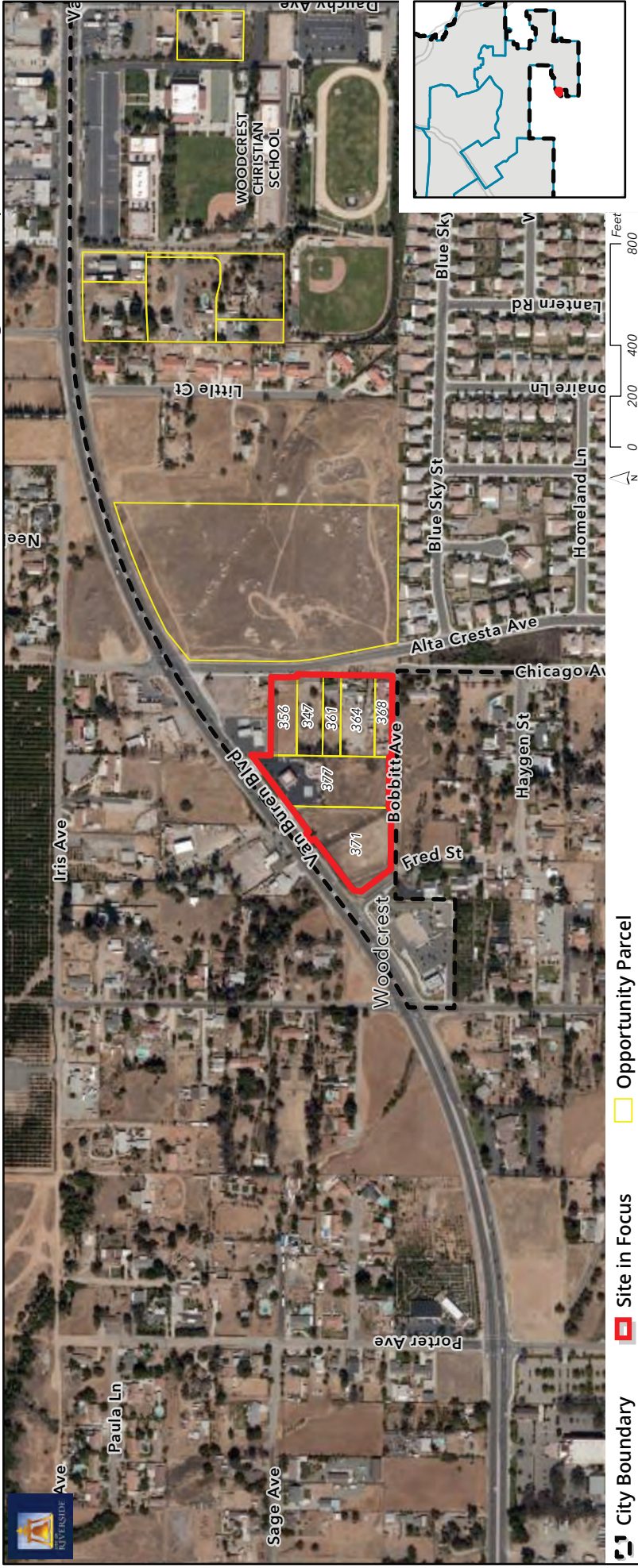
# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Opportunity Sites



# Opportunity Sites Inventory Table

| Site ID | Parcel ID | General   |                      |        |             |            |                 |                        |                    |                |                        | Proposed        |                   | 4th Cycle       |                 | 5th Cycle |      |
|---------|-----------|-----------|----------------------|--------|-------------|------------|-----------------|------------------------|--------------------|----------------|------------------------|-----------------|-------------------|-----------------|-----------------|-----------|------|
|         |           | APN       | Site Address         | Ward   | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use Code | Plan Land Use Code | Current Zoning | Zoning Change Category | Proposed Zoning | Density (DU/Acre) | Potential Units | Income Level    | RHNA      | RHNA |
| 1       | 347       | 274130027 | None                 | Ward 4 | 0.75        | 0          | Non-Vacant      | MISC                   | VLDR               | RR             | Residential Upzone     | MU-V            | 20                | 14              | Moderate Income | No        | No   |
| 1       | 356       | 274130039 | None                 | Ward 4 | 0.72        | 0          | Non-Vacant      | UDEV                   | VLDR               | RR             | Residential Upzone     | MU-V            | 20                | 14              | Moderate Income | No        | No   |
| 1       | 361       | 274130007 | 16201 Chicago Ave    | Ward 4 | 0.51        | 1950       | Non-Vacant      | SFRD                   | VLDR               | RR             | Residential Upzone     | MU-V            | 20                | 9               | Moderate Income | No        | No   |
| 1       | 364       | 274130008 | 16221 Chicago Ave    | Ward 4 | 0.99        | 1951       | Non-Vacant      | SFRD                   | VLDR               | RR             | Residential Upzone     | MU-V            | 20                | 18              | Moderate Income | No        | No   |
| 1       | 368       | 274130009 | 16241 Chicago Ave    | Ward 4 | 0.50        | 1983       | Non-Vacant      | SFRD                   | VLDR               | RR             | Residential Upzone     | MU-V            | 20                | 8               | Moderate Income | No        | No   |
| 1       | 371       | 274120017 | None                 | Ward 4 | 1.96        | 0          | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 39              | Moderate Income | No        | No   |
| 1       | 377       | 274130038 | None                 | Ward 4 | 2.14        | 1997       | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 42              | Moderate Income | No        | No   |
| 2       | 367       | 266020059 | 16125 Dauchy Ave     | Ward 4 | 1.16        | 1959       | Non-Vacant      | SFRD                   | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 23              | Moderate Income | No        | No   |
| 3       | 376       | 266020061 | None                 | Ward 4 | 13.77       | 0          | Vacant          | UDEV                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 344             | Moderate Income | No        | Yes  |
| 4       | 345       | 266040034 | None                 | Ward 4 | 4.02        | 0          | Vacant          | UDEV                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 100             | Moderate Income | Yes       | No   |
| 4       | 360       | 266040019 | 18791 Van Buren Blvd | Ward 4 | 1.17        | 1985       | Non-Vacant      | RET                    | OSP                | OSP-CID        | Rezoned Residential    | MU-V            | 20                | 23              | Moderate Income | No        | No   |
| 5       | 352       | 266020012 | 18305 Van Buren Blvd | Ward 4 | 1.65        | 1932       | Non-Vacant      | SFRD                   | VLDR               | RE             | Residential Upzone     | MU-V            | 20                | 31              | Moderate Income | No        | No   |
| 5       | 358       | 266020011 | 18237 Van Buren Blvd | Ward 4 | 0.55        | 1961       | Non-Vacant      | SFRD                   | VLDR               | RE             | Residential Upzone     | MU-V            | 20                | 9               | Moderate Income | No        | No   |
| 5       | 369       | 266020041 | 18265 Van Buren Blvd | Ward 4 | 1.33        | 1945       | Non-Vacant      | SFRA                   | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 23              | Moderate Income | No        | No   |
| 5       | 373       | 266020009 | 18303 Van Buren Blvd | Ward 4 | 0.67        | 1985       | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 13              | Moderate Income | No        | No   |
| 5       | 375       | 266020010 | 18311 Van Buren Blvd | Ward 4 | 2.13        | 1966       | Non-Vacant      | SFRD                   | VLDR               | RE             | Residential Upzone     | MU-V            | 20                | 41              | Moderate Income | No        | No   |
| 6       | 366       | 280270024 | 18860 Van Buren Blvd | Ward 4 | 2.11        | 0          | Vacant          | UDEV                   | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 42              | Moderate Income | No        | No   |
| 6       | 370       | 280270006 | 18820 Van Buren Blvd | Ward 4 | 0.93        | 1983       | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 18              | Moderate Income | No        | No   |
| 7       | 346       | 280260031 | 18720 Van Buren Blvd | Ward 4 | 1.28        | 1965       | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 25              | Moderate Income | No        | No   |
| 7       | 354       | 280260044 | 18640 Van Buren Blvd | Ward 4 | 0.56        | 0          | Vacant          | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 11              | Moderate Income | No        | No   |
| 7       | 355       | 280260037 | 18690 Van Buren Blvd | Ward 4 | 1.46        | 1968       | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 29              | Moderate Income | No        | No   |
| 7       | 357       | 280260033 | None                 | Ward 4 | 1.45        | 0          | Vacant          | UDEV                   | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 29              | Moderate Income | No        | No   |
| 8       | 365       | 280270001 | None                 | Ward 4 | 1.85        | 0          | Non-Vacant      | UDEV                   | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 37              | Moderate Income | No        | No   |
| 8       | 372       | 280270003 | 18888 Van Buren Blvd | Ward 4 | 0.35        | 0          | Non-Vacant      | RET                    | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 6               | Moderate Income | No        | No   |
| 8       | 374       | 280270028 | None                 | Ward 4 | 1.14        | 0          | Vacant          | UDEV                   | C                  | CR             | Rezoned Residential    | MU-V            | 20                | 22              | Moderate Income | No        | No   |
| 73      | 362       | 230351016 | None                 | Ward 4 | 1.45        | 0          | Vacant          | SFRD                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 36              | Moderate Income | No        | Yes  |
| 74      | 348       | 230360006 | None                 | Ward 4 | 0.19        | 0          | Non-Vacant      | SFRD                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 4               | Moderate Income | No        | Yes  |
| 74      | 349       | 230360004 | None                 | Ward 4 | 0.18        | 0          | Non-Vacant      | SFRD                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 4               | Moderate Income | No        | Yes  |
| 74      | 350       | 230360010 | None                 | Ward 4 | 0.62        | 0          | Non-Vacant      | SFRD                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 15              | Moderate Income | No        | Yes  |
| 74      | 351       | 230360005 | None                 | Ward 4 | 0.18        | 0          | Non-Vacant      | SFRD                   | HDR                | R-3-1500       | No Zone Change         | R-3-1500        | 25                | 4               | Moderate Income | No        | Yes  |
| 79      | 363       | 229092025 | 3165 Washington St   | Ward 4 | 1.43        | 1933       | Non-Vacant      | SFRD                   | MDR                | R-1-7000       | Residential Upzone     | R-3-2500        | 20                | 27              | Moderate Income | No        | No   |

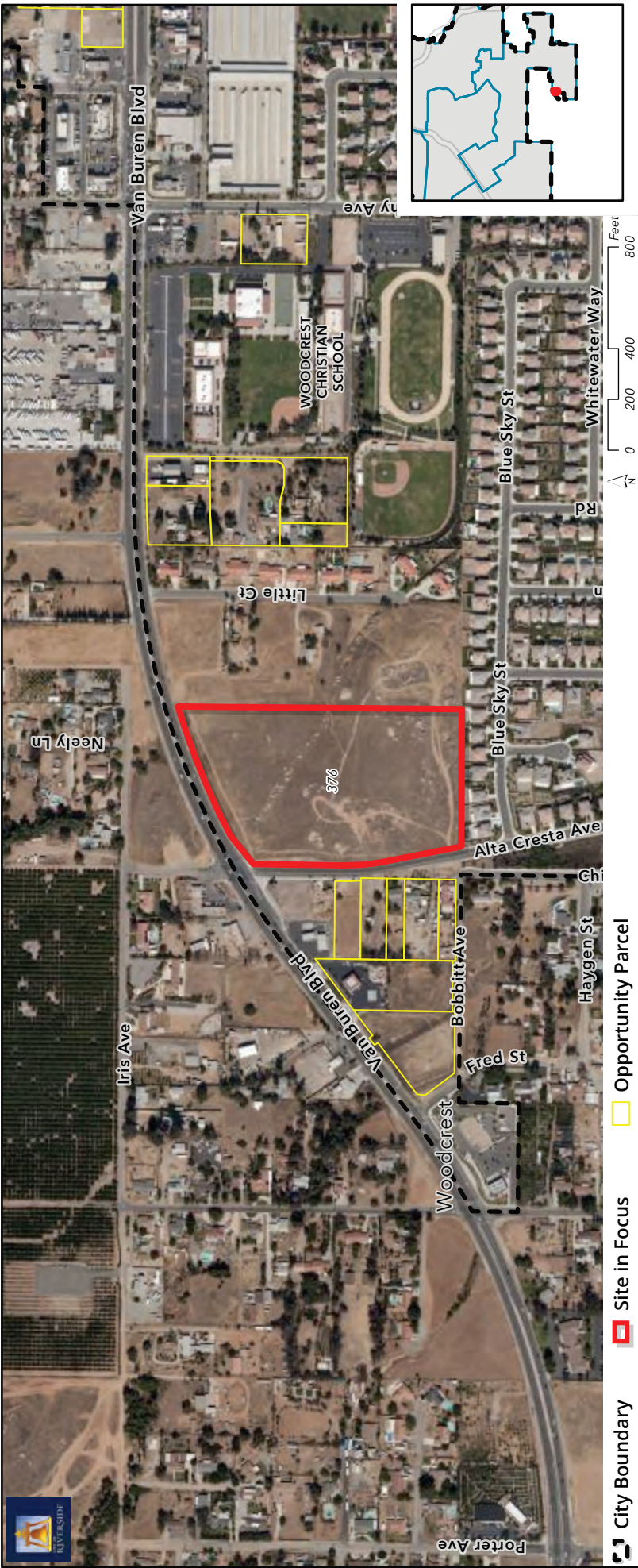


| Parcel ID | APN       | Site Address      | Ward   | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|-------------------|--------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 347       | 274130027 | None              | Ward 4 | 0.75        | 0          | Non-Vacant      | MISC              | VLDR                  | RR             | Residential Upzone     | MU-V            | 20                         | 14              | Moderate Income | No             | No             |
| 356       | 274130039 | None              | Ward 4 | 0.72        | 0          | Non-Vacant      | UDEV              | VLDR                  | RR             | Residential Upzone     | MU-V            | 20                         | 14              | Moderate Income | No             | No             |
| 361       | 274130007 | 16201 Chicago Ave | Ward 4 | 0.51        | 1950       | Non-Vacant      | SFRD              | VLDR                  | RR             | Residential Upzone     | MU-V            | 20                         | 9               | Moderate Income | No             | No             |
| 364       | 274130008 | 16221 Chicago Ave | Ward 4 | 0.99        | 1951       | Non-Vacant      | SFRD              | VLDR                  | RR             | Residential Upzone     | MU-V            | 20                         | 18              | Moderate Income | No             | No             |
| 368       | 274130009 | 16241 Chicago Ave | Ward 4 | 0.5         | 1983       | Non-Vacant      | SFRD              | VLDR                  | RR             | Residential Upzone     | MU-V            | 20                         | 8               | Moderate Income | No             | No             |
| 371       | 274120017 | Ward 4            | Ward 4 | 1.96        | 0          | Non-Vacant      | C                 | CR                    | CR             | Rezoned Residential    | MU-V            | 20                         | 39              | Moderate Income | No             | No             |
| 377       | 274130038 | None              | Ward 4 | 2.14        | 1997       | Non-Vacant      | RET               | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 42              | Moderate Income | No             | No             |

OPPORTUNITY SITES



| Parcel ID | APN       | Site Address     | Ward   | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|------------------|--------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 367       | 266020059 | 16125 Dauchy Ave | Ward 4 | 1.16        | 1959       | Non-Vacant      | SFRD              | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 23              | Moderate Income | No             | No             |



| Parcel ID | APN       | Site Address | Ward   | Lot Acreage | Year Built | Vacant Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|--------------|--------|-------------|------------|-------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 376       | 266020061 | None         | Ward 4 | 13.77       | 0          | Vacant      | UDEV              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 344             | Moderate Income | No             | Yes            |

# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 4



| Parcel ID | APN       | Site Address         | Ward   | Lot Acreage | Year Built | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|----------------------|--------|-------------|------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 345       | 266040034 | None                 | Ward 4 | 4.02        | 0          | Vacant          | UDEV              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 100             | Moderate Income | Yes            | No             |
| 360       | 266040019 | 18791 Van Buren Blvd | Ward 4 | 1.17        | 1985       | Non-Vacant      | RET               | OSP                   | OSP-CID        | Rezoned Residential    | MU-V            | 20                         | 23              | Moderate Income | No             | No             |

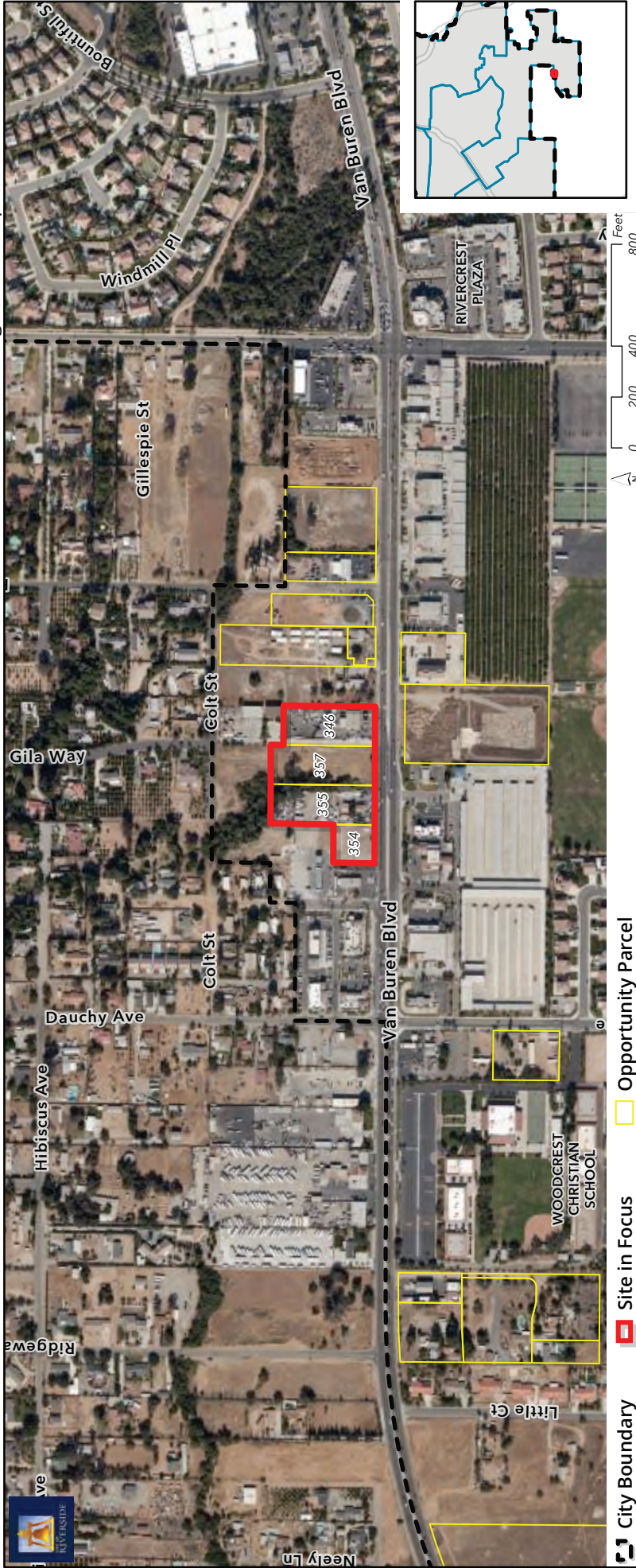


| Parcel ID | APN       | Site Address         | Ward   | Lot Acreage | Year Built | Vacant Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Zoning Change | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|----------------------|--------|-------------|------------|-------------|-------------------|-----------------------|----------------|------------------------|---------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 352       | 266020012 | 18305 Van Buren Blvd | Ward 4 | 1.65        | 1932       | Non-Vacant  | SFRD              | VLDR                  | RE             | Residential Upzone     |               | MU-V            | 20                         | 31              | Moderate Income | No             | No             |
| 358       | 266020011 | 18237 Van Buren Blvd | Ward 4 | 0.55        | 1961       | Non-Vacant  | SFRD              | VLDR                  | RE             | Residential Upzone     |               | MU-V            | 20                         | 9               | Moderate Income | No             | No             |
| 369       | 266020041 | 18265 Van Buren Blvd | Ward 4 | 1.33        | 1945       | Non-Vacant  | SFRA              | C                     | CR             | Rezoned Residential    |               | MU-V            | 20                         | 23              | Moderate Income | No             | No             |
| 373       | 266020009 | 18303 Van Buren Blvd | Ward 4 | 0.67        | 1985       | Non-Vacant  | RET               | C                     | CR             | Rezoned Residential    |               | MU-V            | 20                         | 13              | Moderate Income | No             | No             |
| 375       | 266020010 | 18311 Van Buren Blvd | Ward 4 | 2.13        | 1966       | Non-Vacant  | SFRD              | VLDR                  | RE             | Residential Upzone     |               | MU-V            | 20                         | 41              | Moderate Income | No             | No             |



**City Boundary** **Site in Focus** **Opportunity Parcel**

| Parcel ID | APN       | Site Address         | Ward   | Lot Acreage | Year Built | Vacant Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|----------------------|--------|-------------|------------|-------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 366       | 280270024 | 18860 Van Buren Blvd | Ward 4 | 2.11        | 0          | Vacant      | UDEV              | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 42              | Moderate Income | No             | No             |
| 370       | 280270006 | 18820 Van Buren Blvd | Ward 4 | 0.93        | 1983       | Non-Vacant  | RET               | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 18              | Moderate Income | No             | No             |



**City Boundary** **Site in Focus** **Opportunity Parcel**

| Parcel ID | APN       | Site Address         | Ward   | Lot Acreage | Year Built | Vacant Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|----------------------|--------|-------------|------------|-------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 346       | 280260031 | 18720 Van Buren Blvd | Ward 4 | 1.28        | 1965       | Non-Vacant  | RET               | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 25              | Moderate Income | No             | No             |
| 354       | 280260044 | 18640 Van Buren Blvd | Ward 4 | 0.56        | 0          | Vacant      | RET               | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 11              | Moderate Income | No             | No             |
| 355       | 280260037 | 18690 Van Buren Blvd | Ward 4 | 1.46        | 1968       | Non-Vacant  | RET               | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 29              | Moderate Income | No             | No             |
| 357       | 280260033 | None                 | Ward 4 | 1.45        | 0          | Vacant      | UDEV              | C                     | CR             | Rezoned Residential    | MU-V            | 20                         | 29              | Moderate Income | No             | No             |

# OPPORTUNITY SITES



| City Boundary |           |                      | Site in Focus |             |            | Opportunity Parcel |                   |                       | Feet                   |                        |                 |                            |                 |                 |                |                |
|---------------|-----------|----------------------|---------------|-------------|------------|--------------------|-------------------|-----------------------|------------------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
|               |           |                      |               |             |            |                    |                   |                       | 800<br>400<br>200<br>0 |                        |                 |                            |                 |                 |                |                |
|               |           |                      |               |             |            |                    |                   |                       | N                      |                        |                 |                            |                 |                 |                |                |
| Parcel ID     | APN       | Site Address         | Ward          | Lot Acreage | Year Built | Vacant Type        | Existing Land Use | General Plan Land Use | Current Zoning         | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
| 365           | 280270001 | None                 | Ward 4        | 1.85        | 0          | Non-Vacant         | UDEV              | C                     | CR                     | Rezoned Residential    | MU-V            | 20                         | 37              | Moderate Income | No             | No             |
| 372           | 280270003 | 18888 Van Buren Blvd | Ward 4        | 0.35        | 0          | Non-Vacant         | RET               | C                     | CR                     | Rezoned Residential    | MU-V            | 20                         | 6               | Moderate Income | No             | No             |
| 374           | 280270028 | None                 | Ward 4        | 1.14        | 0          | Vacant             | UDEV              | C                     | CR                     | Rezoned Residential    | MU-V            | 20                         | 22              | Moderate Income | No             | No             |



**City Boundary** **Site in Focus** **Opportunity Parcel**

| Parcel ID | APN       | Site Address | Ward   | Lot Acreage | Year Built | Vacant Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
|-----------|-----------|--------------|--------|-------------|------------|-------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| 362       | 230351016 | None         | Ward 4 | 1.45        | 0          | Vacant      | SFRD              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 36              | Moderate Income | No             | Yes            |



| City Boundary |           | Site in Focus |        |             | Opportunity Parcel                                         |                 |                   |                       |                |                        |                 |                            |                 |                 |                |                |
|---------------|-----------|---------------|--------|-------------|------------------------------------------------------------|-----------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
|               |           |               |        |             | <div><div></div><div>Feet</div><div>0200400800</div></div> |                 |                   |                       |                |                        |                 |                            |                 |                 |                |                |
| Parcel ID     | APN       | Site Address  | Ward   | Lot Acreage | Year Built                                                 | Vacant Lot Type | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
| 348           | 230360006 | None          | Ward 4 | 0.19        | 0                                                          | Non-Vacant      | SFRD              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 4               | Moderate Income | No             | Yes            |
| 349           | 230360004 | None          | Ward 4 | 0.18        | 0                                                          | Non-Vacant      | SFRD              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 4               | Moderate Income | No             | Yes            |
| 350           | 230360010 | None          | Ward 4 | 0.62        | 0                                                          | Non-Vacant      | SFRD              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 15              | Moderate Income | No             | Yes            |
| 351           | 230360005 | None          | Ward 4 | 0.18        | 0                                                          | Non-Vacant      | SFRD              | HDR                   | R-3-1500       | No Zone Change         | R-3-1500        | 25                         | 4               | Moderate Income | No             | Yes            |



| City Boundary |           |                    | Site in Focus |             |            | Opportunity Parcel |                   |                       |                |                        |                 |                            |                 |                 |                |                |
|---------------|-----------|--------------------|---------------|-------------|------------|--------------------|-------------------|-----------------------|----------------|------------------------|-----------------|----------------------------|-----------------|-----------------|----------------|----------------|
| Parcel ID     | APN       | Site Address       | Ward          | Lot Acreage | Year Built | Vacant Lot Type    | Existing Land Use | General Plan Land Use | Current Zoning | Zoning Change Category | Proposed Zoning | Proposed Density (DU/Acre) | Potential Units | Income Level    | RHNA 4th Cycle | RHNA 5th Cycle |
| 363           | 229092025 | 3165 Washington St | Ward 4        | 1.43        | 1933       | Non-Vacant         | SFRD              | MDR                   | R-1-7000       | Residential Upzone     | R-3-2500        | 20                         | 27              | Moderate Income | No             | No             |