

1.0 SUMMARY

1.1 SPECIFIC PLAN SUMMARY

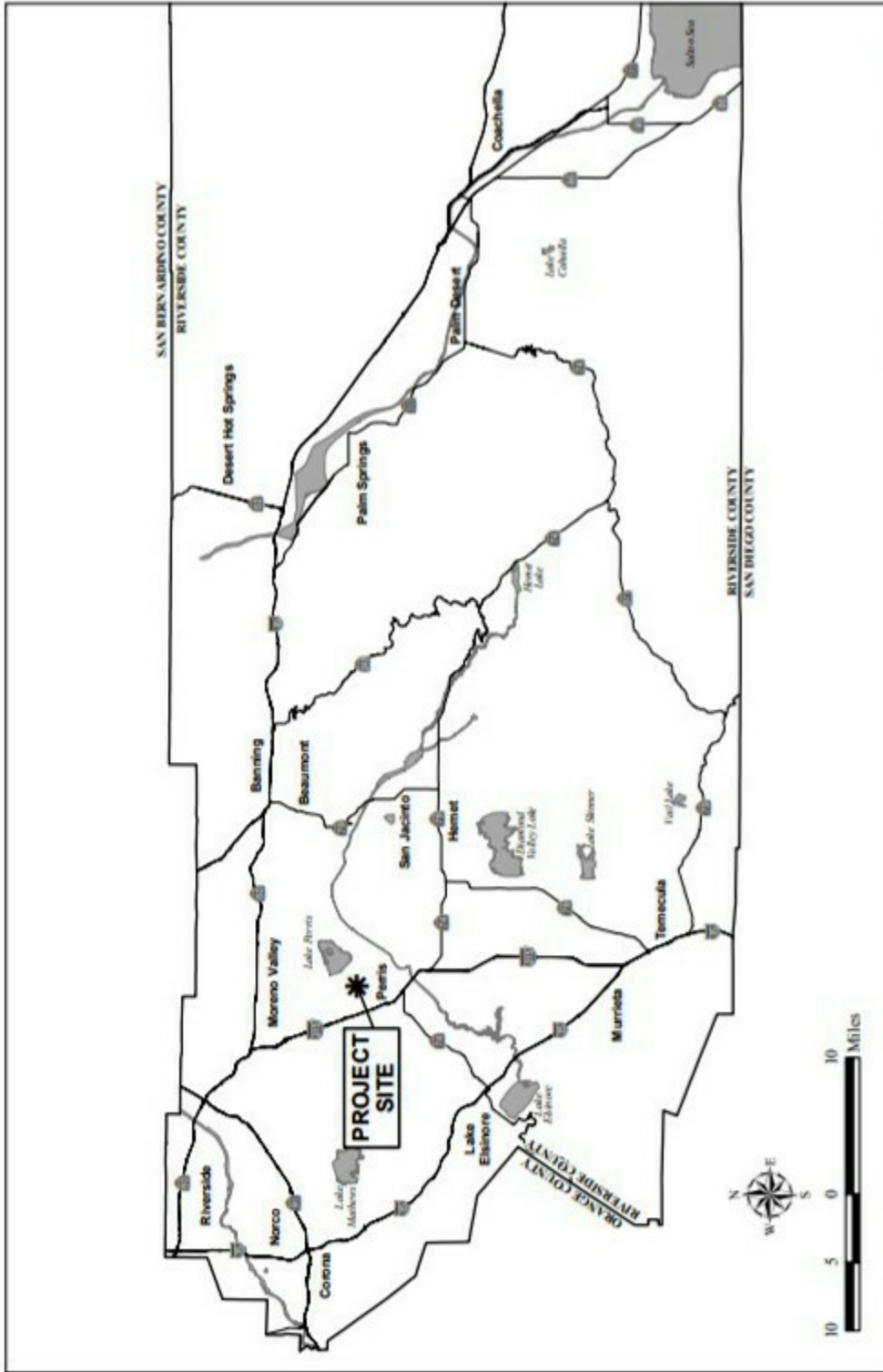
1.1.1 THE APPROVED MAY RANCH SPECIFIC PLAN PROJECT

The May Ranch Specific Plan is a gated planned community situated on an approximately 745.3 acre site located south and southwest of the Ramona Expressway and east of the Perris Valley Storm Drain Channel in the City of Perris. Rider Street and the Colorado River Aqueduct each bisect the site in an east-west alignment. The site was annexed to the City of Perris in two phases in 1987 and 1988.

Approved Specific Plan Amendment No. 3, dated September 21, 2004, followed two previous amendments to the May Ranch Specific Plan. The approved plan includes 2,922 single family detached homes and 375 multi-family homes for a total of 3,297 residential dwelling units. The overall gross project density of 4.4 DU/AC on approximately 745.3 acres. The following table identifies the proposed land uses and distributions:

Land Use	Acres	DU/AC	Dwelling Units
Single Family Dwellings			
R-20,000	59.6	1.4	84
R-7,200		4.3	366
R-6,000	34.6	4.4	153
R-5,400	103.0	5.9	611
R-5,000	133.6	5.6	743
R-4,500	60.0	6.4	381
R-4,000	86.3	6.8	584
Multi-Family	23.0	16.43	375
Commercial	68.8		
Community Parks	24.3 ¹ (+3 Acre Credit for Lighted Park Facilities and Fields)		
Roads	52.6		
Linear Park	14. ²		
Totals	745.3	4.4	3,297

1. Acreage includes an 135-foot-wide easement to be dedicated to the County of Riverside Flood Control District in the future.
2. The 14 acre linear park is within a 17.6-acre parcel owned by MWD.
3. The Specific Plan acreage does not include 4.1 acres (the NAP parcel) owned by EMWD,



Regional Location Map
RIDER STREET IMPROVEMENT PROJECT
Figure 1

