

2.0 INTRODUCTION

The original May Ranch Specific Plan (SP) and associated Environmental Impact Report (EIR) was circulated for public review on June 2, 1988. Subsequent to circulation of those documents and prior to City Council approval of the SP, a Supplemental EIR was prepared and adopted on December 27, 1988 to address an increase in the number of dwelling units and in the size of the May Ranch Specific Plan. Since certification and approval of the above-referenced SEIR and Specific Plan, respectively, the May Ranch Specific Plan has been amended twice. The SP/EIR was first amended on May 29, 2001 to allow development of land use and circulation changes proposed for the May Farms Community (also known as Phase 2) of the Specific Plan. A second amendment to the SP was required to allow for additional land use and circulation changes proposed for Phases 2, 3, and 5 of the Specific Plan. Pursuant to California Environmental Quality Act (CEQA), the second SP amendment required the preparation and circulation of an Initial Study and Draft Negative Declaration. The City Council adopted the Final Negative Declaration (No. 2108) and approved the project on May 28, 2002.

All of the aforementioned environmental documents were prepared pursuant to the CEQA and are on file at the City of Perris, Planning Department, 100 North "D" Street, Perris, California, 92570.

2.1 PURPOSE AND SCOPE OF SPECIFIC PLAN

May Ranch Specific Plan (December 27, 1988):

Section 15163 of the California Environmental Quality Act (CEQA) grants authority to a Responsible Agency to prepare a supplement to an EIR when minor changes or additions to a previously circulated Draft EIR are required to make the EIR adequate for the project as revised.

Following circulation of the original May Ranch Specific Plan/Draft EIR (June 2, 1988), the project applicant and City of Perris, as Responsible Agency, agreed to several land use changes which affect the overall land use pattern and statistical areas. As result, the Revised Specific Plan/Supplemental EIR (December 27, 1988) addressed changes of total project acreage from 684 acres to 744 acres, an increase of 60 acres. Also, the total number of dwelling units changed from 3,450 to 3,883, an increase of 433 residential units. It is important to note that these changes in land use, as detailed within Tables 2-1 and 2-2 below, did not result in an overall change in project density of five/DU per acre. Also worth noting, the Revised Specific Plan identified residential zones in relation to a minimum average lot size (i.e., R-4,000 indicates an average minimum lot size of 4,000 square feet, etc.). The revised land use plan also incorporated the addition of minimum average 10,000 square-foot lots within the southeast section of the project site and the reduction of commercial land uses by 23 acres.

**TABLE 2-1
ORIGINAL DRAFT SPECIFIC PLAN/EIR DATED JUNE 2, 1988**

Land Use	Acres	Dwelling Units
- Residential:		
R-4000 (medium his)	60	450
R-4500 (medium high)	134	1,006
R-4500 (medium)	140	980
R-5400 (medium)	119	654
R-7000 (low)	90	360
- Commercial	100	
- Community Parks	27	
- Linear Park	14	
Totals	684	3,450

**TABLE 2-2
REVISED DRAFT SPECIFIC PLAN/SUPPLEMENTAL EIR (December 27, 1988)**

Land Use	Acres	DU/Acre	Dwelling Units
- Single-Family Dwellings			
R — 10,000	30	3.20	97
R - 7,000	107	4.00	428
R - 5,400	150	5.50	829
R - 5,000	108	6.00	648
R - 4,500	106	7.00	749
R — 4,000	100	7.50	757
- Multi-Family	25	15.00	375
- Commercial	77		
- Community Parks	27		
- Linear Park	14		
Totals	740	5.20	3,883

The City of Perris, as responsible Agency, determined the above changes to be minor in nature and authorized circulation of the Revised Specific Plan and a Supplemental EIR. Since certification and approval of the above-referenced SEIR and Specific Plan, respectively, the May Ranch Specific Plan has been amended twice. The SP was first amended on May 29, 2001 to allow development of the land use and circulation changes proposed for the May Farms Community (also known as Phase 2) of the Specific Plan. A second amendment to the SP was required to allow for additional land use and circulation changes proposed for Phases 2, 3, and 5 of the Specific Plan. The second SP amendment required the preparation and circulation of a Negative Declaration, which was adopted by the City Council on May 28, 2002.

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May Ranch Specific Plan Amendment No. 1:

The purpose of the May Ranch Specific Plan Amendment was to amend the existing land use, circulation, drainage, landscape, and development standards for Planning Areas 10 through 13 of the May Ranch Specific Plan. The following table represents the changes that were proposed from a land use perspective:

Planning Area	Approved maximum DUs/ Min. Lot Size	Proposed maximum DUs/ Min. Lot Size
10	189/7,000 s.f.	56/20,000 s.f.
11	223/5,400 s.f.	51/20,000 s.f.
12	0/Park	8/20,000 SF
13	252/4,500 s.f.	71/20,000 SF
Totals	664	186

May Ranch Specific Plan Amendment No. 2

The purpose of SPA Amendment No. 2 was to amend the existing land uses and circulation for Planning Areas 10 through 21 of the May Ranch Specific Plan. The following table represents the changes that were proposed from a land use perspective:

Planning Area	Approved maximum DUs/ Min. Lot Size	Proposed maximum DUs/ Min. Lot Size
10	56/20,000 SF	38/20,000 SF
11	51/20,000 SF	46/20,000 SF
12	8/20,000 SF	140/7,200 SF
13	71/20,000 SF	110/7,200 SF
14	290/4,500 SF	165/4,500 SF
15	140/7,000 SF	131/7,200 SF
16	89/10,000 SF	100/6,000 SF
17	165/5,000 SF	72/6,000 SF
18	140/10,000 SF	148/5,000 SF
19	18/7,000 SF	68/7,200 SF
20	330/5,000 SF	175/5,000 SF
21	60/4,500 SF	175/5,000 SF
Totals	1418	1368

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May Ranch Specific Plan Amendment No. 3:

The purpose of SPA Amendment No. 3 was to amend the existing land uses and circulation for multiple Planning Areas affecting Phase 2, Phase 4, Phase 5, and Phase 6 of the May Ranch Specific Plan. The following table represents the changes that were proposed from a land use perspective:

Land Use	Planning Areas	Acres	DU/AC	Dwelling Units
RESIDENTIAL				
Single-Family				
R - 10,000	16, 19	30	3.2	97
R - 7,000	10, 15, 18	107	4.0	428
R - 5,400	4, 11, 23, 24	150	5.5	829
R — 5.000	5, 17, 20	108	6.0	64a
R — 4,500	6, 13, 14	106	7.0	749
R - 4,000	3, 9, 25	100	7.5	757
Multi-Family	8, 26	25	15.0	375
COMMERCIAL	1, 2, 22, 27	77		
<u>PARK AND OPEN SPACE</u>				
Community Park No. 1	7	9		
Community Park No. 2	12	8		
Community Park No. 3	21	10		
Subtotal		730		
Linear Park		14		
Totals		744	5.2	3883