

3.0 SPECIFIC PLAN

3.1 COMPREHENSIVE LAND USE PLAN

3.1.1 APPROACH

May Ranch Specific Plan (December 27, 1988)

The Comprehensive Land Use Plan for the Specific Plan for the May Ranch Planned Community proposed the development of approximately 3,508 single-family detached homes and 375 multi-family homes for a total of 3,883 residential dwelling units on 744 acres at a density of five 0 DU/AC. The project provided the added opportunity for commercial development, public parks, a linear park, and supporting arterial roadways.

The entire community will be unified through its use of design consistency and coordinated entry statements, roadside hierarchy, architecture, and signage.

Figure 4 depicts the Comprehensive Land Use Plan and Table 3-1 below summarizes the project statistics by land use designation and planning area. The numbers that represent the residential zones for all single-family detached dwelling units correspond to minimum average lot sizes. The Land Use Plan represents a diversity of residential product types and is intended to stimulate the creation of a homogenous community for the young, established, first-time home buyers, move-up buyers, larger families, and for singles all within a common community theme.

Within the May Ranch Planned Community are 27 planning areas comprising the residential, commercial, and parks and open space uses. Residential uses include a majority of twenty (20) different planning areas along with four (4) commercial planning areas and three (3) planning areas for parks. The maximum allowable number of dwelling units shall be as designated within the land use plans for each planning area (refer to Figures 5 through 19) except as may be modified as for the residential planning areas as follows:

All areas designated for residential use may be developed at a lower number of dwelling units, without requiring a change in the PRD-Specific Plan zoning. The tabulation on the Land Use Exhibit reflects the total average density of each product type by zone. Actual densities in each planning area may vary above or below the average, based upon the size and shape of the individual planning area.

Planning area boundaries may be modified with the approval of the City Planner. The total number of dwelling units allowed within each planning area can exceed that allowed by the Specific Plan up to 10 percent as long as the cumulative total does not exceed the total number of single-family or multi-family units. This allows the transfer of dwelling units from one planning area to another, while controlling the total number of units allowed for the project. Such a transfer is contingent upon the master

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developer providing additional data to verify, prior to tentative map approval, that the infrastructure capacity will be adequate.

Conceptual access points are identified for each planning area within the Specific Plan. However, final access point locations will be determined at the time of tentative tract map submittal.

**TABLE 3-1 SPECIFIC PLAN SUMMARY
(December 27, 1988)**

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	3,883

The total number dwelling units may not exceed 3,833, thereby allowing the transfer of units between planning areas. The transfer of dwelling units between planning areas is contingent upon the developer providing additional data to verify, prior to tentative map approval, that the infrastructure capacity will be adequate.

May Ranch Specific Plan Amendment No. 1:

Since approval of the above-reference May Ranch Specific Plan, the City Council approved (on May 29, 2001) an amendment to the Specific Plan to allow development of the May Farms Community (also known as Phase 2) of the Specific Plan. The approved May Farms development is depicted in Figure 4a and Table 3-1a.

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The Comprehensive Land Use Plan for the May Farms Community proposed the development of approximately 186 single family homes on 124 acres within Planning Areas 10, 11, 12, and 13. Tentative tract map applications were submitted concurrently to subdivide 124 acres into 167 lots. The zoning designation allowed for approximately 10% additional units to total 186 dwelling units in these Planning Areas.

Five (5) acres of the approved eight-acre public park, located within Planning Area 12, was relocated adjacent to the existing park in Planning Area 7, and re-designated as Planning Area 3. In this way, a larger contiguous park can be developed to better meet the recreational needs of the community and to facilitate maintenance by the City. The park will be installed in phases as per the Phasing Plan.

The entire May Farm Community will be unified through its use of design consistency, improvement standards reflective of the rural theme, landscape treatments, and housing product architecture.

**TABLE 3- IA
SPECIFIC PLAN SUMMARY
(May 29, 2001)**

Land Use	Planning Areas	Acres	DU/AC	Dwelling Units
Single Family Dwellings				
R-20,000	10, 11,12,13	124	1.5	186
R-10,000	16, 19	30	3.20	97
R-7,000	15, 18	64	3.73	256
R-5,400	4, 23,24	113	5.36	621
R-5,000	5, 17,20	108	6.00	648
R-4,500	6, 14, 21	96	5.80	557
R-4,000	3, 9, 25	85	7.59	645
Multi-Family	8, 26	25	15.00	375
COMMERCIAL	1, 2, 22, 27	77		
COMMUNITY PARKS	3, 7	24 (+3 Acre Credit for Lighted Park Facilities and Fields		
Subtotal		730		3,385
Linear Park		14	-	
Totals		744	48.18	3385

May Ranch Specific Plan Amendment No. 2:

A second amendment to the May Ranch Specific Plan was approved by the City Council on May 28, 2002 to allow land use and circulation changes to Phase 2 (the May Farms Community), 3, and 5 of the Specific Plan. The approved SPA No. 2 is depicted in Figure 4b and Table 3-1b.

SPA No. 2 affected Planning Areas 10 through 21 of the May Ranch Specific Plan as follows:

Phase 1

No land use or circulation changes + were proposed for Phase 1.

Phase 2

Planning Areas 10 through 13:

The number of minimum 20,000 square-foot lots in Planning Areas 10 and 11 was reduced from 186 on 118.6 acres to 84 on 59.6 acres. On the remaining 59 acres (Planning Areas 12 and 13), the minimum 20,000 square-foot lots were replaced with minimum 7,200 square-foot lots. Loop Road was eliminated from the Specific Plan development.

Phase 3

Planning Areas 14, 20, and 21: Loop Road was removed (resulting in a realignment of Rider Street from Bradley Street to Evans Road) and Planning Area 21 was redesignated from R-4,500 to R-5,000. These changes affected the configuration of Planning Areas 14, 20, and 21. The proposed reconfiguration provided for a greater number (+20) of minimum 5,000 square-foot lots (in Planning Areas 20 and 21) and reduced the number (-185) of minimum 4,500 square-foot lots (in Planning Area 14).

Phase 4

No land use or circulation changes were proposed for Phase 4.

Phase 4 may also be developed pursuant to the alternative land use scenario as described and illustrated in Section 3.1, Comprehensive Land Use Plan, of this Specific Plan.

Phase 5

Planning Areas 15 through 19: Phase 5 was reconfigured to reflect a development that would be more consistent with the surrounding, existing, and future land uses. Accordingly, Planning Area 15 was reduced in size from 32.0 acres to 31.1 acres and

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the number of dwelling units was reduced 140 units on minimum 7,000 square-foot lots to 131 units on 7,200 square-foot lots.

Planning Area 16 was decreased in size from 25.0 acres to 21.8 acres and the number of dwelling units was increased from 89 units on minimum 10,000 square-foot lots to 100 on minimum 6,000 square-foot lots.

Planning Area 17 was decreased in size from 25.0 acres to 15.7 acres and the number of dwelling units was decreased from 165 units on minimum 5,000 square-foot lots to 72 units on minimum 6,000 square-foot lots.

Planning Area 18 was decreased in size from 32.0 acres to 25.3 acres and the number of dwelling units was increased from 140 units on minimum 7,000 square-foot lots to 148 on minimum 5,000 square-foot lots.

Planning Area 19 was increased in size from 5.0 acres to 16.0 acres and the number of dwelling units was increased from 18 units on minimum 10,000 square-foot lots to 68 on minimum 7,200 square-foot lots.

Phase 6

No land use or circulation changes were proposed for Phase 6. However, the Land Use Plan (see Figure 4b) was updated to reflect the consolidation of park space (Planning Area 3b) from Phases 3 and 4 to Phase 6, as approved under May Ranch Specific Plan Amendment No. 1 (May 29, 2001).

Phase 6 may also be developed pursuant the alternative land use scenario as described and illustrated in Section 3.1, COMPREHENSIVE LAND USE PLAN, of this Specific Plan.

SPA No. 2 maintained the rural design theme in Planning Areas 10 and 11, as described briefly above, for the May Farms Community (also known as Phase 2). However, the minimum lot sizes for the May Farms Community range from 7,200 square feet to 20,000 square feet within that community, and the PVC perimeter fencing was replaced with walls similar to those proposed under the original Specific Plan (December 27,

The design theme for the remaining phases/communities of the Specific Plan will continue to be designed as intended under the original Specific Plan (December 27, 1988). However, the conceptual street scenes were updated to accommodate the use of landscaped medians (i.e. Evans Road Primary Entry) and accent and windrow tree species similar to the May Farms Community.

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Lastly, the phasing of the circulation improvements to be provided by Specific Plan No. 2 has tree was updated to be consistent with the six (6) development phases (see Figure 57).

**TABLE 3-1B
SPECIFIC PLAN SUMMARY
(May 28, 2002)**

Land Use	Planning Areas	Acres	DU/AC	Dwelling Units
Single Family Dwellings				
R-20,000	10, 11 12, 13 15,	59.6 106.	1.4 4.2	84 449
R-7,200	19	137.5	4.6	172
R-6,000	16, 18	103.0'	5.9	611
R-5,400	4, 23, 24	115.8	5.9	678
R-5,000	5, 17, 20,	57.4'	6.5	375
R-4,500	21	81.2'	7.1	576
R-4,000	6, 14 3a, 3c, 9, 25			
Multi-Family	8, 26	22.9'	16.4	375
COMMERCIAL	1, 2, 22, 27	68.8		
COMMUNITY PARKS	3b, 7	24 (+3 Acre Credit for Lighted Park Facilities and Fields)		
Subtotal		677.0		
Linear Park		14.0'		
Roads				
Totals		743.5	4.5	3320

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 the 17.6-acre parcel owned by MWD.
3. The Specific Plan acreage does not include 4.1 acres (the NAP Parcel) owned by EMWD.

May Ranch Specific Plan Amendment No. 3:

A third amendment to the Mav Ranch Specific Plan is in the process of being approved and allows for land use and circulation changes to Phase 2, Phase 4, Phase 5, and Phase 6. The May Ranch project area increases from 743.5 acres to 745 acres due to annexation of 1.6 acres in PA 19A from an area previously not part of the project, an addition of 0.1 acre to Phase 6 area, and an addition of 0.1 acre to the road network. The alternative land use plan for Phase 4 and Phase 6, previously shown as Figure 4c has been removed. The proposed SPA No. 3 is depicted in Figure 4d and Table 3-1c. The changes are as follows:

Phase 1

No land use or circulation changes are proposed for Phase 1.

Phase 2

Morgan Street increases from 60' ROW to 66' ROW between Mav Ranch Parkway and Bradlev Road. No land use changes are proposed.

Phase 3

No land use or circulation changes are proposed for Phase 3.

Phase 4

No circulation changes are proposed for Phase 4. Phase 4 proposes a development standard change for PA 25 to allow a larger buildable area within each lot.

Phase 5

No circulation changes are proposed for Phase 5.

Planning Area 15 decreases from 31.1 acres and 131 dwelling units to 20.8 acres and 116 dwelling units.

Planning Area 16 decreases from 21.8 acres and 100 dwelling units to 14.7 acres and 88 Dwelling units.

Planning Area 17 decreases from 15.7 acres to 13.4 acres. Dwelling units increase from 72 to 88.

Planning Area 18 decreases from 25.3 acres and 148 dwelling units to 17.8 acres and 123 dwelling units.

Planning Area 19 splits to become Planning Areas 19A and 19B. Planning Area 19A is designated R-60 and becomes 12.5 acres with 65 dwelling units. Planning Area 19B is designated Park and becomes 7.3 acres.

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Phase 6

Morgan Street increases from 60' ROW to 66' ROW between Perris Valley Storm Drain Channel and Evans Road. Morgan Street ROW optionally may terminate at the PA 6 Park entrance instead of extending through to the Perris Valley Storm Drain Channel.

Planning Area 3A decreases from 5.2 acres and 33 dwelling units to 5.0 acres and 23 dwelling units.

Planning Area 3B is re-designated from Park to R-40 with 98 DUs and increases from 17.0 acres to 18.0 acres. the Park area shifts south, becoming PA 6 and is located adjacent to Morgan Street and the Perris Valley Storm Drain Channel.

Planning Area 3C is re-designated from R-40 to R-45, increases from 12.7 acres to 34.0 acres, and increases dwelling units from 80 to 216.

Planning Area 6 is re-designated from R-45 to Park and decreases from 31.4 acres to 17.0 acres.

Planning Area 7 is eliminated.

Planning Area 8 increases from 10.9 acres to 11.0 acres.

TABLE 3-1c
SPECIFIC PLAN SUMMARY
(Approval Date TBD)

Land Use	Planning Areas	Acres	DU/AC	Dwelling Units
RESIDENTIAL				
R-1-20,000	10, 11			
R-7,200	12, 13, 15			
R-6,000	16, 19A			
R-5,400	4, 23, 24			
R-5,000	5, 17, 18, 20, 21			
R-4,500	3C, 14			
R-4,000	3A, 3B, 9, 25			
Multiple Family	8, 26			
Residential Subtotals		586.5	5.6	3,297
NON-RESIDENTIAL				
Commercial	1, 2, 22, 27	68.8		
¹ Parks	6, 19B			
² Linear Park		14.0		
Roads		52.6		
Non-Residential Subtotals		159.7		
TOTALS		715.3	4.4	3,297

¹Acreage includes a 135-foot wide easement to be dedicated to the County of Riverside Flood Control District in the future.

²The 14.0 linear park is within a 17.6 acre parcel owned by MWD.

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The following table compares the land uses and number of dwelling units approved for each planning area under the original Specific Plan (1988), Specific Plan Amendment No. 1, Specific Plan Amendment No. 2, and Specific Plan Amendment No 3.

PA	Specific Plan 1988		Specific Plan Amendment No. 1 (2001)		Specific Plan Amendment No. 2 (2002)		Specific Plan Amendment No. 3 (2004)	
	Land Use	DUs	Land Use	DUs	Land Use	DUs	Land Use	DUs
2	Comm.			--	Comm.	--	Comm	-
3	R-40	225						
3a			R-40	112	R-40	33	R-40	23
3b			Park	--	Park	98	R-40	98
3c				-	R-40	80	R-45	216
4	R-54	254	R-54	254	R-54	209	R-54	209
5	R-50	217	R-50	217	R-50	180	R-50	180
6	R-45	217	R-45	217	R-45	210	Park	-
7	Park	--	Park	--	Park	--	-	-
8	Multi-Family	214	Multi-Family	214	Multi-Family	195	Multi-Family	195
9	R-40	300	R-40	300	R-40	231	R-40	231
10	R-70	189	R-20	56	R-20	38	R-20	38
11	R-54	223	R-20	51	R-20	46	R-20	46
12	Park	--	R-20	8	R-72	140	R-72	140
13	R-45	252	R-20	71	R-72	110	R-72	110
14	R-45	290	R-45	290	R-45	165	R-45	165
15	R-70	140	R-70	140	R-72	131	R-72	11d
16	R-10	89	R-10	89	R-60	100	R-60	88
17	R-50	165	R-50	165	R-d0	72	R-50	88
18	R-70	140	R-70	140	R-50	148	R-50	125
19	R-10	18	R-10	18	R-72	68	-	-
19A	-	-	-	-	--	-	R-60	65
19B	-	-	-	-	-	--	Park	-
20	R-50	330	R-30	330	R-50	175	R-50	175
21	Park			60	R-50	175	R-50	175
22	Comm			--	CO	--	Com	-
23	R-54	223	R-54	223	R-54	203	R-54	203
24	R-54	211	R-54	211	R-54	199	R-54	199
25	R-40	232	R-40	232	R-40	232	R-40	232
26	Multi-Familv	198	Multi-Family	198	Multi-Family	180	Multi-Familv	180
27	Comm.	--	Comm.	--	Comm.	--	Comm	-
TOTALS		3,883		3,885		3,320		3,297

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Additionally, Specific Plan Amendment No. 2 allowed for the transfer of land uses between Phases 4 and 6 of the Specific Plan. Because the transfer of uses would not change the total number of acres allotted for the single-family residential and commercial uses, nor would the total number of approved dwelling units decrease (3,320), another Specific Plan amendment would not be required for the alternative land use scenario .

Specific Plan Amendment No. 3 removes the alternative land use option.

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PLAN SUMMARY

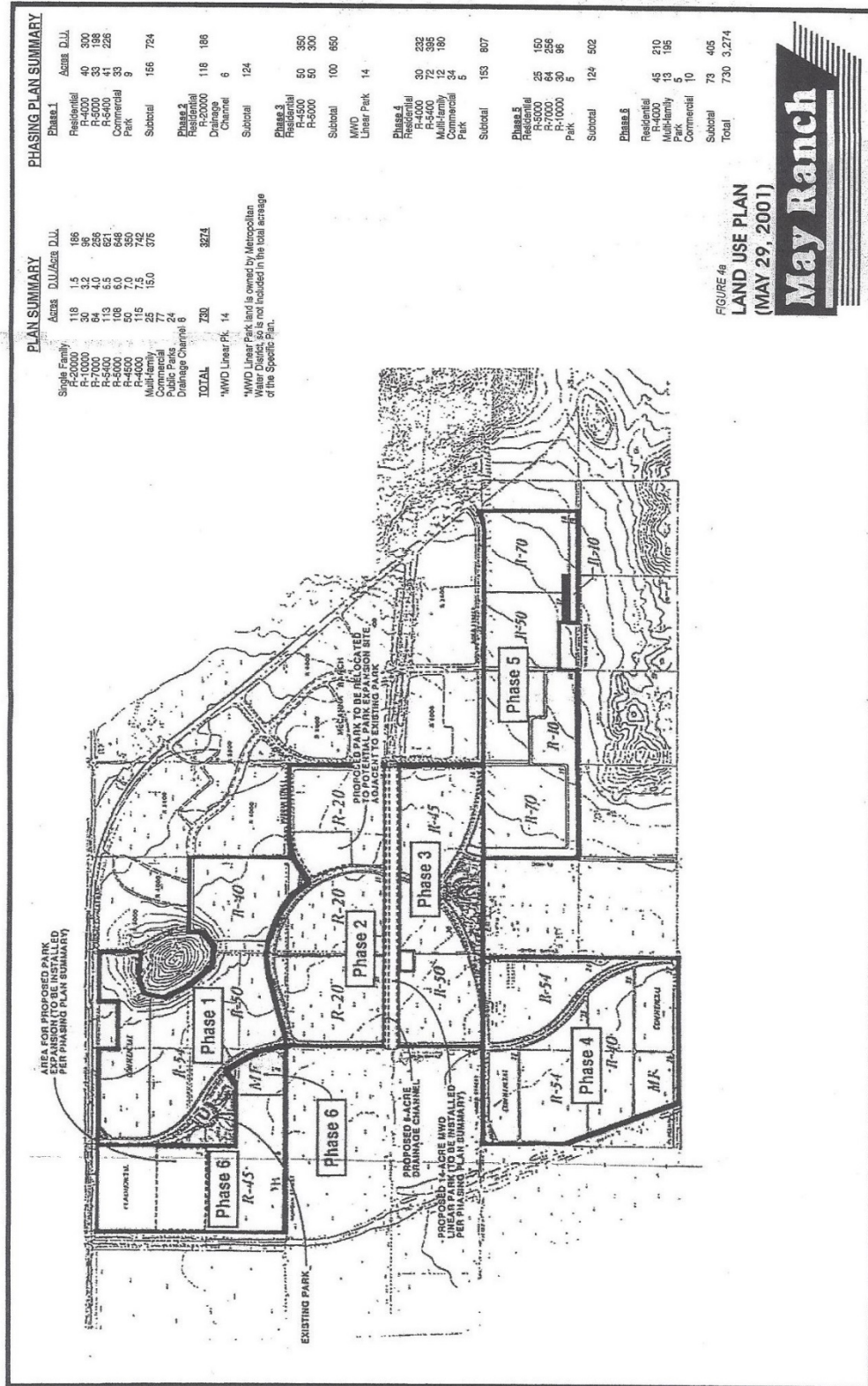
SINGLE FAMILY DWELLING	AGREE	DUIZAG	DUES
R-10000	30	3.2	97
R-7000	107	4.3	328
R-6000	108	4.5	456
R-5000	106	8.0	646
R-4000	106	7.0	749
R-4200	100	7.5	757
MULTIFAMILY (MF)	25	15	375
COMMERCIAL	77	—	—
PUBLIC PARKS	27	—	—
LINEAR PARKS	14	—	—
RECREATION SUBTOTAL	41	—	—
TOTAL	744	5.2	3,583



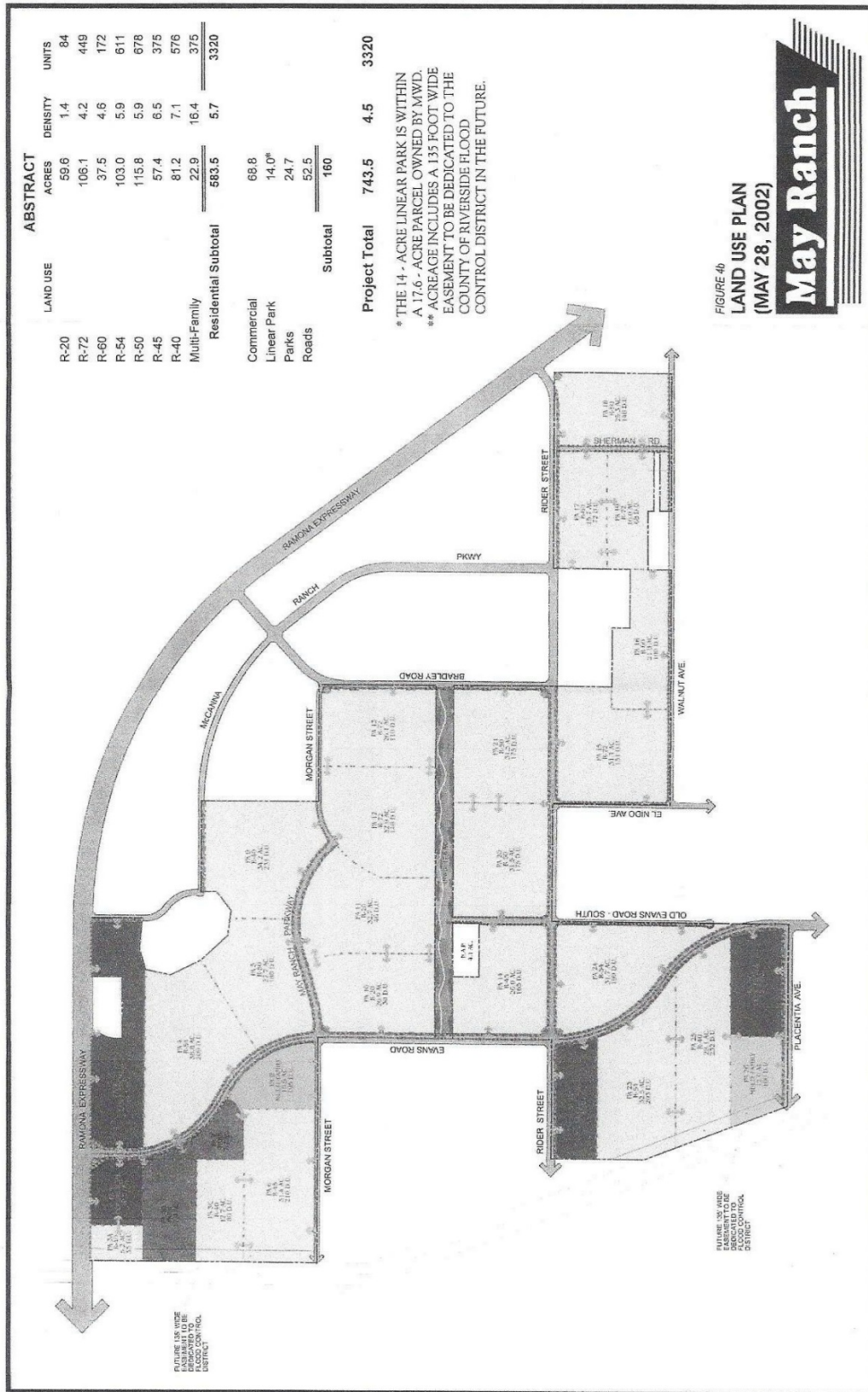
FIGURE 4
LAND USE PLAN
(DECEMBER 27, 1988)

May Ranch

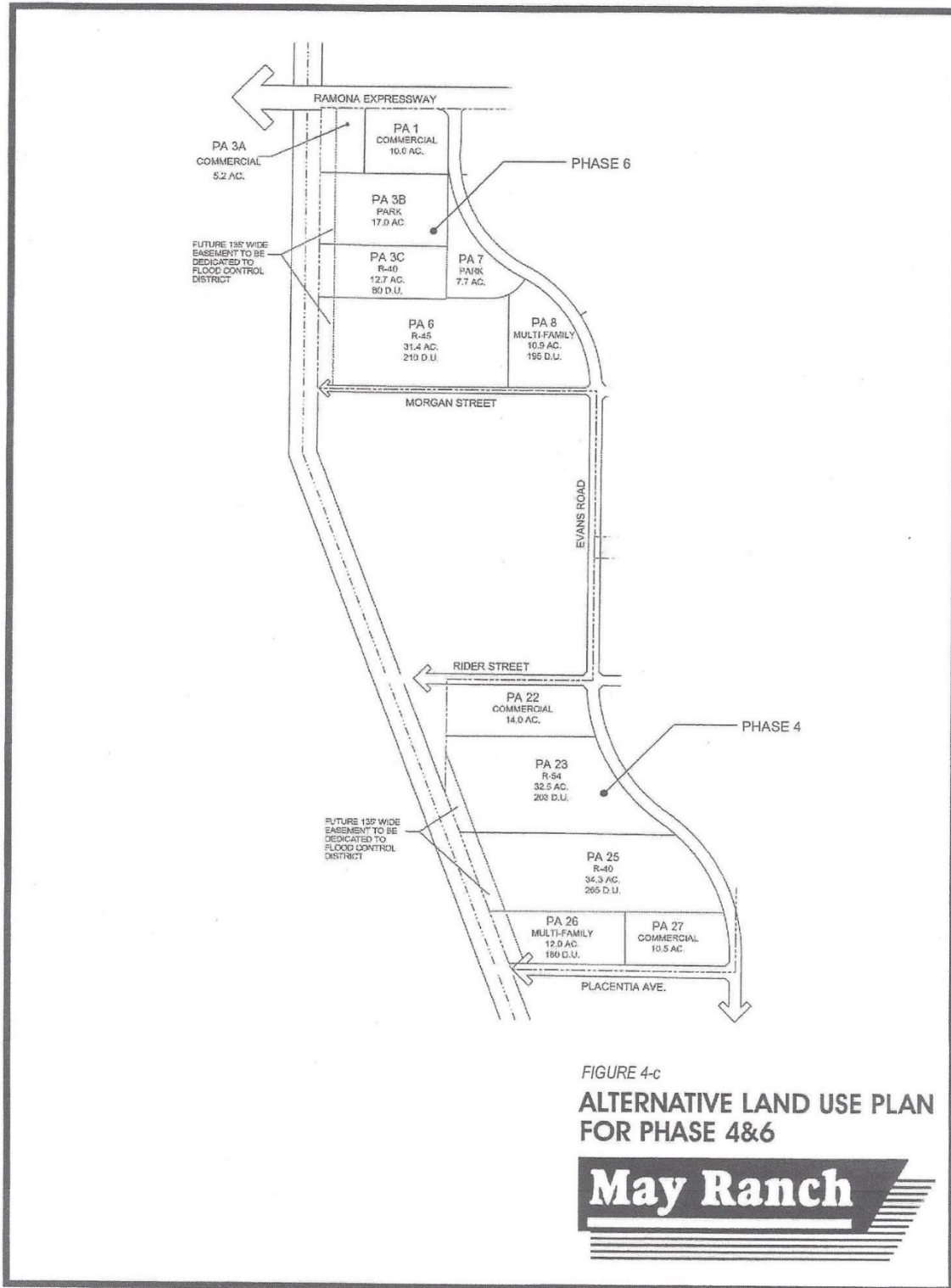
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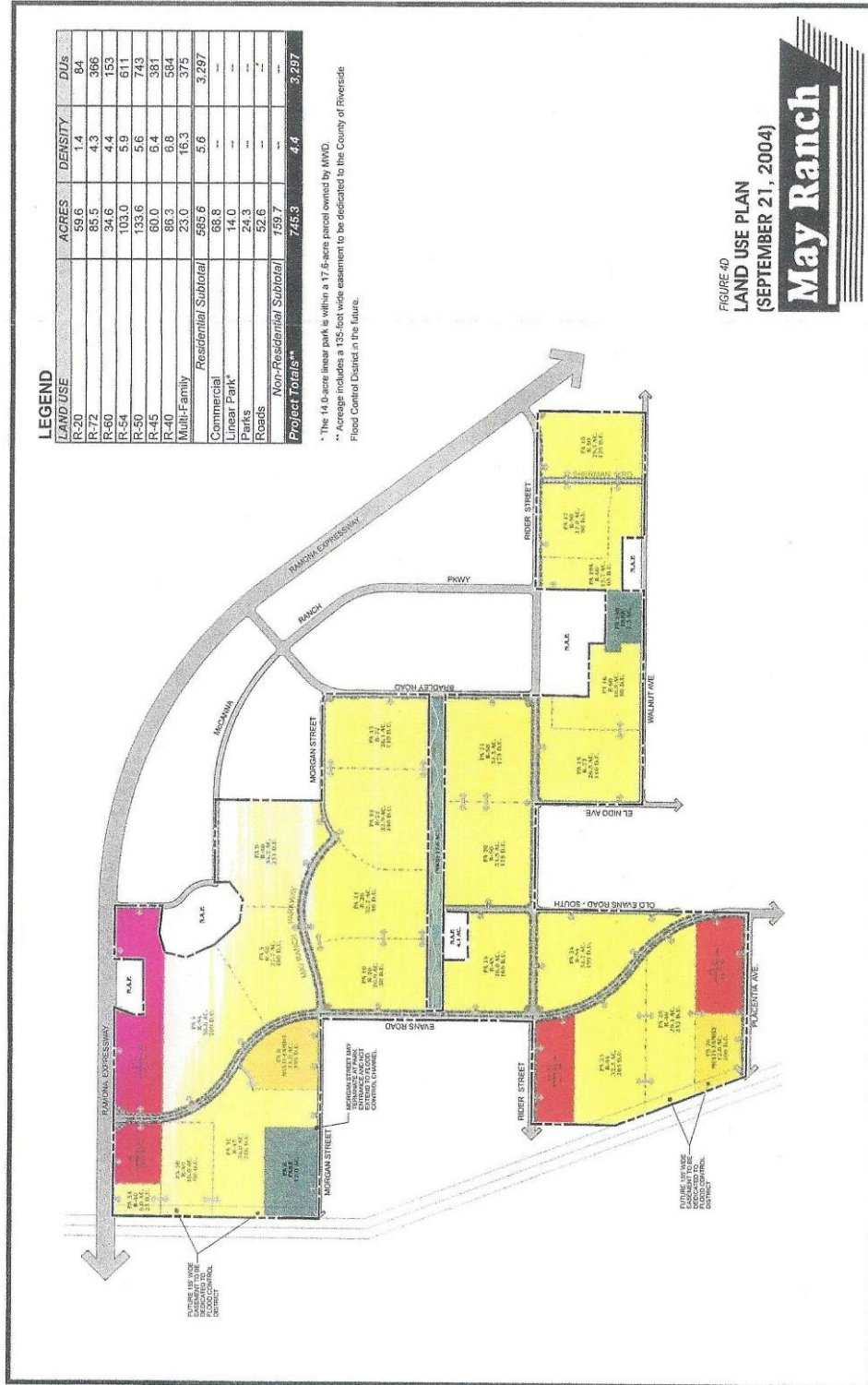
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3.1.2 RESIDENTIAL

The single-family and multi-family residential dwelling units within the May Ranch Specific Plan are incorporated within twenty-three (23) designated planning areas as indicated in Table 3-1c. The single-family residential will encompass seven (7) different types of residential zones that correspond to the minimum average area of lots permitted within each planning area. The configuration for each is as follows:

Min. Average Area of Lots	Min. Width at Setback*
R — 20,000 SF lots:	100 feet
R — 7,200 SF lots:	60 feet
R — 6,000 SF lots:	60 feet
R — 5,400 SF lots:	55 feet
R — 5,000 SF lots:	50 feet
R — 4,500 SF lots:	45 feet
R — 4,000 SF lots:	50 feet

*Refer to Section 3.8 which delineates Planning Area Development Standards for exceptions and interpretations.

3.1.3 COMMERCIAL

The Community Commercial land use designation is intended to provide areas for commercial centers for every day goods and services on both a neighborhood and district level. This designation is intended to include the diversity of commercial uses typical for this type of development and will incorporate approximately 68.8 acres of the project site. It is intended that these commercial centers will be oriented towards major thoroughfares and will be convenient to the populations they are intended to serve. Development Standards for the Community Commercial land use designation have been incorporated within Section 3.8.8 of the Specific Plan. Actual development of the land will be based on market trends at the time of processing.

3.1.4 PARKS/OPEN SPACE

a. Approach

A major element of the May Ranch Community is the Parks/Open Space Plan. The plan provides various recreation opportunities in which all members of the community can participate.

b. Plan Description

Recreational opportunities vary and will include passive, active, and structured activities. Varying types and degrees of activities will be available which will provide residents the opportunity to take walks throughout the community and participate in many recreational activities such as softball, soccer, basketball, volleyball, and picnics.

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c. Development Standards

(1) Community Parks

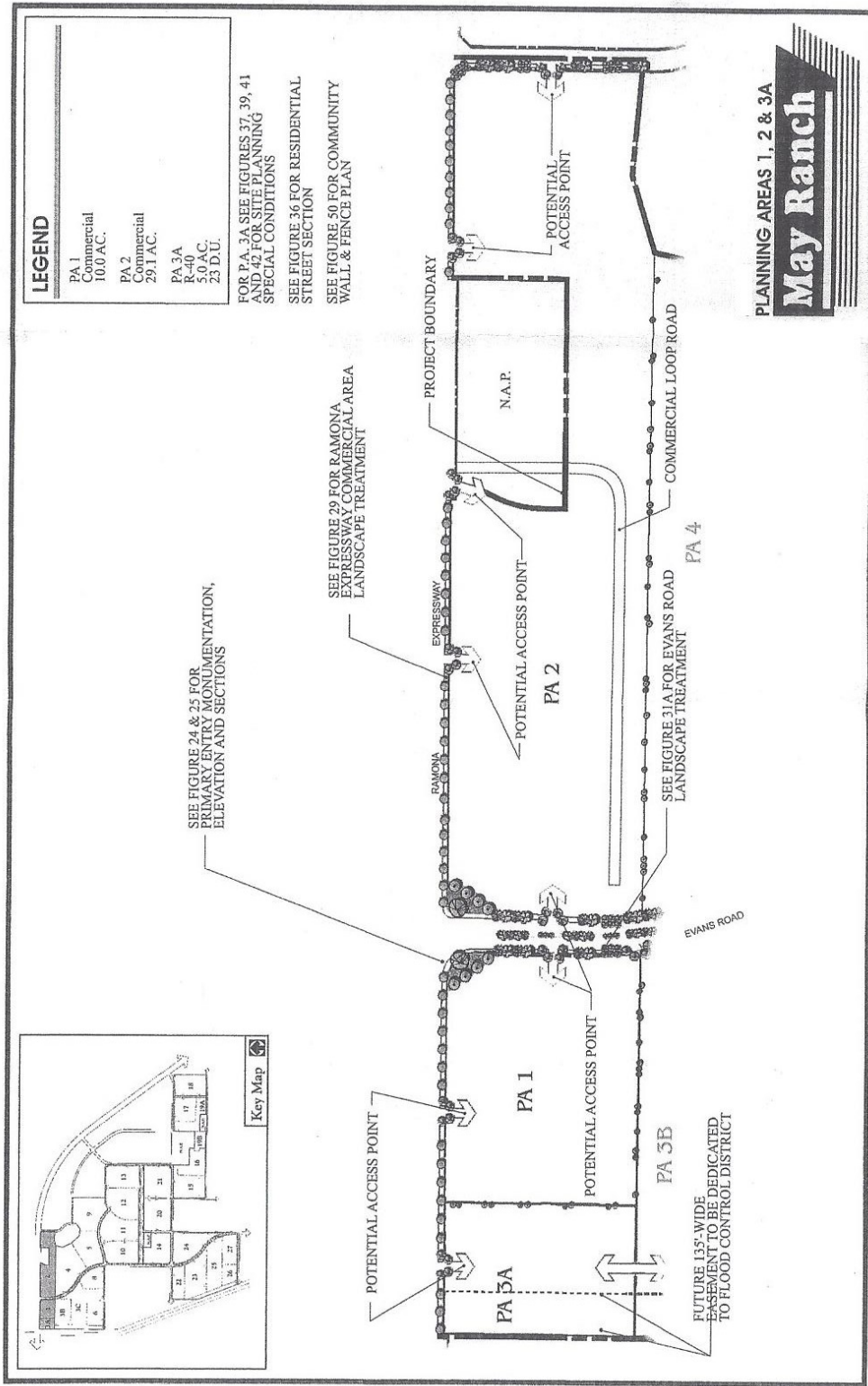
Community Park #1 is located within Planning Area 6 and community Park #2 is located within Planning Area 19B. Both Parks consists of a variety of recreational activities including multi-purpose fields for softball and soccer, tot lot, picnic areas, and pedestrian trails.

The developer will pay fees in lieu of the dedication of three acres of improved parks for Planning Areas 10 through 13 to provide for lighted sports fields and facilities or other improvements as deemed appropriate by the City. Additional Park facilities may include a storage area, a snack bar, and a restroom and community building. Refer to Section 6.1, Paragraph A of the Development Agreement for more detail on the required facilities.

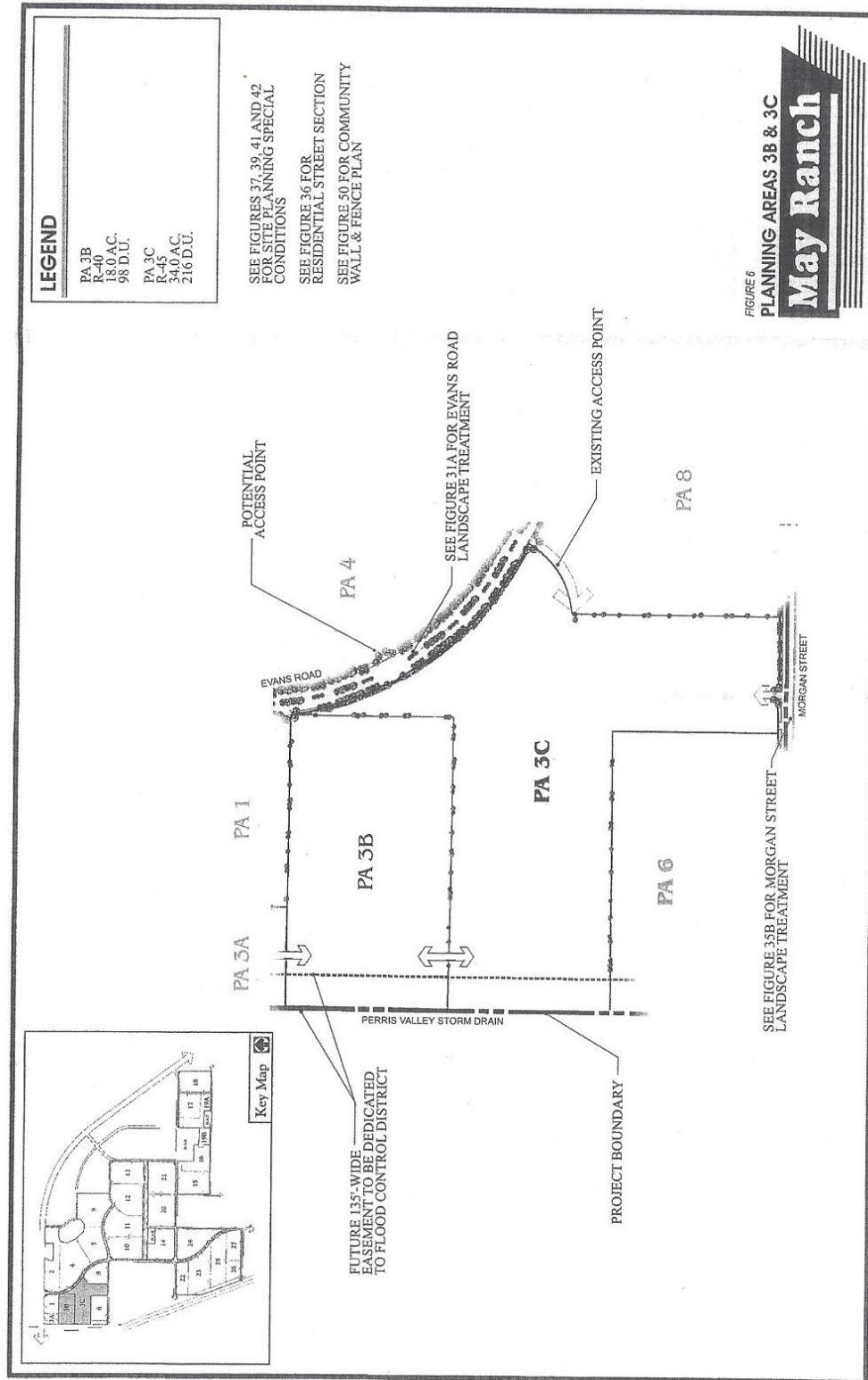
(2) Linear Park

The 14.0 acre Linear Park system is within a 17.6 acre parcel owned by the Metropolitan Water District and proposes a ten-foot trail for hiking, picnic areas, and emergency access. It is proposed that the linear park will also provide linkages between the residential neighborhoods. Development and use of this park is subject to the approval of the Metropolitan Water District

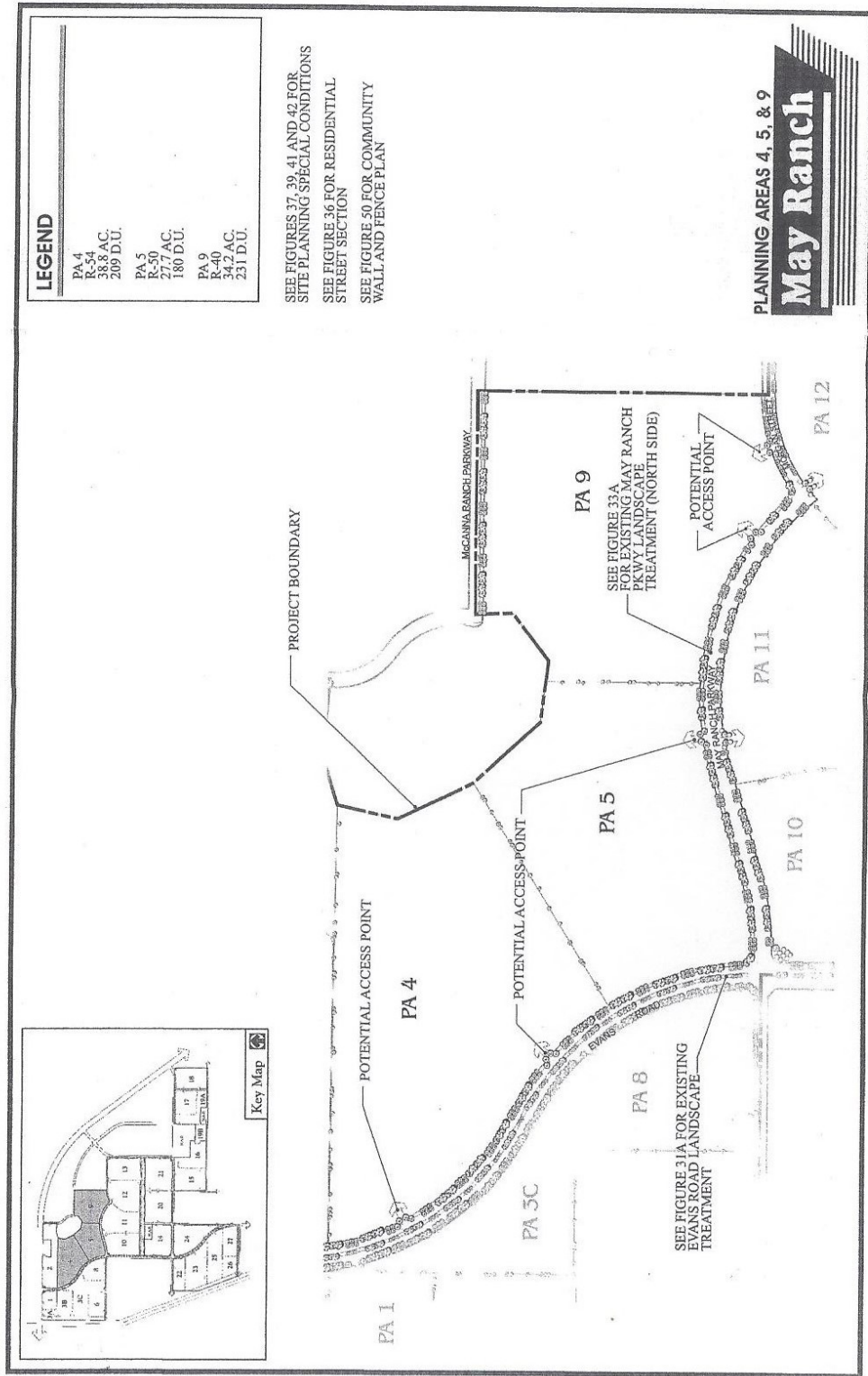
III. COMPREHENSIVE LAND USE PLAN



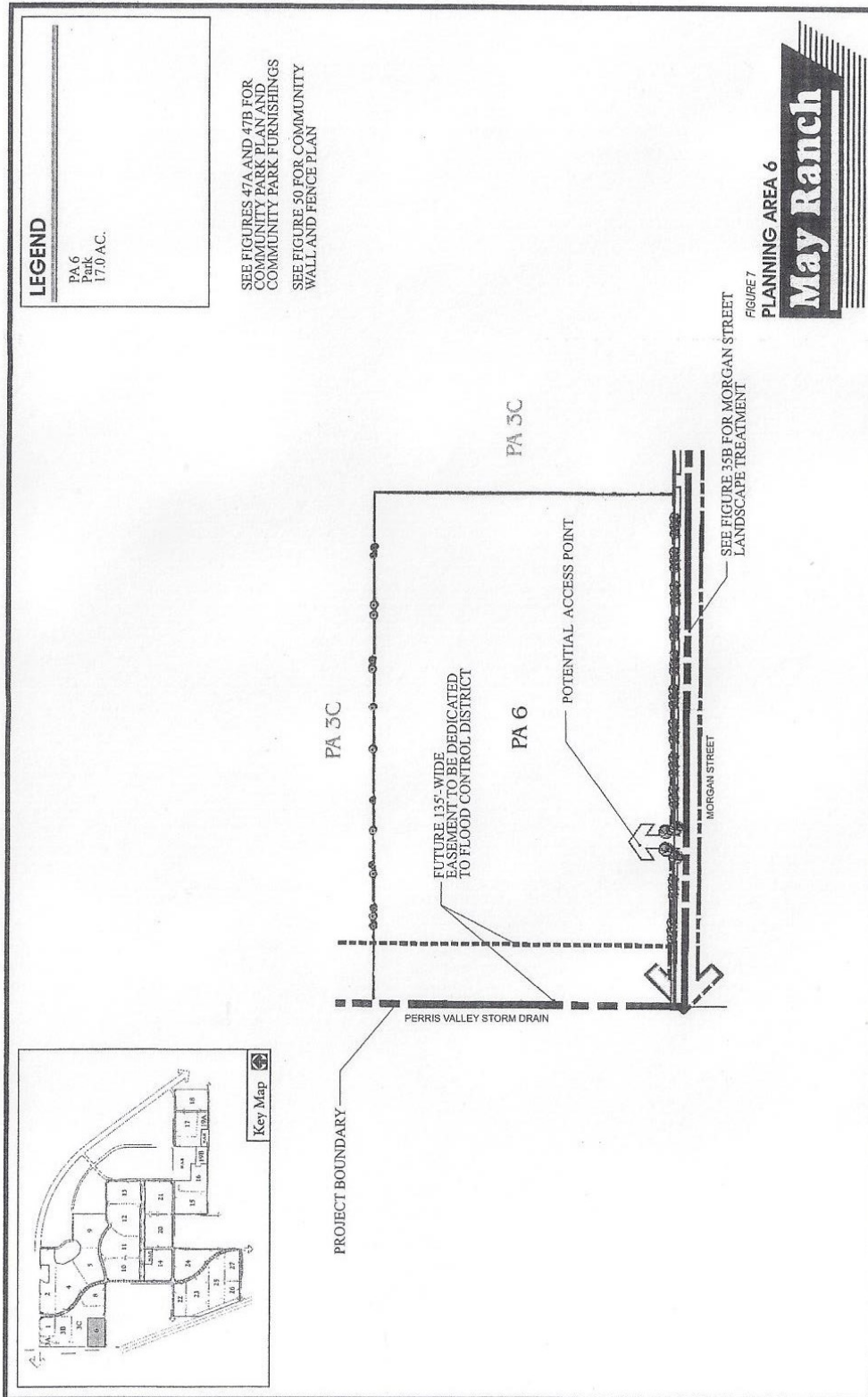
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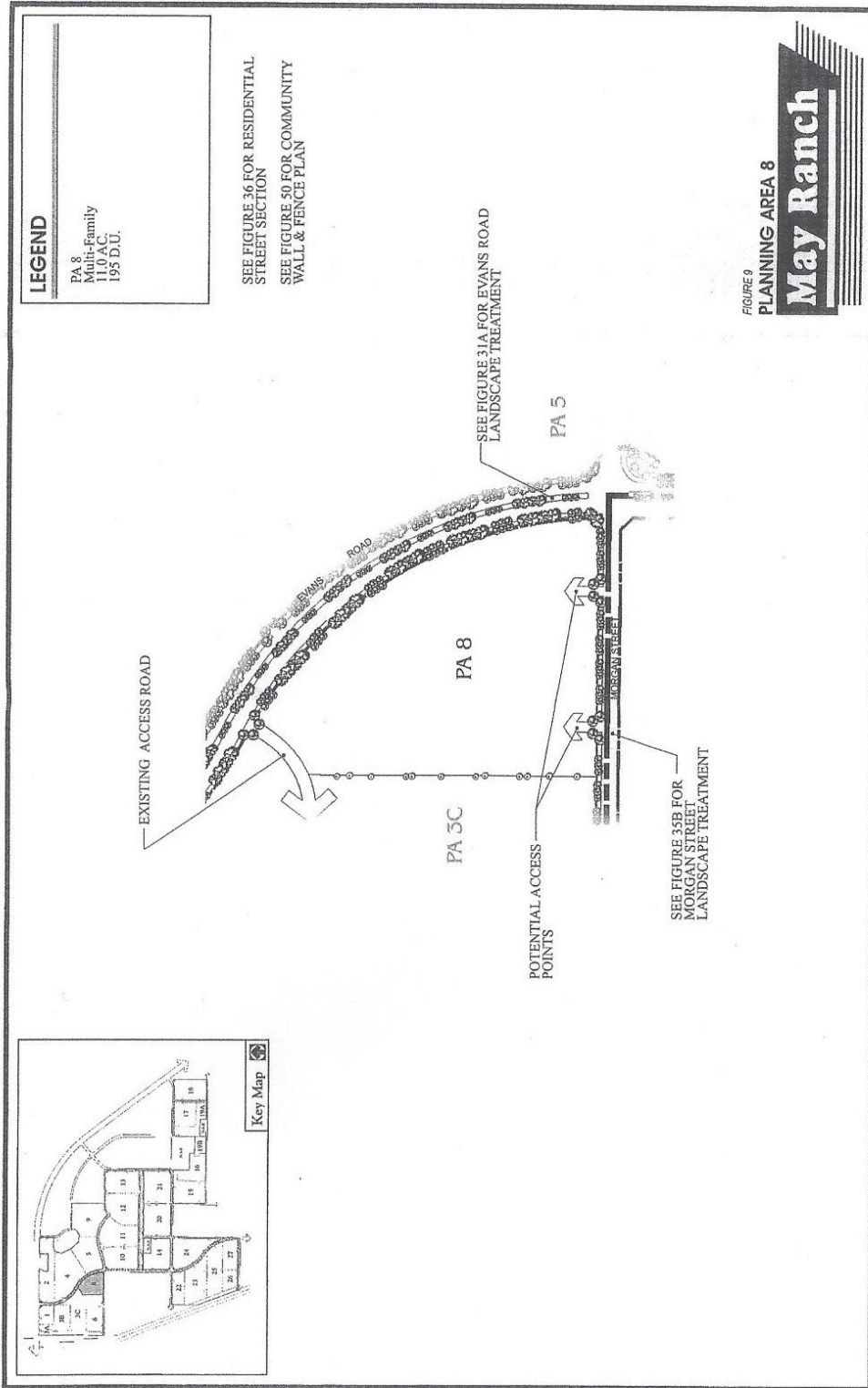
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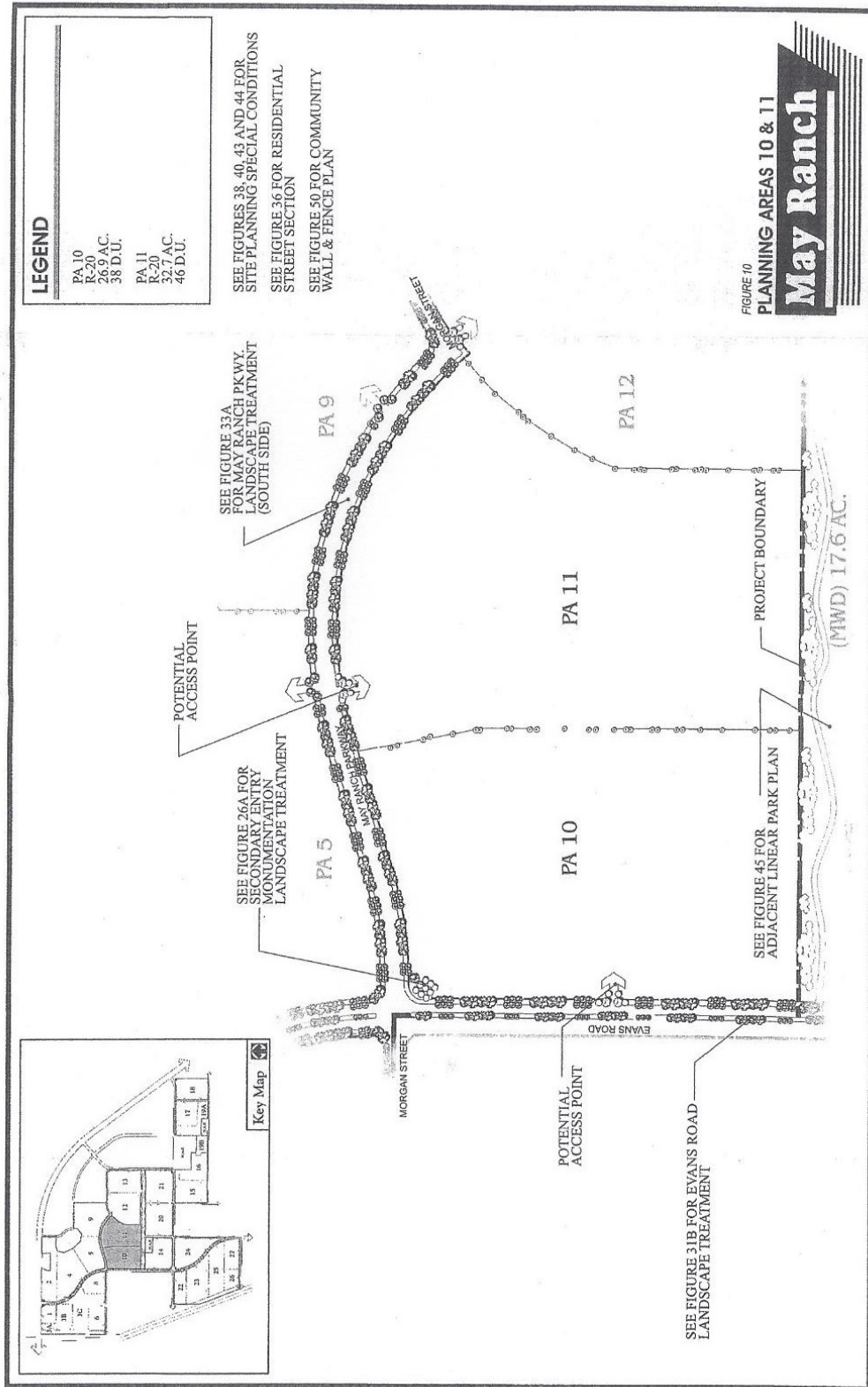
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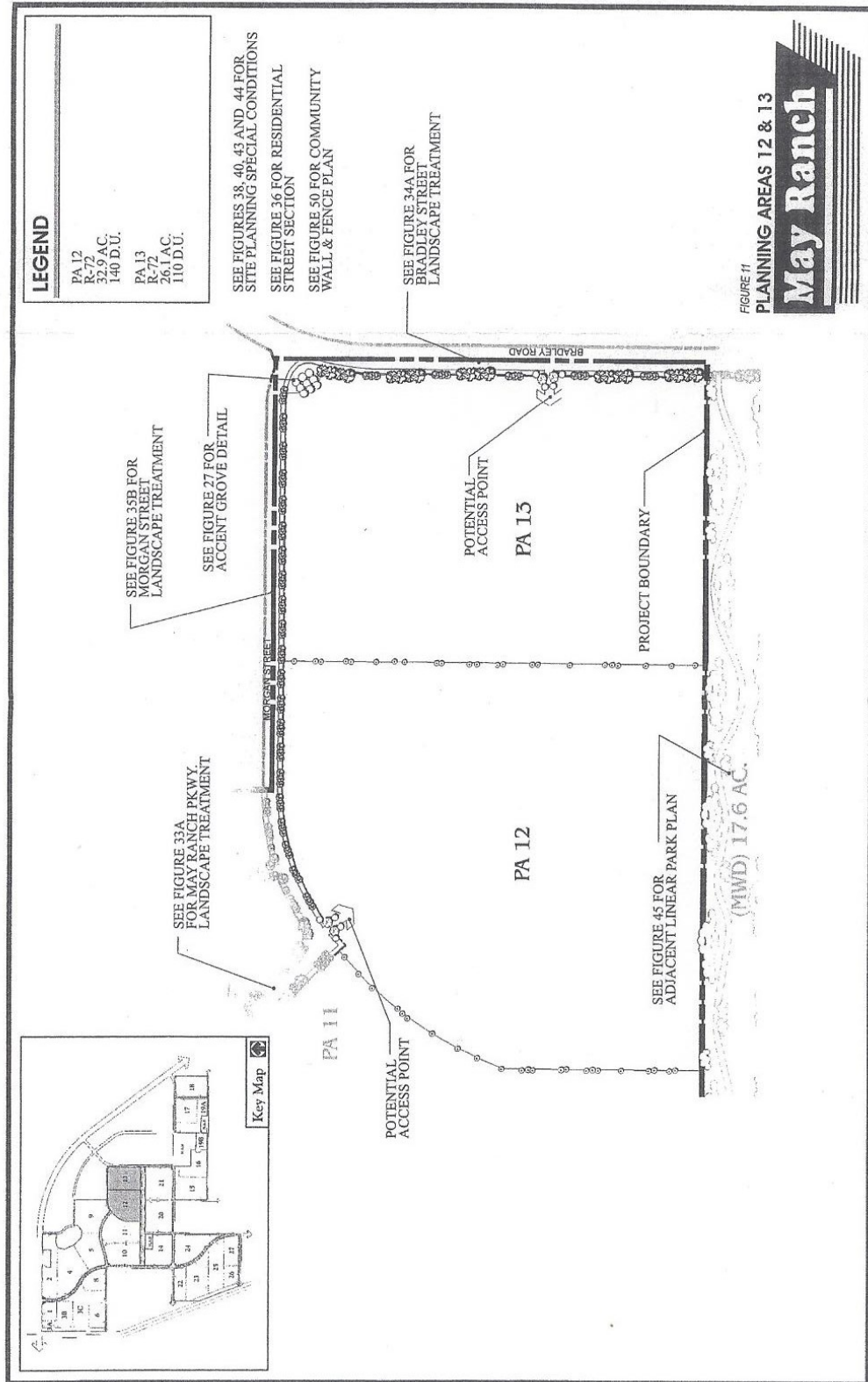
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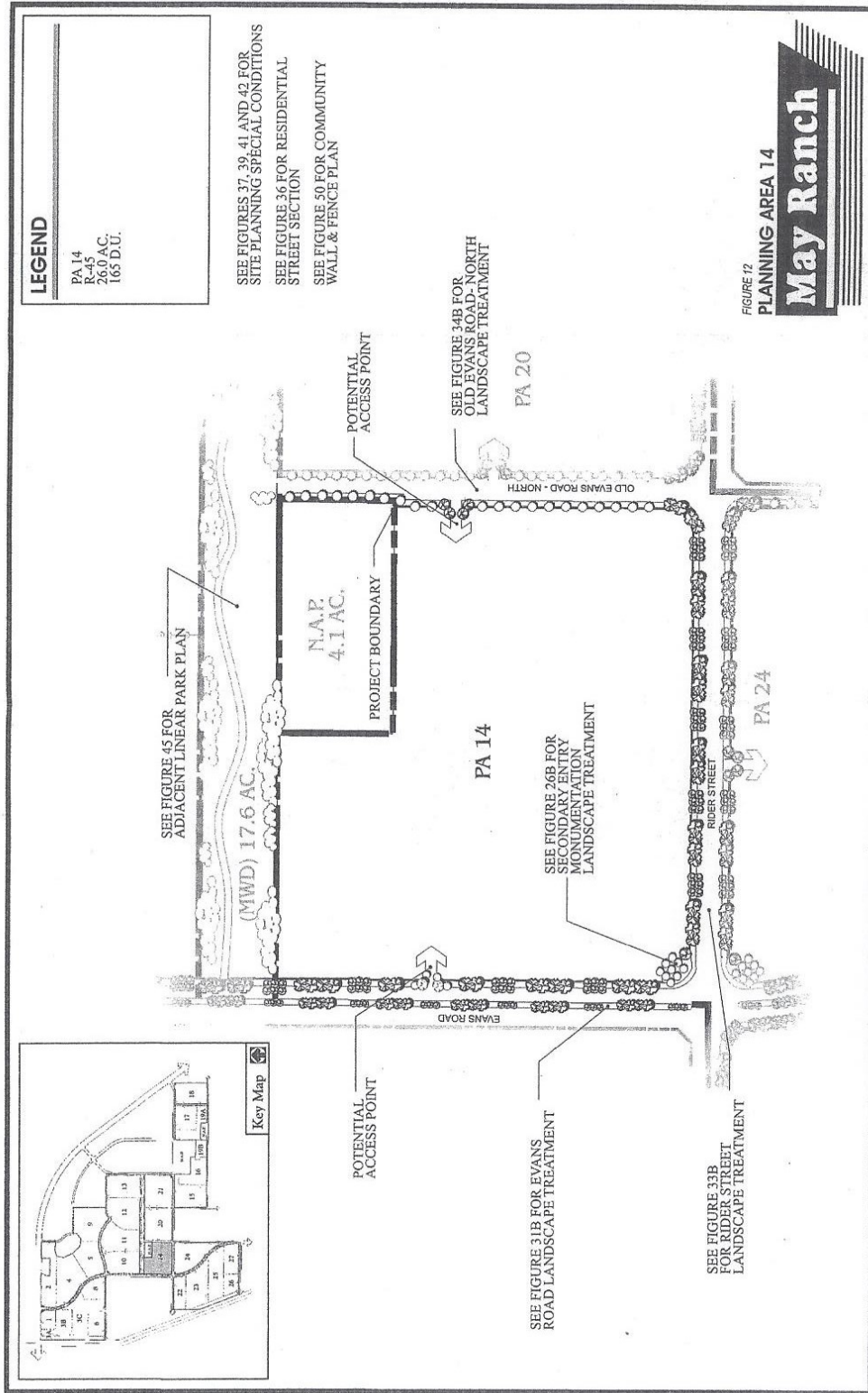
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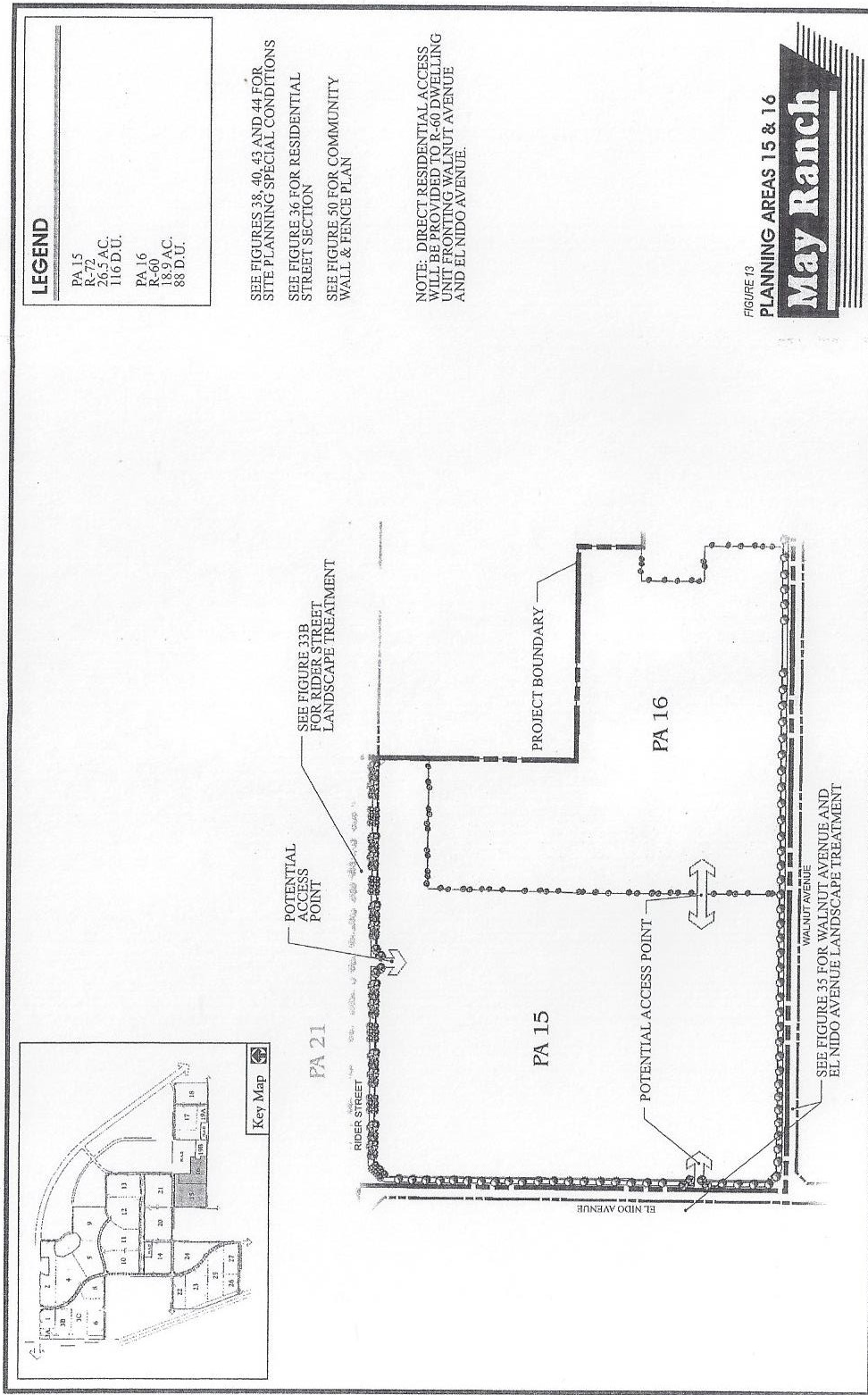
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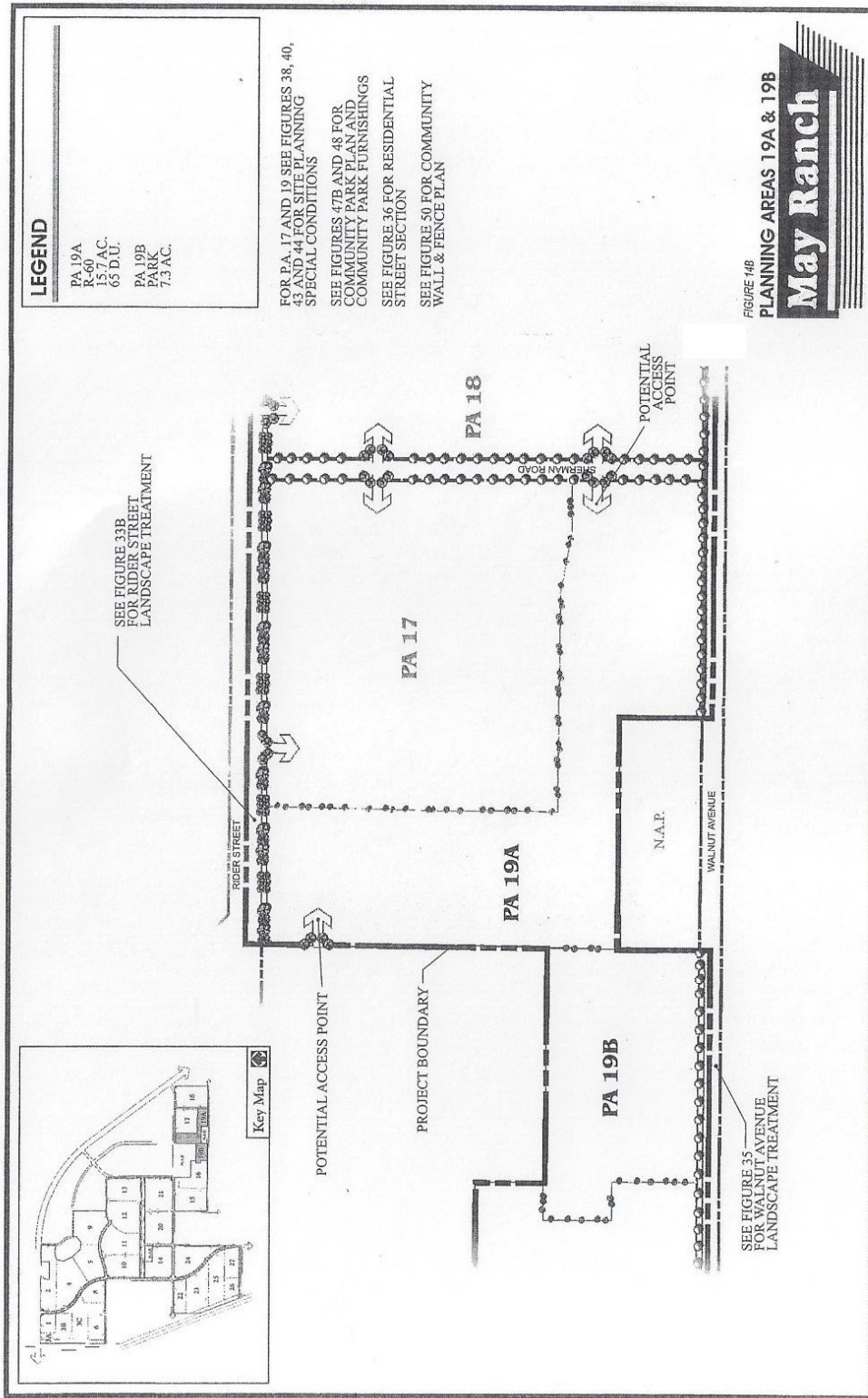


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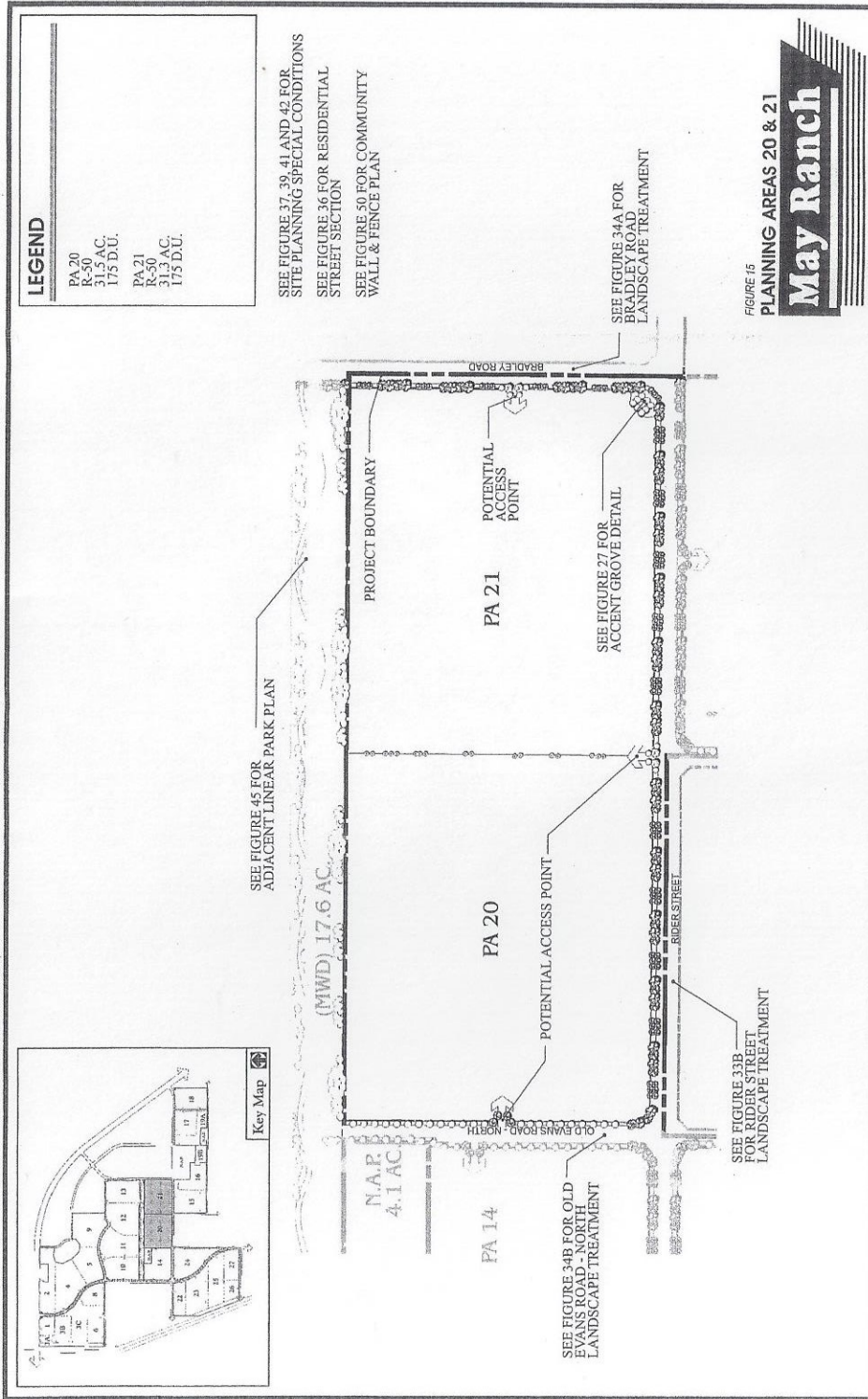


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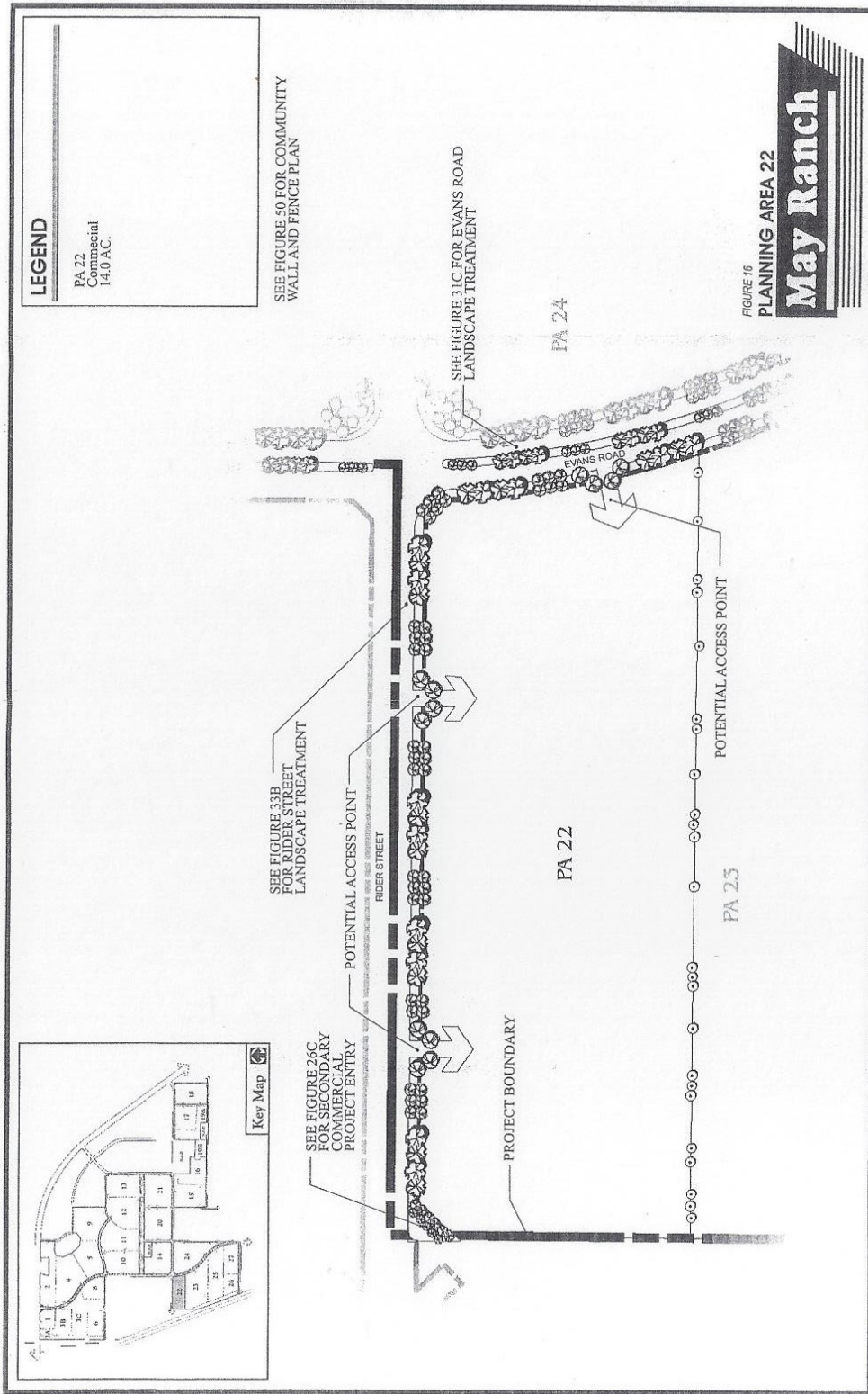
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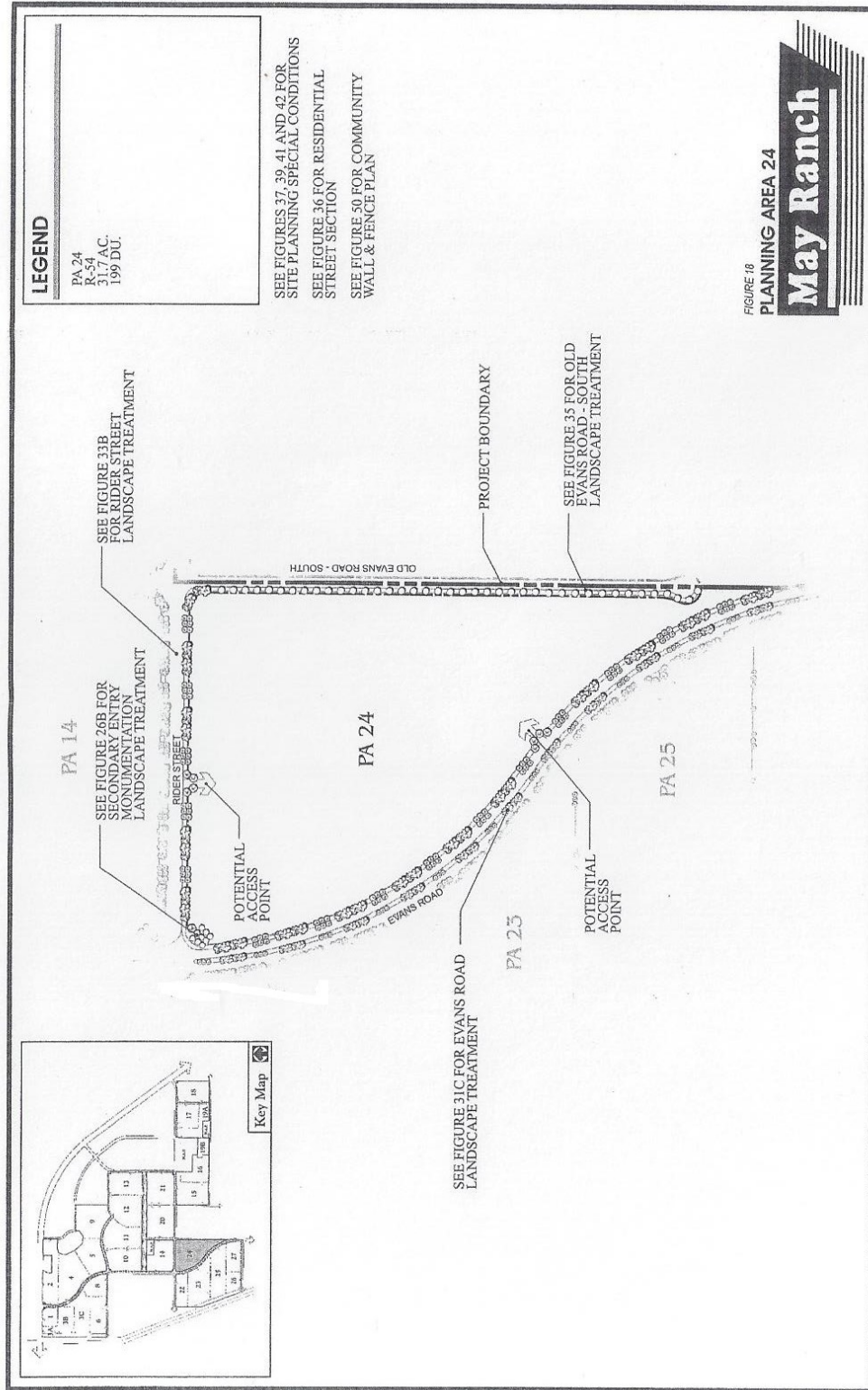
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