

V. GENERAL PLAN CONSISTENCY

4.3 HOUSING ELEMENT

Amendment No. 2 3 to the May Ranch Specific Plan will result in minor residential density changes in some of the Planning Areas approved under the original Specific Plan (December 27, 1988). The proposed housing density changes is the result in changes in the housing market. The density changes approved under Specific Plan Amendment No. 2 3 do not affect the diversity in households and their location. In addition, the amended Specific Plan will continue to provide move-up housing opportunities in Perris, and sufficient recreational opportunities for the Specific Plan residents and surrounding area residents.

4.4 CIRCULATION ELEMENT

The May Ranch Specific Plan Amendment will continue to provide for a safe, convenient, and efficient vehicular and pedestrian circulation system. Additionally, the amendment to the Circulation Element does not affect the Specific Plan's ability to accommodate the projected traffic demand on the Specific Plan's roadway system and the surrounding roadway network. The May Ranch Specific Plan will continue to be responsible for the installation of various traffic signals, pursuant to a Development Agreement between the Specific Plan applicant and the City of Perris.

4.5 CONSERVATION/RECREATION/OPEN SPACE ELEMENT

The May Ranch Specific Plan Amendment No. 2 3 would leave the Perris Valley Storm Drain intact. Thus, any riparian habitat areas and/or associated wildlife and vegetation within the Storm Drain Channel would not be impacted by development of the Specific Plan. Currently, the Perris Valley Storm Drain 100-Year Floodplain traverses the western portions of the Specific Plan. The May Ranch Specific Plan Land Use Plan has set aside areas (135 feet wide) within those Planning Areas adjacent to the Storm Drain that will be available to the Riverside County Flood Control and Water Conservation District for the future expansion of the Storm Drain. That expansion project will result in a reconfiguration of the 100-Year Floodplain; thus, reducing the May Ranch Specific Plan's effect on the floodplain.

Pursuant to the May Ranch Specific Plan Master Water Plan, reclaimed water facilities will be provided within landscaped parkways; thus, reducing the demand for potable water supplies.

In addition, pursuant to the Conditions of Approval, the Specific Plan applicant will be responsible for minimizing water quality impacts associated with wind and water erosion by implementing best management practices during construction activities.

Adequate recreational opportunities for the May Ranch development and surrounding area residents will be provided with the dedication of 24.73 acres within the Specific Plan to the City for parkland.

4.6 PUBLIC SAFETY ELEMENT

The May Ranch Specific Plan development will not be exposed to hazards associated with slopes greater than 10 percent.

Prior to issuance of building occupancy permits, the applicant will provide fees to the Community Facilities District to ensure that adequate police and fire services are provided to the Specific Plan development.

V. GENERAL PLAN CONSISTENCY

4.7 NOISE ELEMENT

The majority of the May Ranch Specific Plan is not located in an area where existing or projected future exterior noise levels exceed 65 db(a). However, residences proposed near Ramona Expressway will be exposed to noise levels that may reach 65 CNEL. Prior to issuance of building permits, the May Ranch applicant will be required to provide architectural plans for the affected residents, that stipulate the features needed to achieve an exterior noise level of 65 CNEL and an interior noise level of 45 CNEL.

4.8 PUBLIC FACILITIES ELEMENT

Water and sewer services for the May Ranch Specific Plan Amendment No. 2 3 will be adequately provided by the Eastern Municipal Water District. The site will also be adequately served by a well-balanced transportation network of major arterials, secondary roads, collector streets, and local streets. A pedestrian walkway system will be provided throughout the site that connects all of the residential areas with the recreational facilities (Planning Areas 6 and 9B). The applicant will contribute fees to the Community Facilities District to ensure that adequate police and fire services are provided to the May Ranch Specific Plan development. The Perris Union High School and Val Verde Elementary School Districts have the capacity to serve the projected number of students that may be generated by the May Ranch Specific Plan. A total of 24.73 acres within the May Ranch Specific Plan have been dedicated to the City for public park space and recreational facilities. Among these is Liberty Park that lies about 100 feet southeast of the Planning Area 22 project site. Additionally, there is a potential for 14.0 acres of the MWD easement that traverses the Specific Plan site, in an east/west alignment, to be developed as a linear park. Although, the linear park would not be a part of the Specific Plan, the May Ranch residents could utilize the area for recreational purposes. This linear park adjoins Planning Area 22 to the west.