

## 5.0 PROPOSED MAY RANCH SPECIFIC PLAN AMENDMENT NO. 4

### 5.1 SPECIFIC PLAN SUMMARY

#### 5.1.1 The May Ranch Specific Plan Project Area

The May Ranch Specific Plan (MRSP) is regionally located within western Riverside County at the northeastern portion of the City of Perris, (Figure 1). The MRSP lies south of Ramona Expressway, east of the Perris Valley Storm Drain, and north of Placentia and Walnut Avenues, (Figure 2). Specifically, the MRSP is comprised of the Assessor's Parcel Numbers (APN) 303-300-023, -024, and 025; 307-020-007 through -010, 307-360-001 and -002; 307-020-005, -018 through -023, -026, -027, -029, -032, -033, -034, 306-070-034, and -035.

The residential, park, infrastructure and supporting land uses in the MRSP have been built out, but the commercial land uses have not been built. In addition, development has occurred on parcels adjoining the MRSP, (Figure 3).

- The 262-acre Villages of Avalon Specific Plan located between the MRSP and the Ramona Expressway, north of Rider Street, has been built out.
- Approximately half of the New Horizons Specific Plan to the west of the MRSP has been built. Property south of the MRSP in unincorporated Riverside County and is mostly undeveloped or developed with low density/rural residential.
- Property to the north, across Ramona Expressway, is currently used as farmland, and is zoned for residential and Commercial Neighborhood uses. Residential subdivision maps have been approved along Evans Rd.
- The Lake Perris Fairgrounds is also located across Ramona Expressway, at the base the Lake Perris Dam, north/northeast of the site.

#### 5.1.2 THE APPROVED MAY RANCH SPECIFIC PLAN

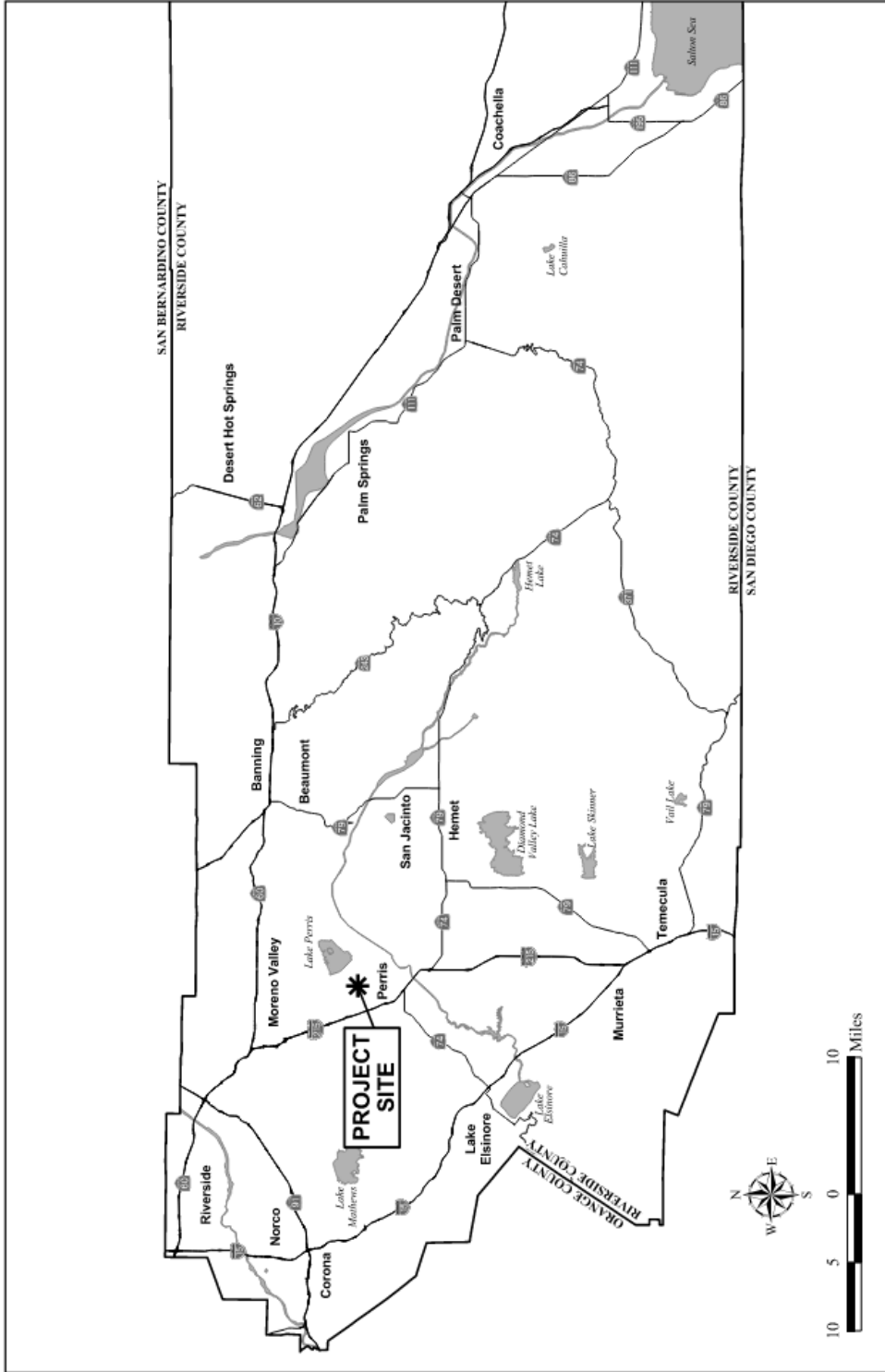
May Ranch Specific Plan Amendment No. 4 lies within a gated planned community situated on 14.86 acres of an approximately 745.3 acre project area located south and southwest of the Ramona Expressway and east of the Perris Valley Storm Drain Channel in the City of Perris. Rider Street and the Colorado 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.

## I SUMMARY

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 <sup>1</sup> (+3 Acre Credit for Lighted Park Facilities and Fields)		
Roads	52.6		
Linear Park	14. <sup>2</sup>		
<b>Totals</b>	<b>745.3</b>	<b>4.4</b>	<b>3,297</b>

1. Acreage includes a 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,



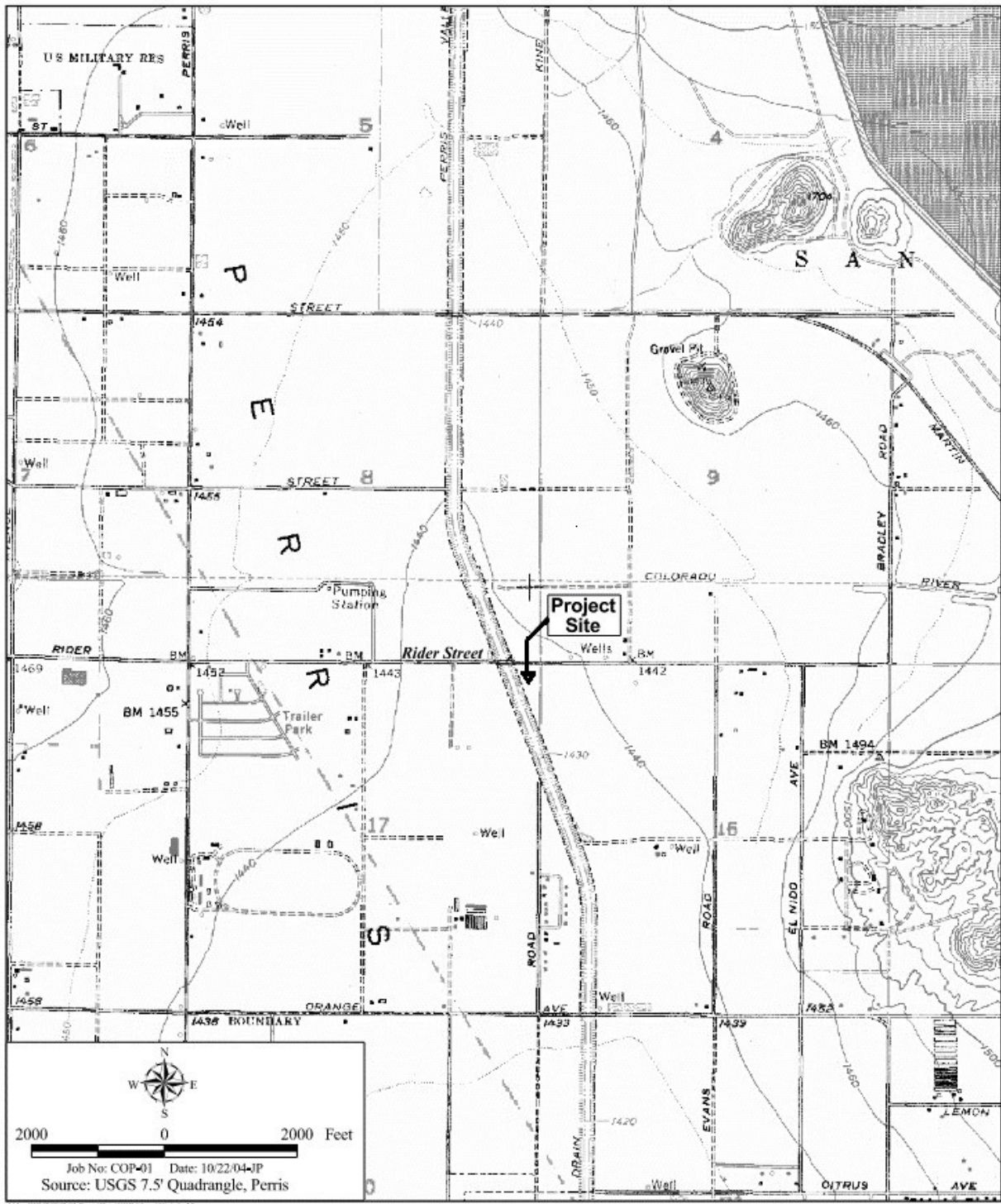
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### Regional Location Map

RIDER STREET IMPROVEMENT PROJECT

Figure 1





**Project Vicinity Map**

RIDER STREET IMPROVEMENT PROJECT

Figure 2





MAY RANCH AERIAL



FIGURE 3

## 5.1.3 The Proposed May Ranch Specific Plan Amendment No. 4 Project Area and Setting

The proposed project shall be defined as the “May Ranch Specific Plan Amendment No. 4” (MRSP No. 4) to distinguish it from prior MRSP approvals. The proposed 300-unit apartment complex requires changes to the MRSP land use designation for PA 22 from commercial to residential. Both the apartment complex and changes to the MRSP represent the project.

To implement MRSP No. 4, the Applicant, Brookfield Corporation, requested several discretionary actions that must be approved by the City. These discretionary actions include approval of Development Plan Review DPR 21-00014 and Specific Plan Amendment SPA 21-05249 (May Ranch Rezone). Each of these actions, or project components, are described in Section 5.1.4.

The MRSP No. 4 project site is located on the southwest corner of Rider Street and Evans Road in the City. The site is identified as PA 22 in the MRSP, and is located in the southwest portion of the MRSP area boarded by an undeveloped commercial zoned parcel to the west and the north-south trending Perris Valley Storm Drain further west across the commercial parcel.. Figure 1 and 2 present the MRSP No. 4 project regional location and project vicinity. Figure 3 presents an aerial photo of developed residential PAs of the MRSP are located to the north, east, and south of the site.

The site consists of 14.68 net acres of vacant land that has been regularly plowed for weed abatement and fire hazard reduction purposes. The regularly maintained property exhibits the same existing conditions as those analyzed in the original MRSP Environmental Impact Report. The site is relatively flat and covered with dry, ruderal weeds. No structures are located on the site. The site has no major grade changes with elevations ranging from approximately 1,440 to 1,445 feet above mean sea level (Google Earth). Figure 2 presents an aerial view of the site providing further definition of existing site conditions.

## 5.1.4 Proposed MRSP No. 4 Project Description

Applications have been submitted to the City of Perris for processing as Development Plan Review (DPR 21-00014) and Specific Plan Amendment SPA No. 4 (SPA 21-05249).

### *Development Plan Review (DPR 21-00014)*

Detailed site planning review of the MRSP No. 4 project site plan will be conducted as part of the City’s Development Plan Review (DPR) process. The DPR process confirms a project is consistent with all applicable development regulations contained in the City’s municipal code and zoning ordinance, the MRSP, the California Building Code (CBC),



and other applicable development regulations administered by the State and regional agencies. The DPR process involves detailed review by all applicable City Departments, including contracted fire and emergency services provided by the Riverside County Fire Department and contracted police services provided by the Riverside County Sheriff.

The multi-family unit site has been designed using traditional agrarian architecture with a modern influence that incorporates massing, forms and colors from that style. A combination of materials such as siding, stucco and metal elements further reinforces and highlights the agrarian theme. Earthy colors and siding materials are used to highlight the corners of our buildings and create an interesting façade along the perimeter of our site. The recreation building is the focal point and center of the community and takes full advantage of the agrarian influence by generous use of geometric forms and rustic materials that create an inviting, timeless environment for all to experience.

Main access into the MRSP No. 4 project would be located at the south leg of the Galway Lane and Rider Street intersection. Entry into the project is through an automatic gate system with call box amenity and emergency override access. Additional emergency-only gates are provided on Rider Street west of the main entry at the northwestern portion of the site one on Evans Road at the southeastern portion of the site. Internal driveways connect all multi-family structures starting at round-about in front of clubhouse which includes covered and uncovered resident and guest parking stalls. Additional guest parking is provided before gated entry.

Water and sewer services for the MRSP No. 4 project will be provided by Eastern Municipal Water District (EMWD). Electricity would be provided by Southern California Edison, and natural gas would be provided by the Gas Company. Provision of such services are subject to each service providers conditions and requirements. Per the approved drainage plan, stormwater will flow through on-site drainage facilities and retained in a water quality basin, before being discharged into the Perris Valley Storm Channel. Furthermore water, sewer and other dry utility lines are proposed to tie into existing underground utility lines at Rider Street and Evans Road. Construction or expansion of offsite utility infrastructure is required. Project grading will require 10,460 cubic yards of cut and 15,980 cubic yards of fill, necessitating 120,000 cubic yards of soil import.

### *The Proposed MSRP Amendment*

SPA No. 4 (SPA 21-05249) would make the following changes to the May Ranch SP:

- Change the land use designation in the MRSP for PA 22, the Modified Project site, from Commercial to Multi-Family featuring 300 dwelling units.

- Revise the land use designations, acreages and permitted density in the MRSP for PA 22.
- Revise graphics, text and figures to account for SPA No. 4 to the May Ranch SP.