

May Ranch

Specific Plan Amendment No.4



Approved November 28, 2023
City Council Ordinance No. 1436

May Ranch

Specific Plan Amendment No. 4

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**MAY RANCH
SPECIFIC PLAN AMENDMENT NO. 4
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MAY RANCH
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Part 1. Sections approved under May Ranch Specific Plan Amendment No. 3, (separate document), for which no changes are proposed.

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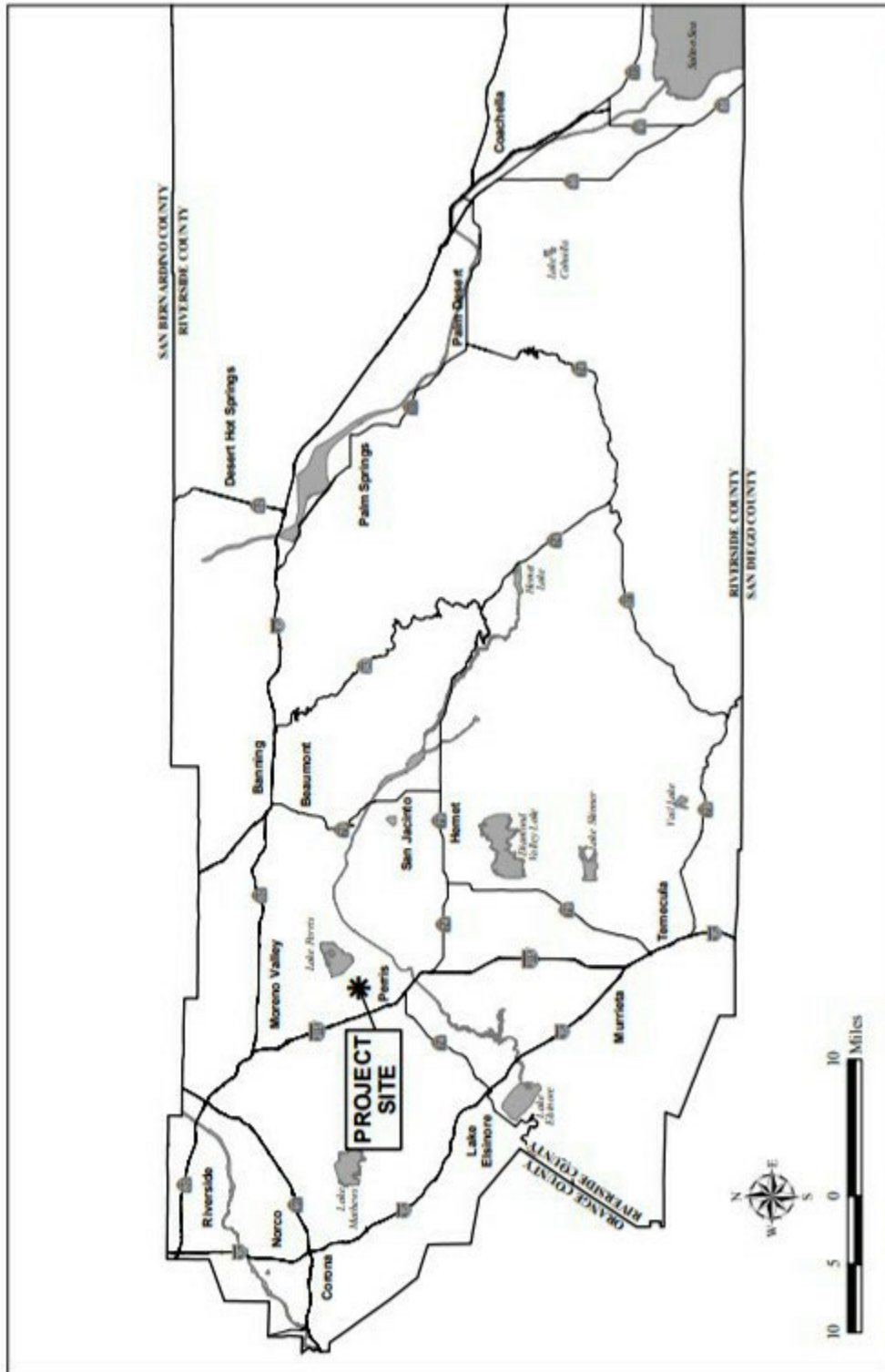
1.0 SUMMARY**1.1 SPECIFIC PLAN SUMMARY****1.1.1 THE APPROVED MAY RANCH SPECIFIC PLAN PROJECT**

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

HELIX

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.

II INTRODUCTION

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

II INTRODUCTION

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

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

III.1 COMPREHENSIVE LAND USE PLAN

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. I:

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.

III.1 COMPREHENSIVE LAND USE PLAN

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 ace was reduced from 186 on 118.6 acres to 84 on 59.6 acres. On the remaining 59 acres (Planning Areas 12 arid 13), the minimum 20,000 square-foot lots mrs 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 is was removed (resulting in a realignment of Rider street from Bradley Street to Evans Road) and Planning Area 21 ie was re-designated 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

III.1 COMPREHENSIVE LAND USE PLAN

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 to 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.

III.1 COMPREHENSIVE LAND USE PLAN

Lastly, the phasing of the circulation improvements to be provided by Specific Plan No. 2 has been 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 May 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 May Ranch Parkway and Bradley 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.

III.1 COMPREHENSIVE LAND USE PLAN

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.

III.1 COMPREHENSIVE LAND USE PLAN

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.

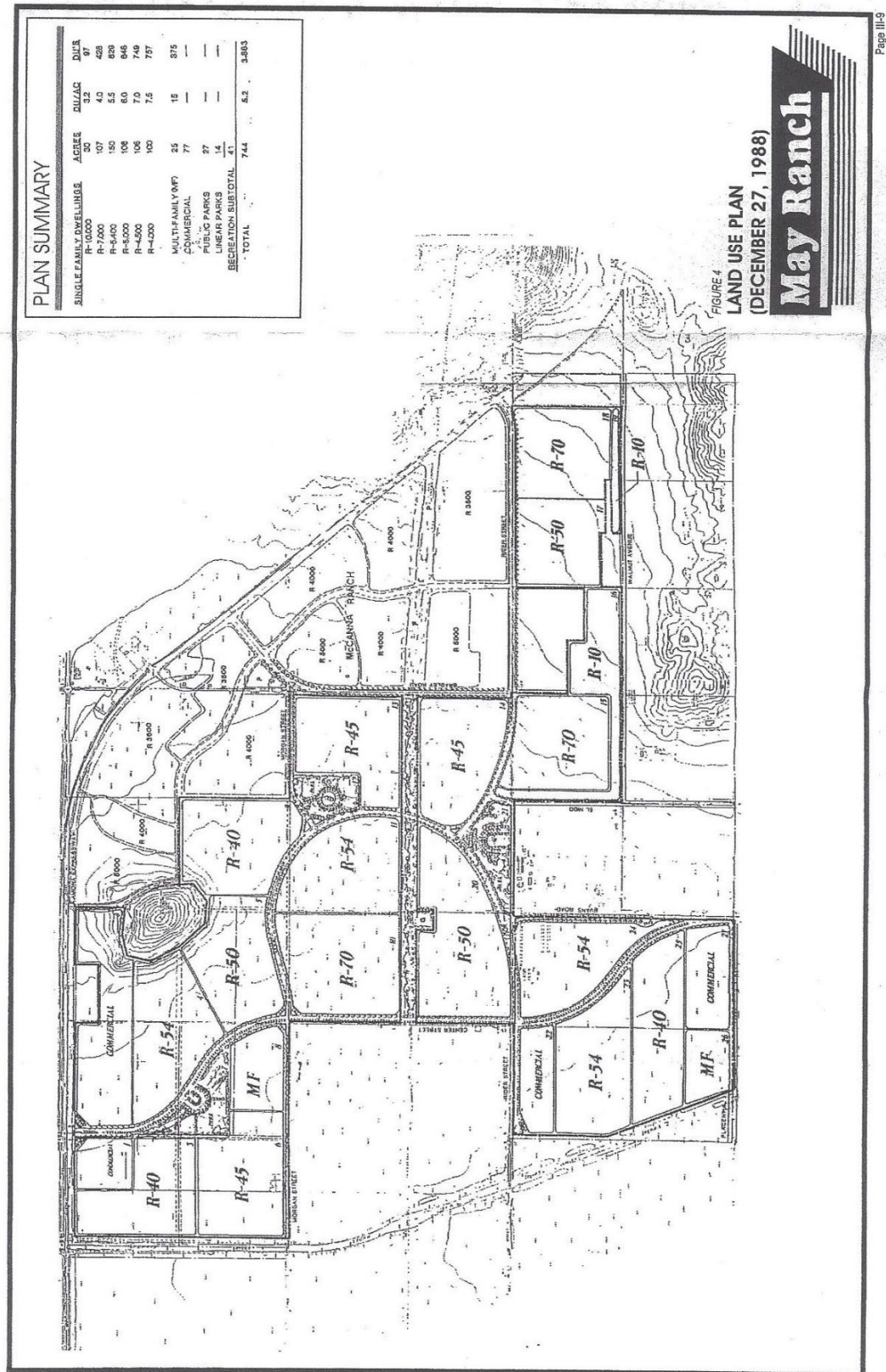
PA	Specific Plan 1988		Specific Plan Amendment No. 1 (2001)		Specific Plan Amendment No. 2 (2002)		Specific Plan Amendment No. 3 (2004)	
	Land Use	DUs	Land Use	DUs	Land Use	DUs	Land Use	DUs
2	Comm.			--	Comm.	--	Comm	-
3	R-40	225						
3a			R-40	112	R-40	33	R-40	23
3b			Park	--	Park	98	R-40	98
3c				-	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	<u>R-40</u>	232
26	Multi-Familv	198	Multi-Family	198	Multi-Family	180	<u>Multi-Familv</u>	180
27	Comm.	--	Comm.	--	Comm.	--	Comm	-
TOTALS		3,883		3,885		3,320		3,297

III. COMPREHENSIVE LAND USE PLAN

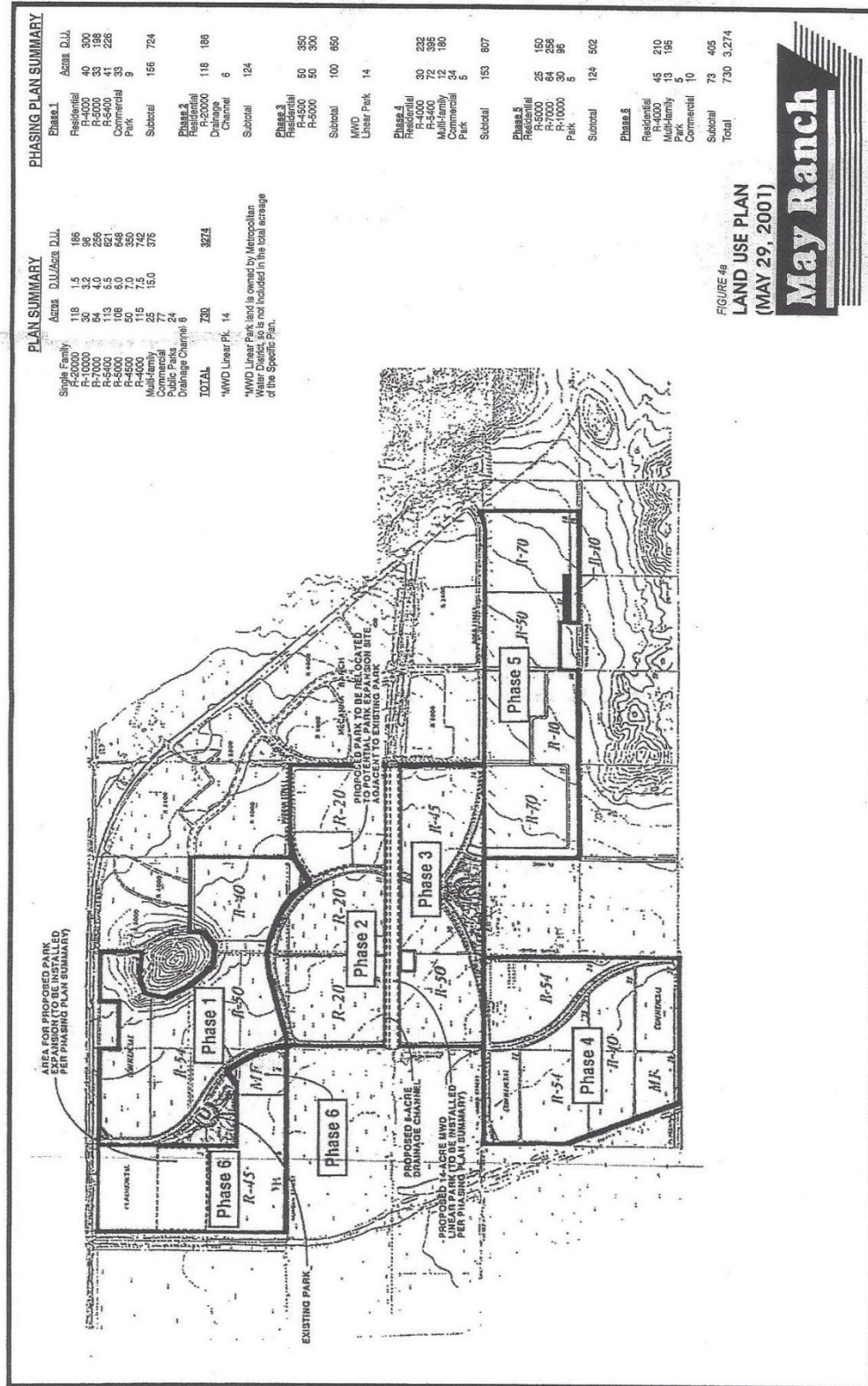
Additionally, Specific Plan Amendment No. 2 allowed for the transfer of land uses between Phases 4 and 6 of the Specific Plan. Because the transfer of uses would not change the total number of acres allotted for the single-family residential and commercial uses, nor would the total number of approved 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.

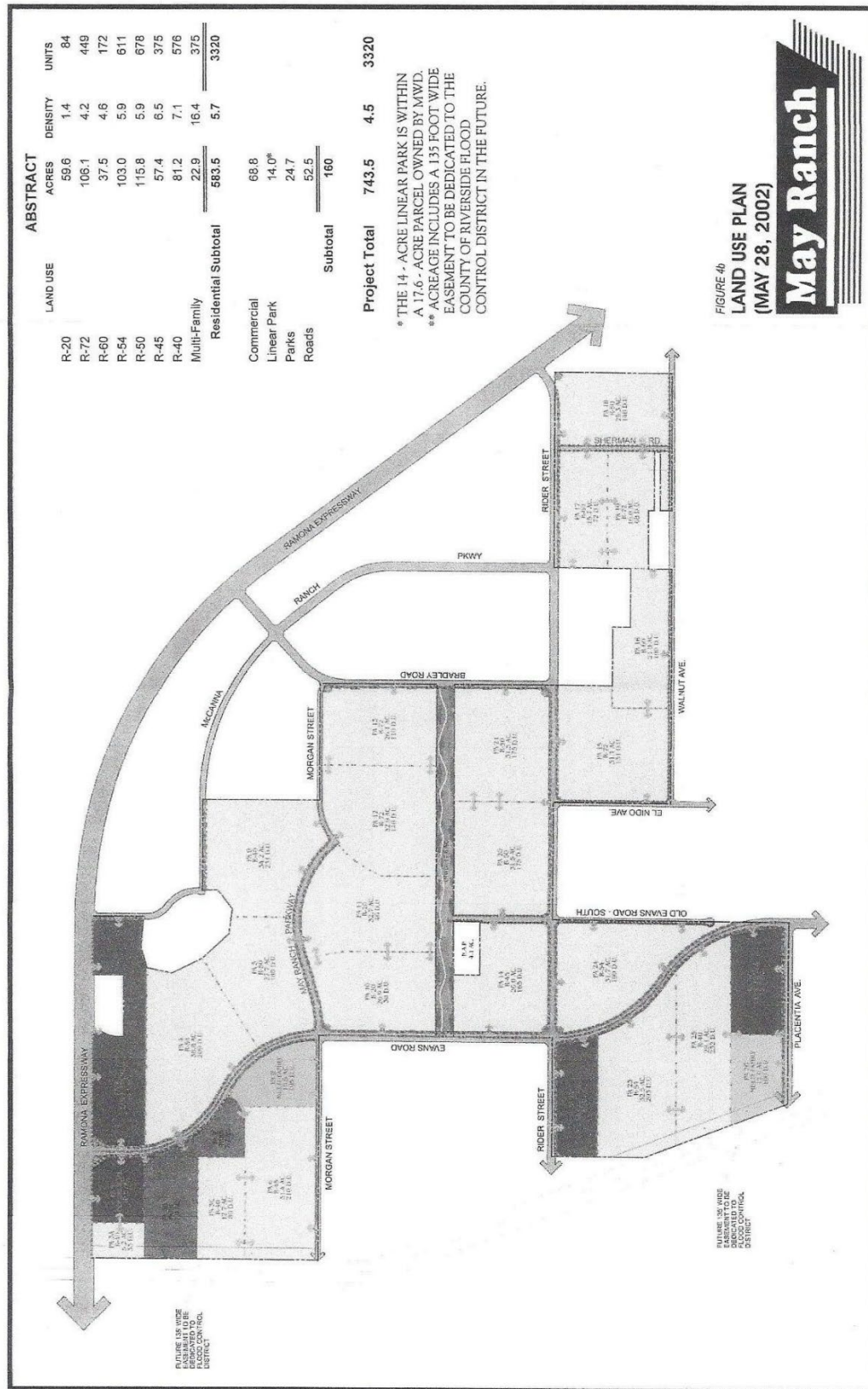
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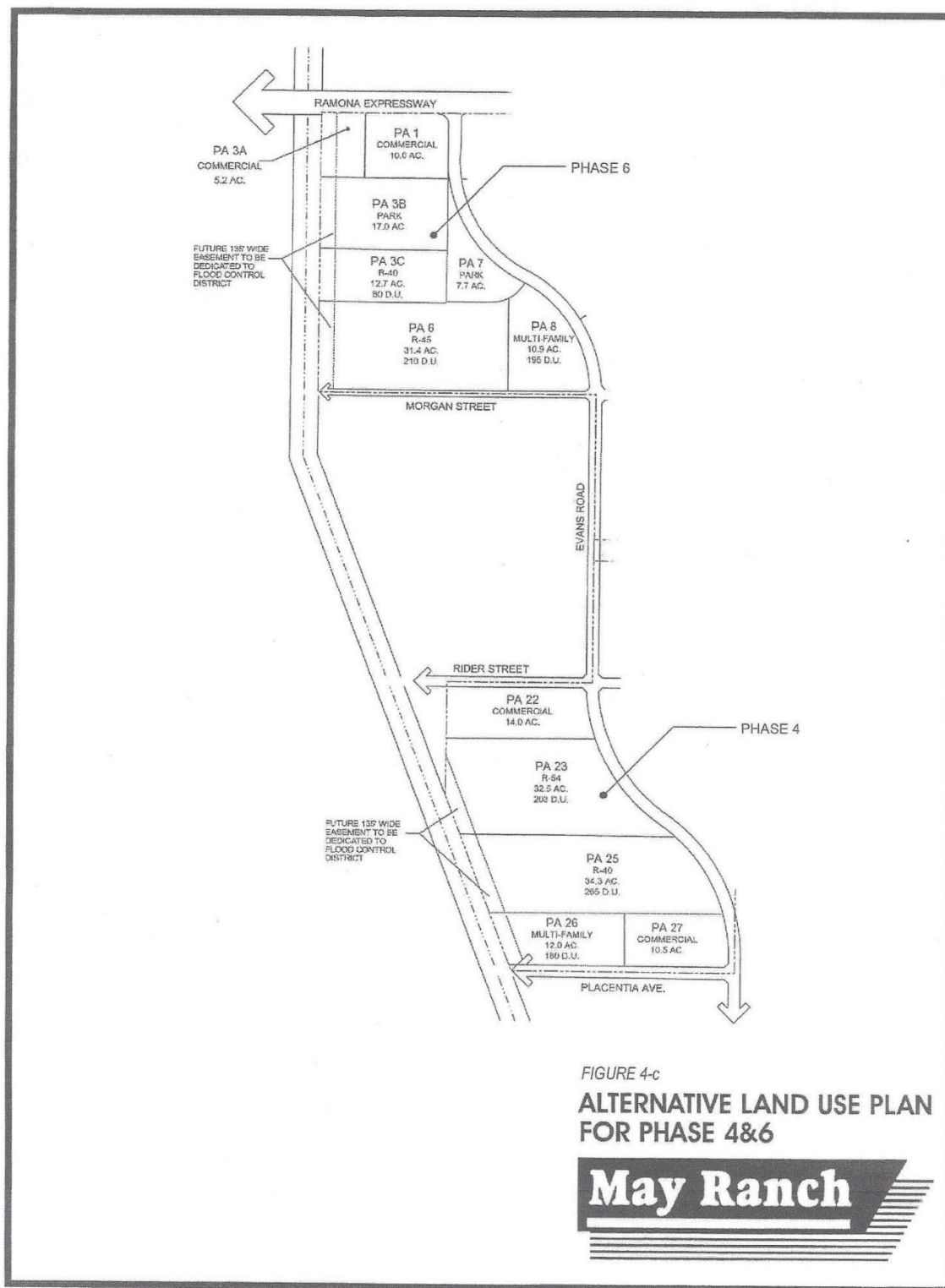
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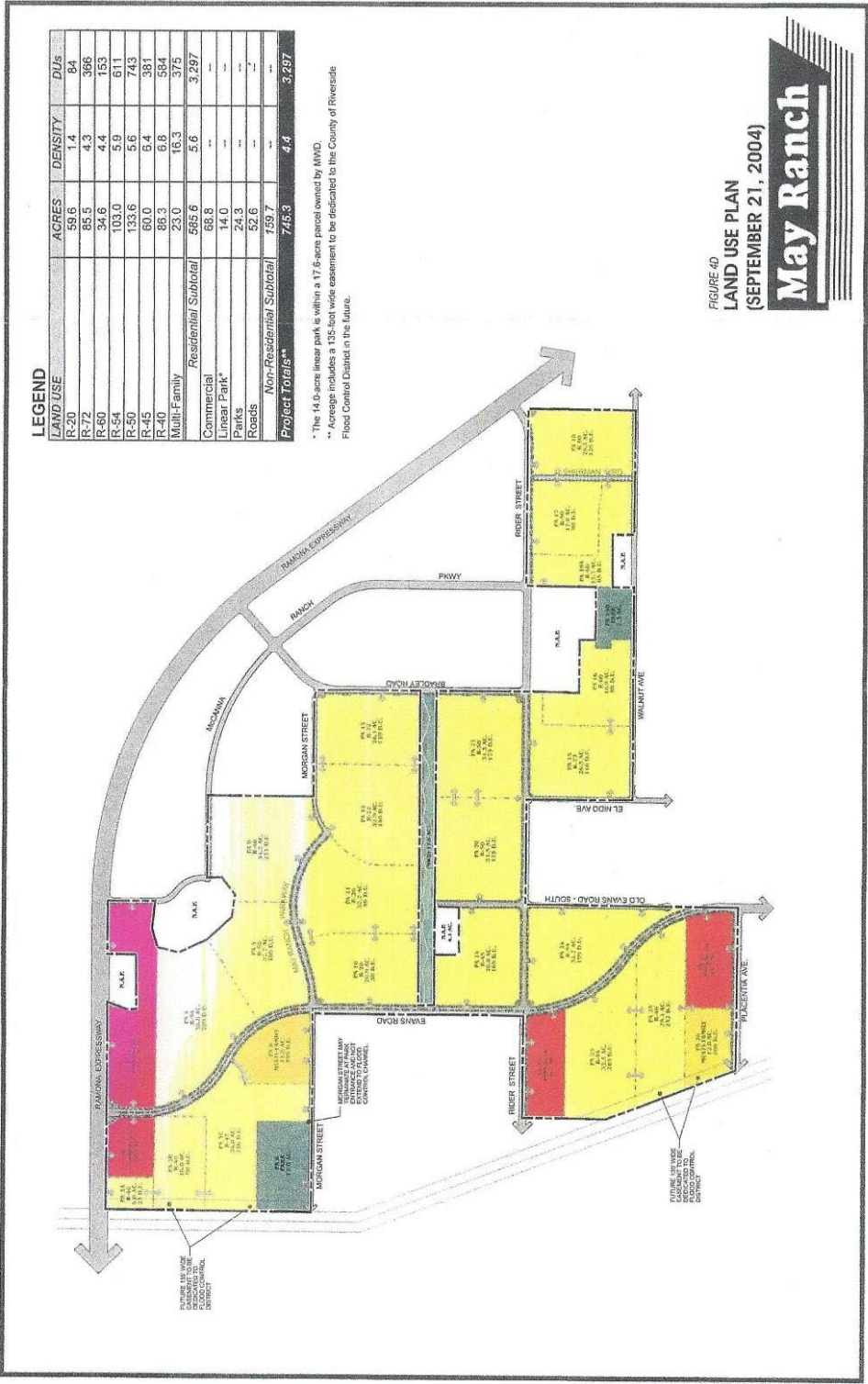
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III. COMPREHENSIVE LAND USE PLAN



III. COMPREHENSIVE LAND USE PLAN



III. COMPREHENSIVE LAND USE PLAN

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.

III. COMPREHENSIVE LAND USE PLAN

c. Development Standards

(1) Community Parks

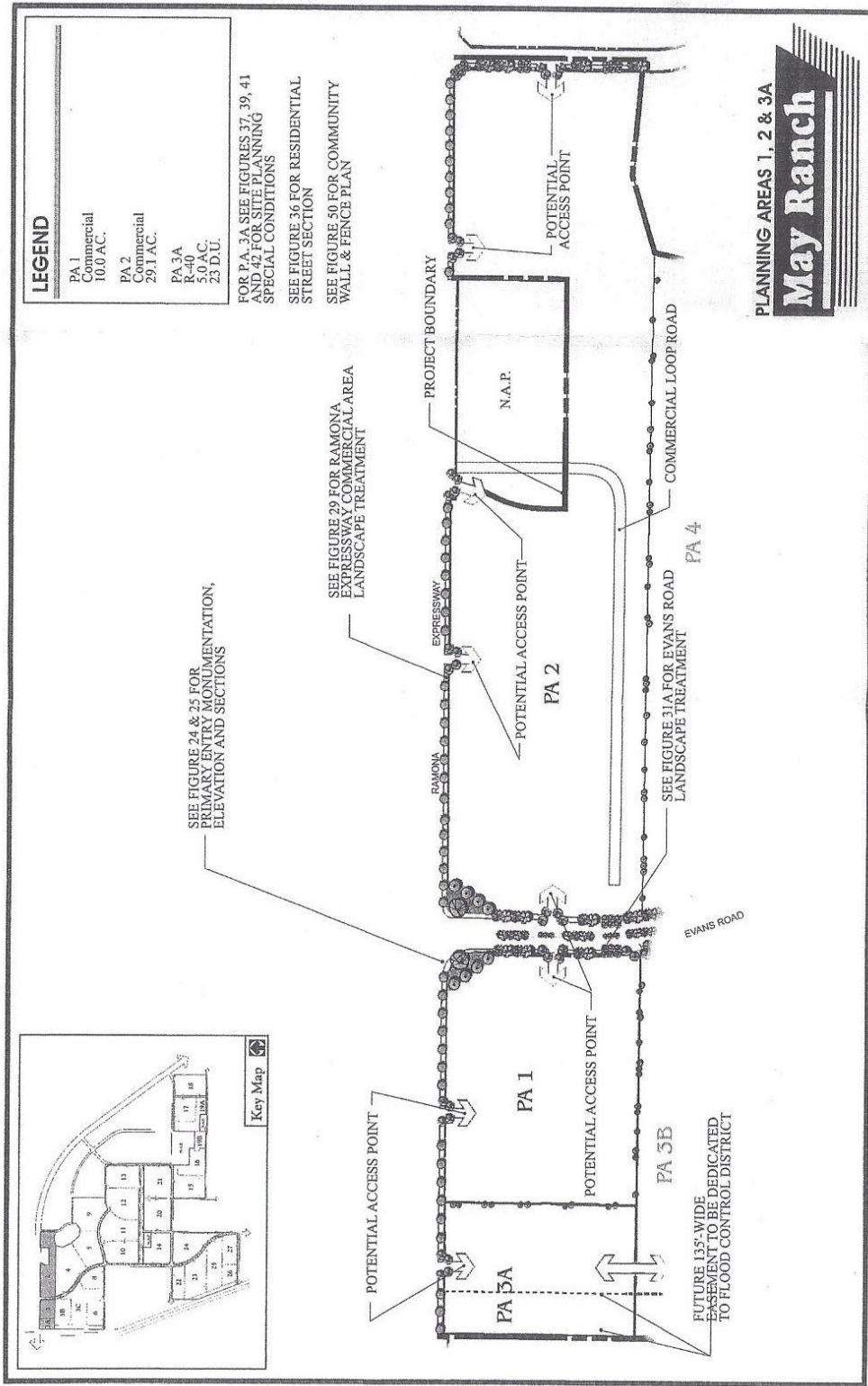
Community Park #1 is located within Planning Area 6 and community Park #2 is located within Planning Area 19B. Both Parks consists of a variety of recreational activities including multi-purpose fields for softball and soccer, tot lot, picnic areas, and pedestrian trails.

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.

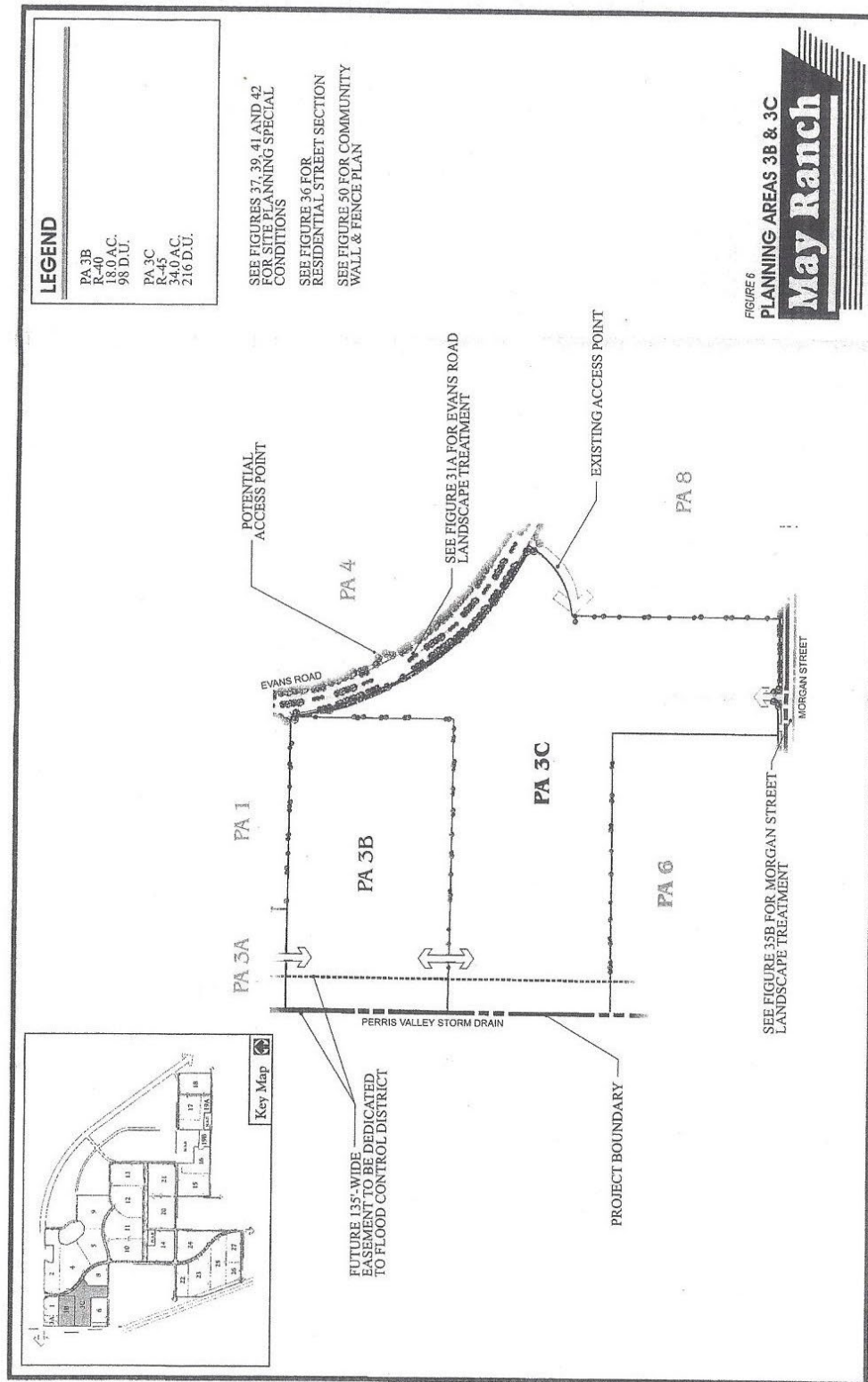
(2) Linear Park

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

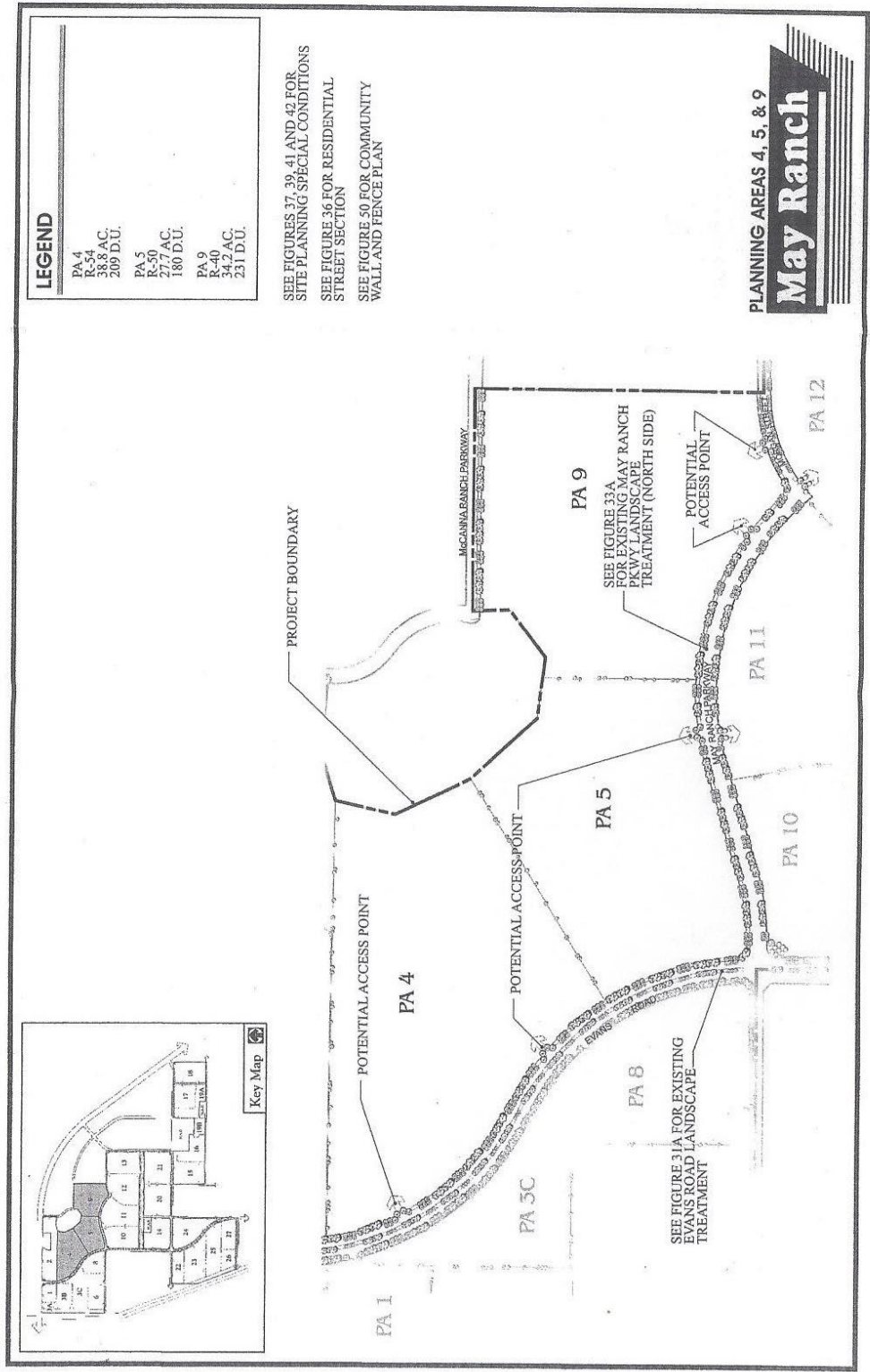
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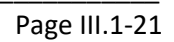
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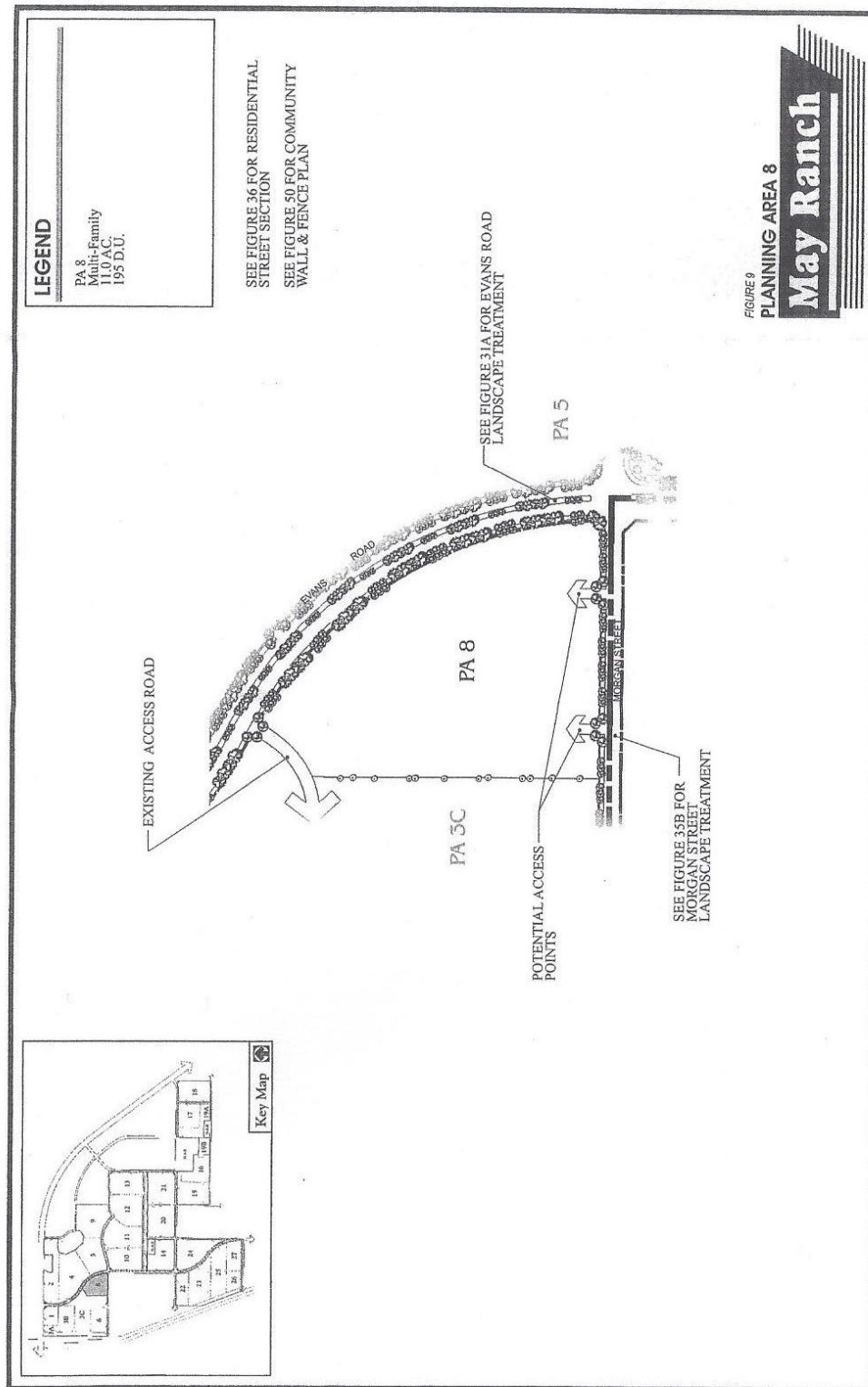
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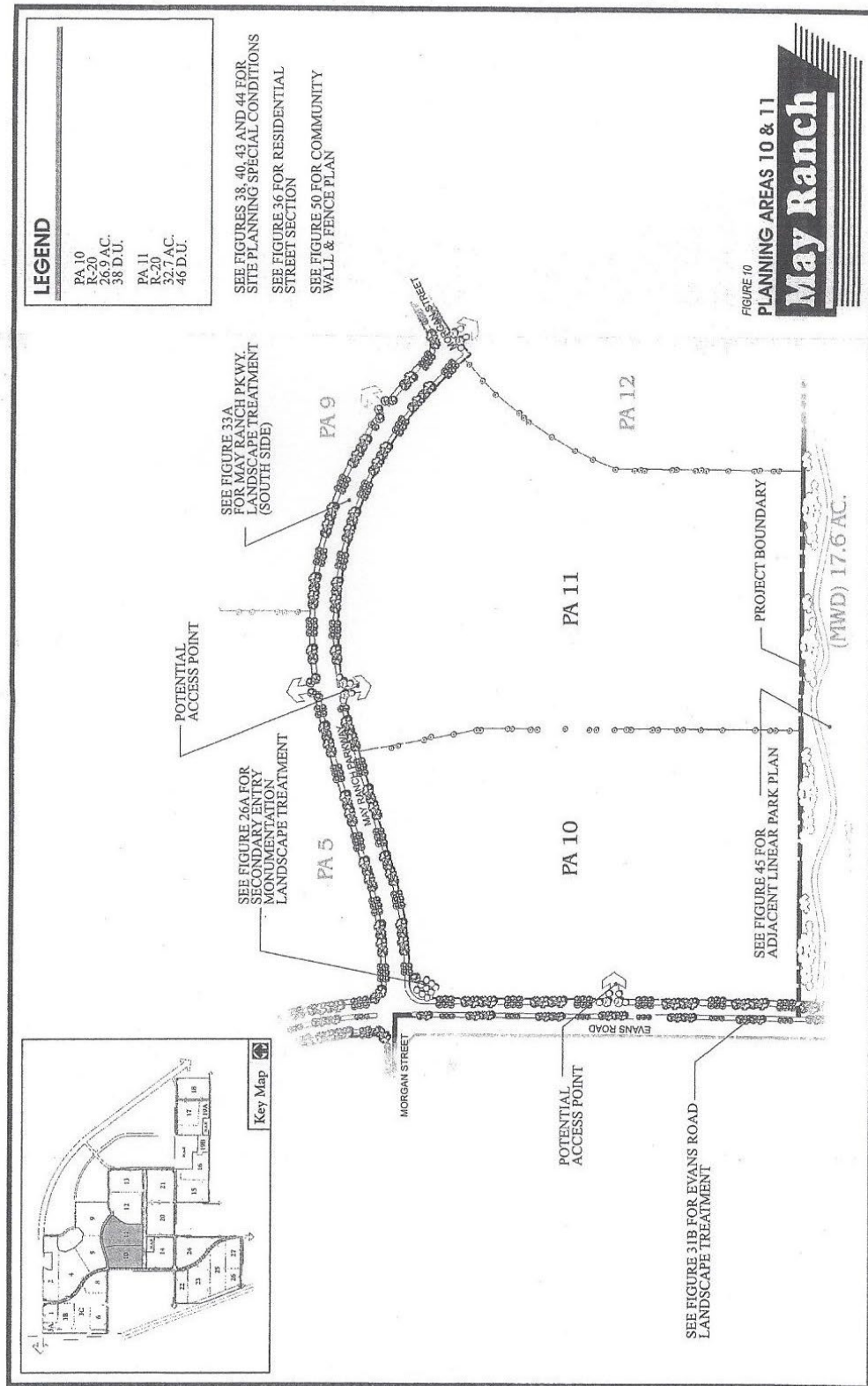
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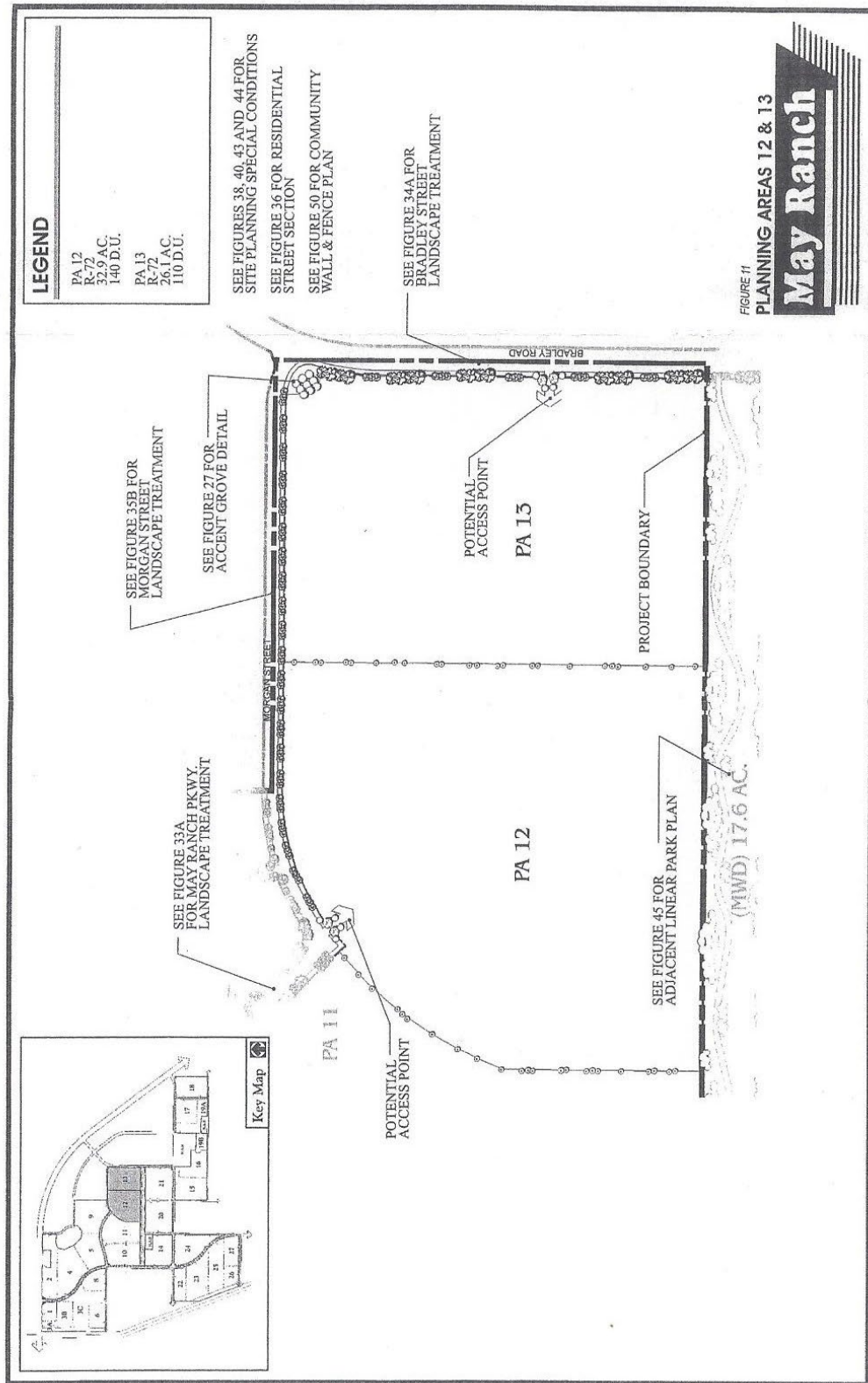
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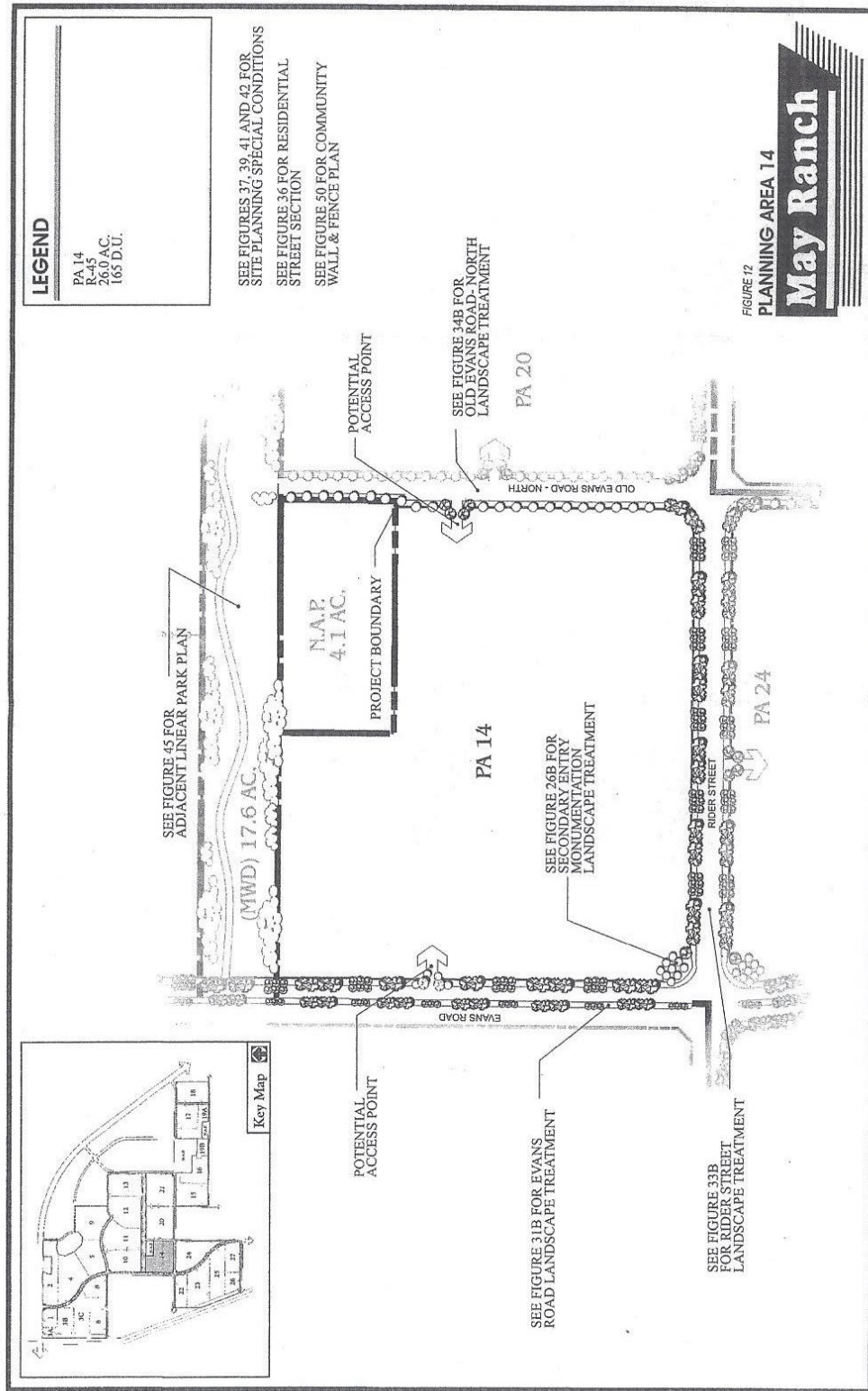
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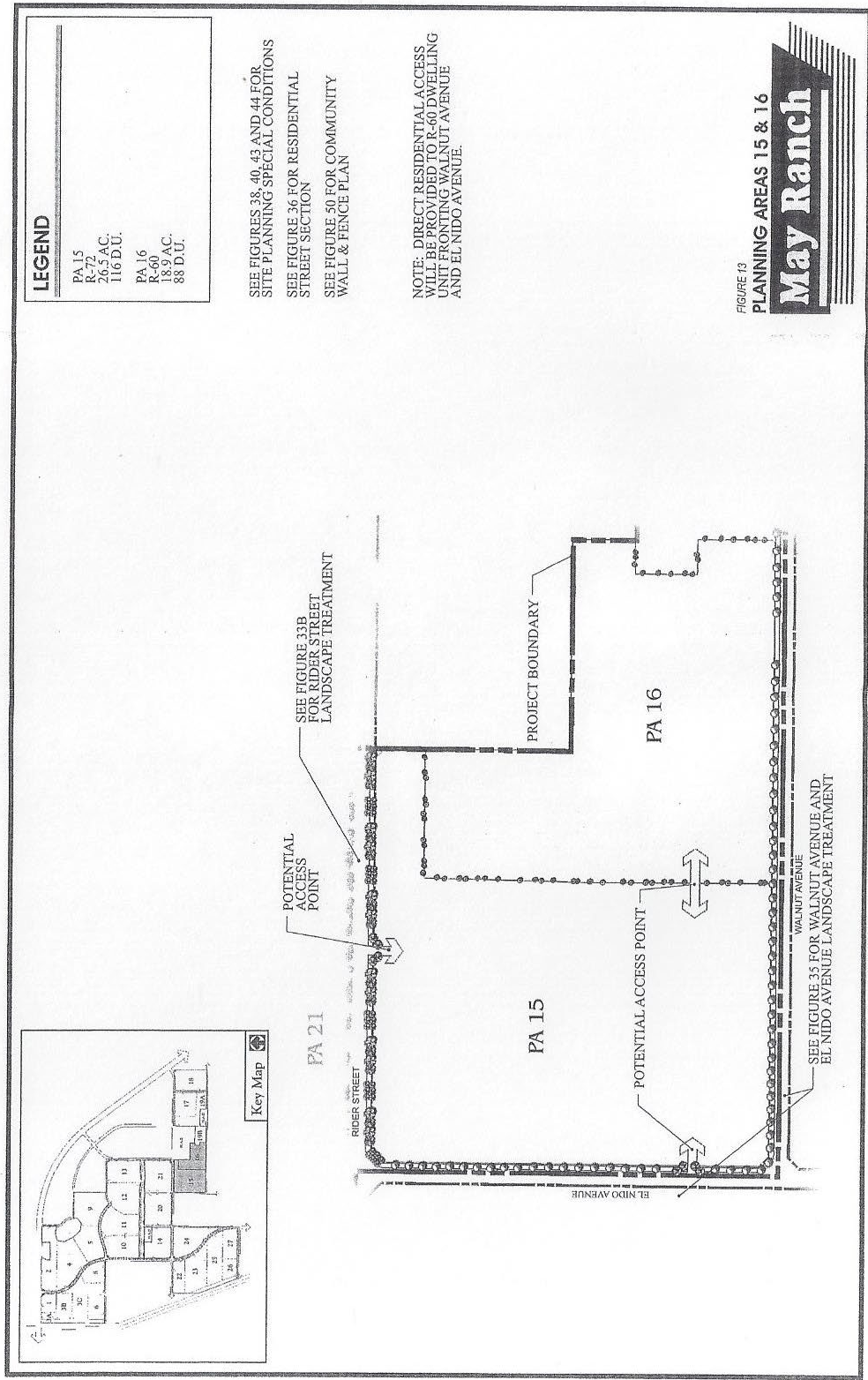
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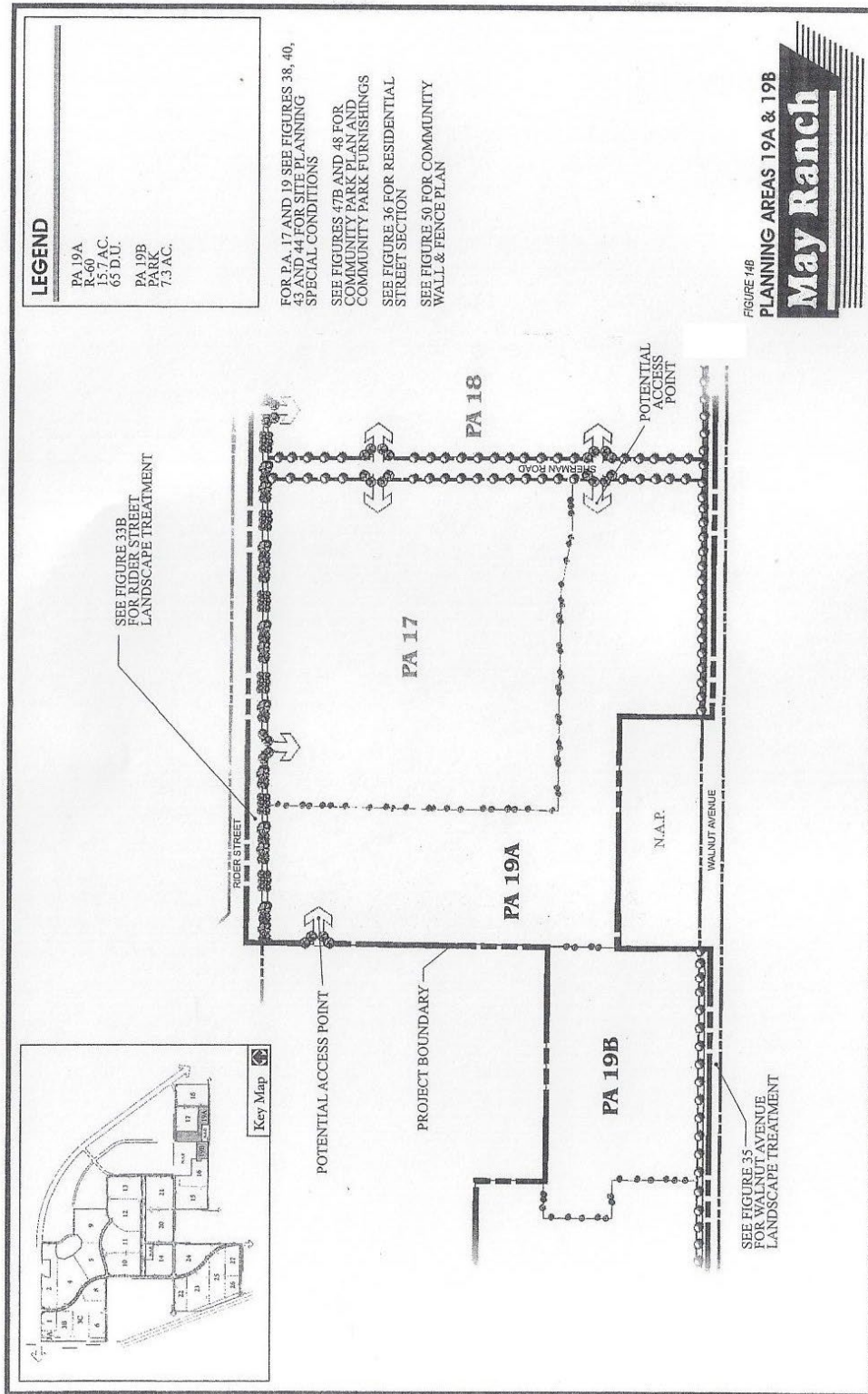


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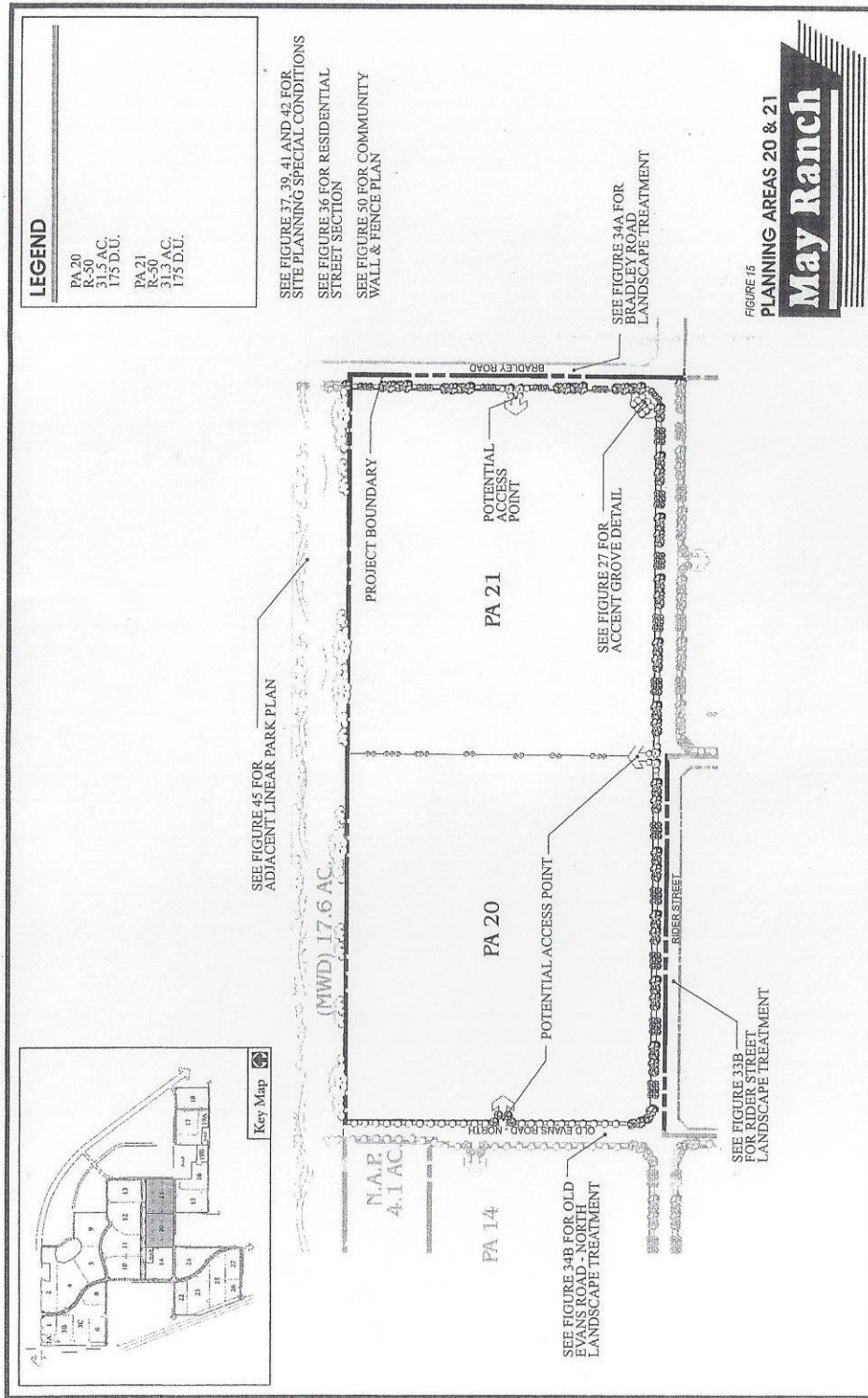


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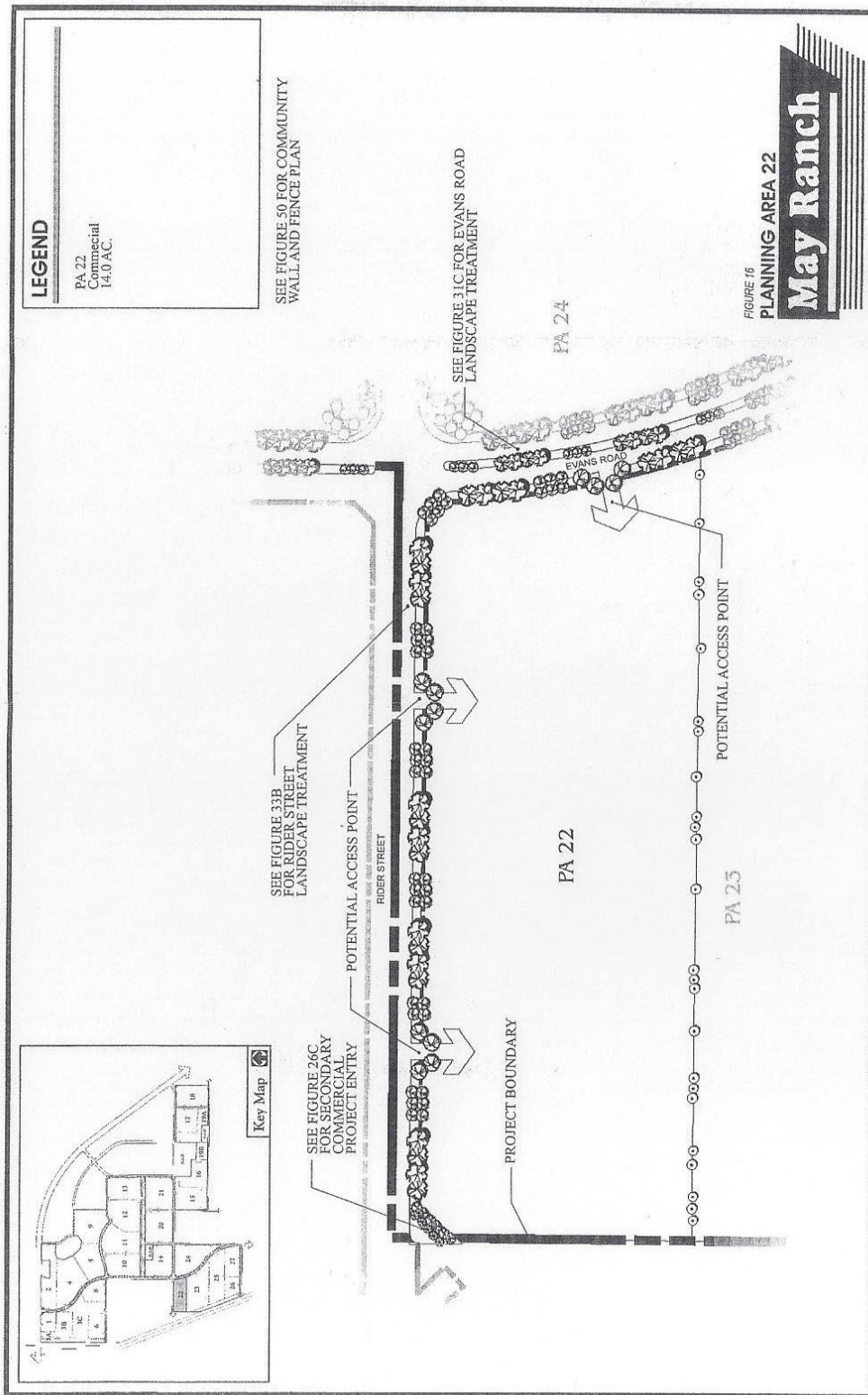
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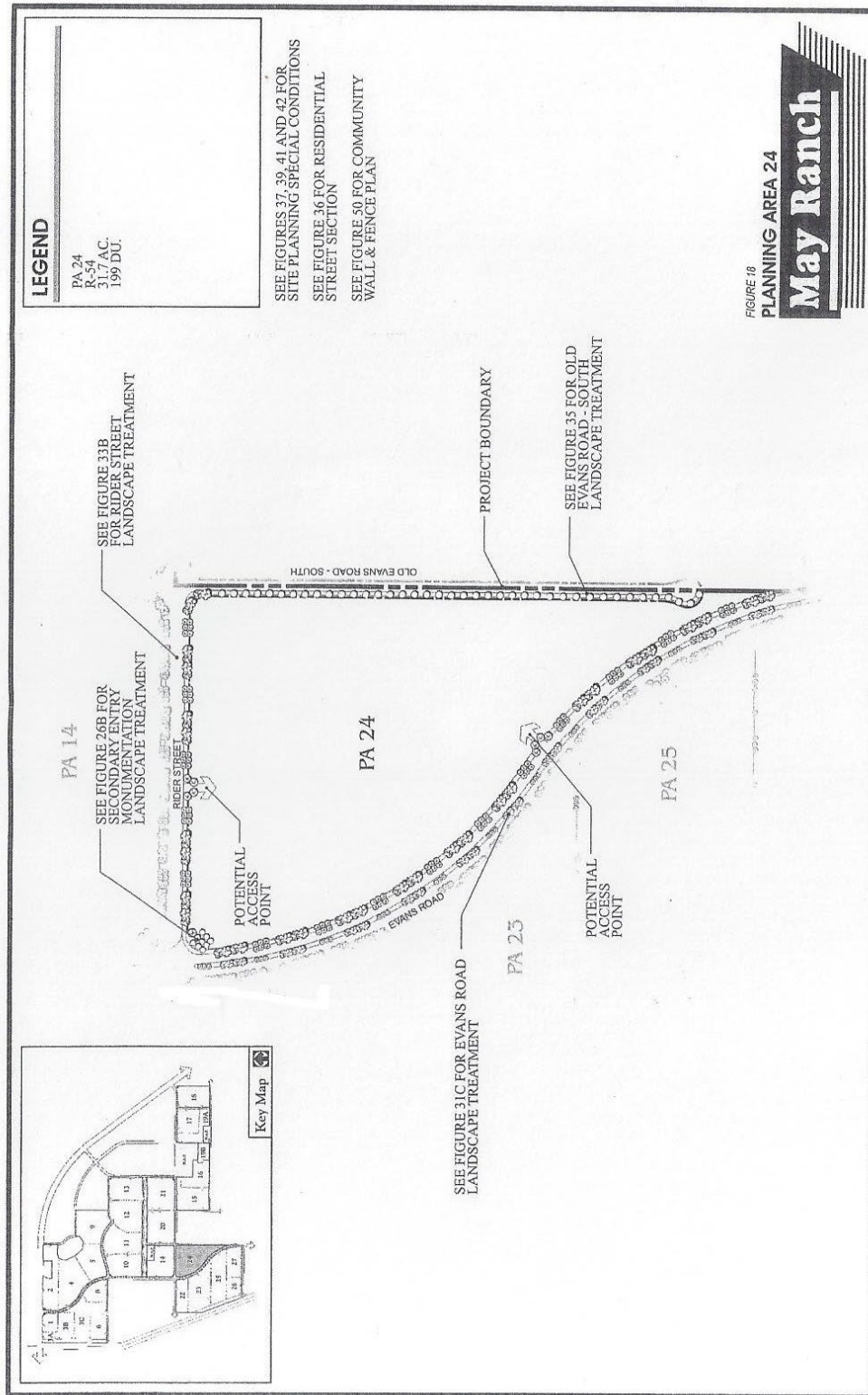
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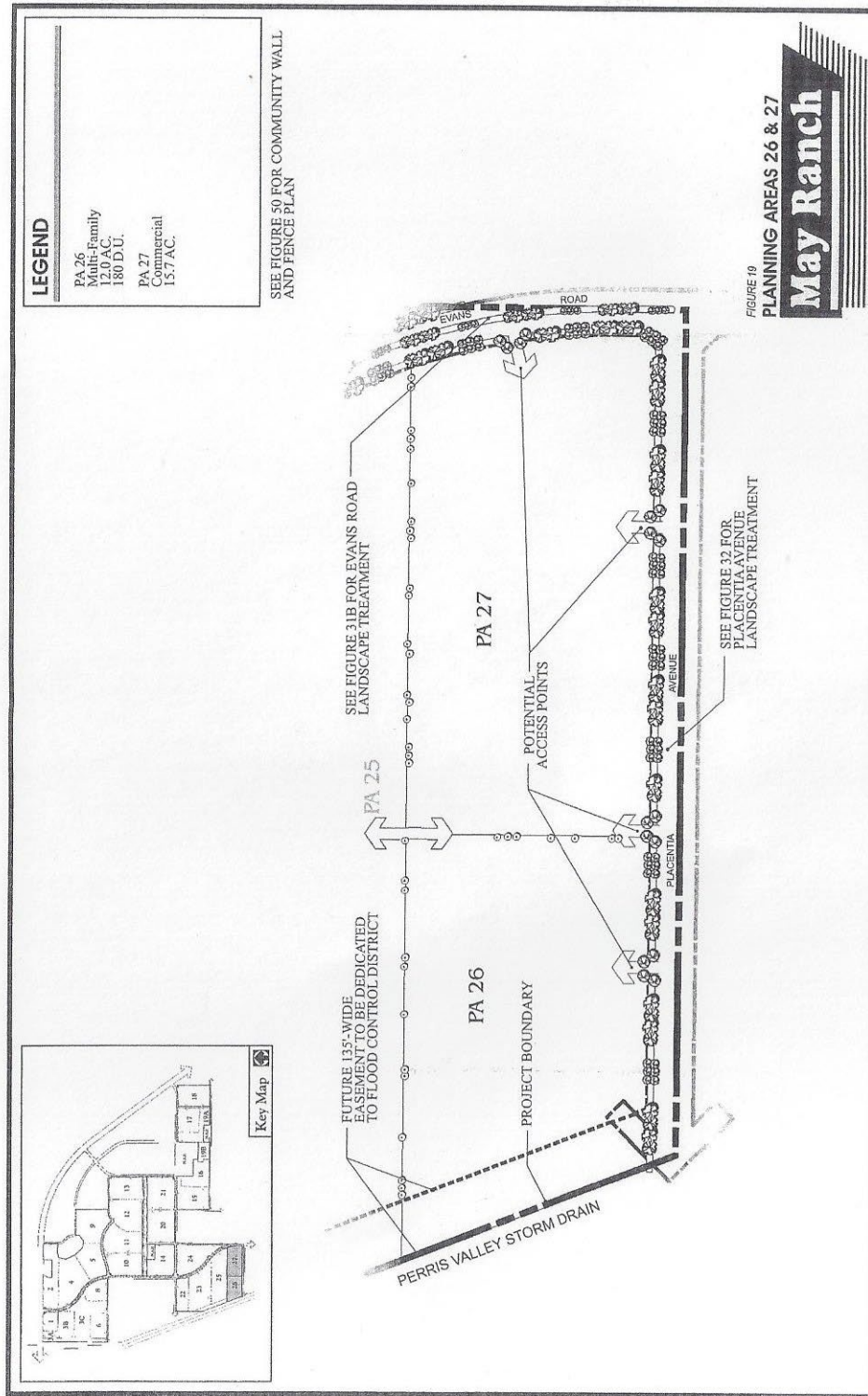
III. COMPREHENSIVE LAND USE PLAN



III. COMPREHENSIVE LAND USE PLAN



III. COMPREHENSIVE LAND USE PLAN



3.2 CIRCULATION PLAN

3.2.1 APPROACH

The Circulation Plan for May Ranch is based on a design which will allow safe and efficient internal circulation and access throughout the project. The primary access points provide a wide circulatory dimension while enhancing the aesthetics of the project through landscaping, beaming, and signage. The planning areas have been developed with an inward orientation to minimize direct access on arterial roads, secondary roads, and collector streets.

May Ranch Specific Plan No. 1:

The circulation plan for the May Farms community is substantially the same as the approved May Ranch circulation system. The proposed May Farms development area is served by May Ranch Parkway on the northern Boundary, Evans Road (formerly Center St.) on the west, and Bradley Road on the eastern edge of the project site. Access is restricted to the south of the property due to the MWD Aqueduct alignment.

In order to achieve the type of community envisioned for the May Farms project, modifications to the streetscape and street improvement standards were proposed for this rural and large lot community. Specifically, the modifications resulted in a reduction in many urban-style street improvements including the elimination of curbs and gutters and reduced sidewalk use. Each of these modifications is in keeping with the planned lifestyle and rural residential theme that is inherent in the new May Farms Community, as well as a significant reduction in density contemplated by this approach. Further, these standards are similar to the requirements of other agencies, such as Riverside County, for large lot subdivisions.

May Ranch Specific Plan No. 2:

The circulation plan for Specific Plan Amendment No. 2 is also substantially the same as the approved May Ranch circulation system. However, this amendment proposes to remove all portions of Loop Road (except those portions of May Ranch Parkway between Evans Road and Morgan Street) as an arterial highway on the circulation plan. Additionally, the amendment will allowed for the realignment of Rider Street between Evans Road and Bradley Road and an expanded landscape zone on both sides of Evans Road right-of-way. Consequently, Evans Road (between Morgan Street and Placentia Avenue) was constructed as a 118-foot right-of-way. May Ranch Parkway was redesignated from an arterial roadway to a collector street. Lastly, Sherman Road was added to the circulation plan as a collector street because the School District is constructed a portion (32 feet of right-of-way) of Sherman Road as a part of the District's school construction activities to the south of Planning Areas 18 and 19. Accordingly, additional access points were provided to Planning Areas 17 through 19 via Sherman Road. The alignment for all other roads remain as originally approved. The street scenes for the May Farms Community will continue to be developed as approved in SPA No. 1, however, the primary entry monumentation at Evans Road and May Ranch Parkway was modified to take advantage of a new design approach, while maintaining the rural character intended for the May Farms community.

The conceptual street scenes for the remaining portions of the Specific Plan 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.

May Ranch Specific Plan No. 3:

The circulation plan for SPA No. 3 does not significantly change. The project roadway network increases from 52.5 acres to 52.6 acres. The section of Morgan Street between Perris Valley Storm Drain Channel and Evans Road and the section of Morgan Street between May Ranch Parkway and Bradley Road increase from Collector (60' ROW) to Modified Collector (66' ROWS). Morgan Street ROW optionally may terminate at the PA 6 Park entrance instead of extending through to the Perris Valley Storm Drain Channel. The conceptual street scenes and landscaping plan does not change.

3.2.2 PLAN DESCRIPTION

The Master Circulation Plan, Figure 20, shows the basic roadway design. All roads within the development will be public streets and shall conform with City standards, with the exception of the residential streets, while still providing aesthetic project statements. The system is designed for the efficient movement of traffic with as little disturbance to the residential neighborhoods as possible. Vehicular access between individual dwelling unit lots and the arterial roadways will be permitted. Conceptual access points to each individual planning area are illustrated within the planning area exhibits (refer to Figures 5 through 19) and within the overall circulation plan. Final access point locations to each planning area will be identified at the time of tentative tract submittal.

3.2.3 DEVELOPMENT STANDARDS

There are seven (7) types of public streets within the project. Figures 21 and 22 provide typical cross sections.

Arterial Highway (Evans Road and Placentia Avenue) — 118-foot right-of-way (110-foot right-of-way with 4-foot-wide easements on both sides of Evans Road from Ramona Expressway to Morgan Street/May Ranch Parkway). This design will allow for two travel lanes and one parking lane in each direction. A 14-foot wide median will allow for left-hand turn lanes and center landscaping on Evans Road only. Additionally, 12 feet of sidewalk and landscaping will be on each side of the roadway. With the exception of that portion of Evans Road located between Morgan Street and Rider Street and adjacent to Planning Area 27, Evans Road shall be developed as a full right-of-way. These exception areas will be developed at half right-of-way. Additionally, a segment of Evans Road, from Morgan Street/May Ranch Parkway to the primary intersection of the May Farms Community, will be developed as an 118-foot right-of-way to accommodate a 14-foot median and additional landscaping on the eastern side of Evans Road. May Ranch will only be responsible for a half width right-of-way of Placentia Avenue. These areas will be delineated further on the tentative tract maps.

Arterial Road (May Ranch Parkway and Rider Street) — 92-foot right-of-way (This is a Specific Plan-unique roadway classification in that the width of the right-of-way is four feet greater than a secondary road classification). This design allows for 32 feet of pavement in each direction, except at intersections, where the roadway will widen to accommodate left hand turn lanes. The 32-foot pavement is divided into two travel lanes and a bicycle lane in each direction. This design will accommodate a 16-foot right-of-way in each direction for sidewalk and landscaping. Both May Ranch Parkway and Rider Street will be developed by the May Ranch permittee at full width right-of-way with the exception of that portion of Rider Street east of Bradley to the Ramona

III.2 CIRCULATION PLAN

Expressway. This portion of Rider Street is subject to 12 feet of additional paving and grading on the other side of centerline of the street subject to City Condemnation and a reimbursement agreement through the City of Perris.

Secondary Road (Bradley Road and Old Evans Road - North) — 88-foot right-of-way. This design allows for 64 feet of paving, two travel lanes, and one parking lane in each direction. Again, there is a 12 foot sidewalk and landscaping strip in each direction. May Ranch will develop only half of the right-of-way for Bradley Street with the McCanna Ranch permittee being responsible for the remainder. Full-width improvements for Old Evans Road, north of Rider Street, will be constructed by the Specific Plan permittee within a 76-foot-wide right-of-way. The remaining 12 feet of right-of-way (6 feet on both sides of the roadway) will be vacated per the final tentative map. This segment of Old Evans Road will also serve as an access road to the water treatment facility (at the terminus of the right-of-way) for EMWD delivery trucks.

Collector Streets (El Nido, Morgan, Walnut, Old Evans Road — South, and Sherman Road) — 60-foot right-of-way. This design allows for one travel lane and one parking lane in each direction with 10 feet for sidewalk and landscaping. All 60-foot right-of-way streets will be developed to half street standards except where indicated on the Circulation Phasing Plan (refer to Figure 57). Where half width improvements are proposed, 12 feet of additional paving and grading on the other side of centerline of street will be subject to City condemnation and reimbursement agreement through the City of Perris. Morgan Street will be developed as a Modified Collector Street with a 66' ROW width. The areas applicable will be identified on the tentative tract maps.

Residential Streets — 56-foot right-of-way. This design provides for one travel and one parking lane (18 feet from centerline to face of curb) with 10 feet of sidewalk (6 feet) and public utility easement (4 feet) in each direction.

For high traffic residential streets, a 40-foot-wide paved travel lane (20 feet from centerline to face of curb) shall be provided as required or approved by the City Engineer. The additional four feet shall be obtained by reducing the public utility easement (PUE) on each side from 4 to 2 feet.

The above development standards include the circulation changes proposed in Specific Plan Amendments 1, M 2, and 3:

May Ranch Specific Plan Amendment No. 1:

The following table illustrates the proposed right of way and street improvements for the May Farms circulation element.

Street	Proposed R/W	Proposed Improvements
Evans Rd.	118'	36'+12-3 lanes
May Ranch Parkway	92'	N/A
Bradley	88'	32' -2 lanes
Morgan	60'	32' -2 lanes
Rider	92'	N/A
Placentia	118'	N/A
Old Evans	60'	N/A

III.2 CIRCULATION PLAN

Pedestrian Paths:

In keeping with the “rural” theme, pedestrian walkways will be minimized by locating them only along key interior routes. These concrete walkways will provide primary access from interior streets to collector and arterial perimeter streets.

May Ranch Specific Plan Amendment No. 2:

Under SPA No. 2, the development standards for circulation were updated to be consistent with the development standards approved in Specific Plan No.1. The revised standards only affect Rider Street [three (3) additional feet for travel lanes and three (3) feet less for sidewalk/landscaping]. Additionally, the standards were updated to: 1) remove all segments of Loop Road (except those portions of May Ranch Parkway between Evans Road and Morgan Street); 2) allow for realignment of Rider Street; and 3) include a segment of Sherman Road (from Rider Street to Walnut Avenue); and 4) include a northern extension of Old Evans Road into Phase 3 of the Specific Plan; thus, providing truck access to the EMWD treatment facility.

The following table illustrates the proposed right of way and street improvements for Specific Plan Amendment No. 2.

Street	Proposed R/W	Proposed Improvements
Evans Road	118' (110' + a 4' landscaped easement on both sides of Ramona Expressway to Morgan St.)	Varies from 78' = 2 lanes to 118' = 3 lanes
Placentia Avenue	118'	78' = 3 lanes
Rider Street	92'	Varies from 46' = 2 lanes to 92' = 4 lanes
May Ranch Parkway	92'	92' = 4 lanes
Bradley Road	88'	32' = 2 lanes
Old Evans Road - North of Rider	76'	76' - 2 lanes (expanded 6' parkway on both sides)
El Nido Avenue	60'	30' = 2 lanes
Morgan Street	60'	30' = 2 lanes & 60' = 4 lanes from May Ranch Parkway to eastern boundary of Planning Area 9
Walnut Avenue	60'	30' = 2 lanes
Old Evans Road — South of Rider	60'	30' = 2 lanes
Sherman Road	60'	60' = 4 lanes

III.2 CIRCULATION PLAN

May Ranch Specific Plan Amendment No. 3:

The following table shows the proposed right of way and street improvements for the May Ranch circulation element.

Street	Proposed R/W	Proposed Improvements
Morgan Street	66'	30' = 2 lanes

3.3 LANDSCAPING PLAN

3.3.1 APPROACH

As illustrated on Figure 23, Landscape Concept, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity.

May Ranch Specific Plan Amendment No. 1:

The May Farms landscape concept is based on the rural estate theme: with larger-than-average-lots, bounded screening fences and shrubs, the project conveys the comfortable feel of a rural farm community, yet retains enough of a tailored look to appeal to a broad range of homebuyers.

May Ranch Specific Plan Amendment No. 2:

SPA No. 2 will maintained the rural estate theme for minimum 20,000 square foot lots within the May Farms Community portion of the Specific Plan, however, minor changes to the entry monumentation wont occurred, as reflected in Figures 24 and 25. This SPA strove to maintain the community continuity as intended in the original Specific Plan (December 27, 1988).

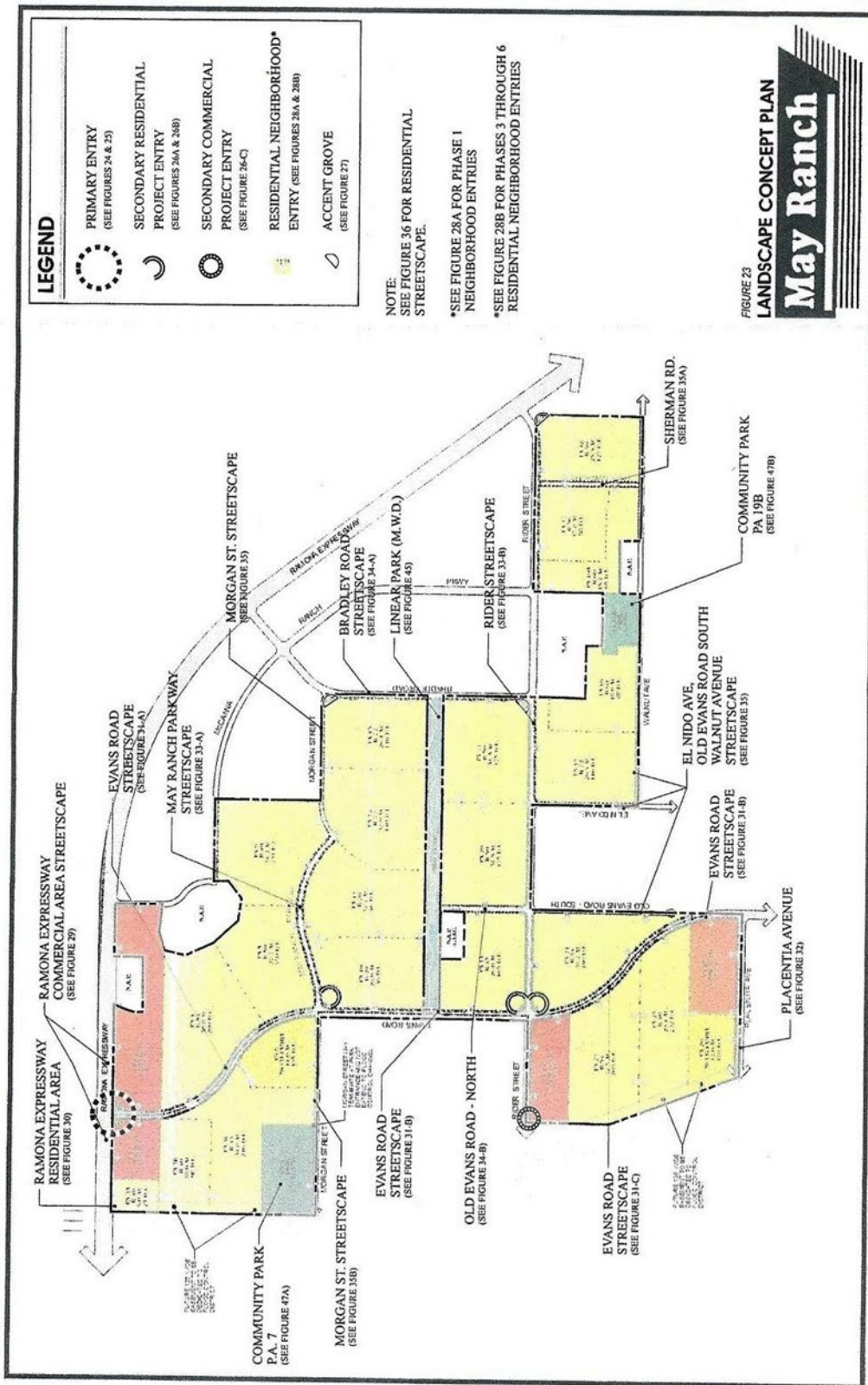
May Ranch Specific Plan Amendment No. 3:

There are no proposed changes to the landscape plan in SPA No. 3.

3.3.2 PLAN DESCRIPTION

This section of the Specific Plan will provide a general description and development standards for the landscaping concept. Entry monumentation will provide initial definition for the site, and will be viewed when approaching the site from any direction. Once within the site, entry monumentation will continue to be present at key intersections. Monumentation will be developed in a hierarchial format from major project entry to neighborhood entries and will provide initial identification for each residential planning area, and the community as a whole.

The landscape concept plan proposes thematic landscape treatments to identify the specific image of importance of roads servicing the project. This is achieved through the u5e of canopy trees along the streetscape to provide unity and highlight the collector roads. Clustered vertical accent trees to provide contrast and aesthetic variation at the primary and secondary entries into the project site. The use of flowering shrubs and groundcover will also be incorporated to complement the streetscape tree palette. To complete the overall landscape plan, all proposed walls, fences and signage will be located and designed to work in harmony with the landscape features. All landscaped areas shall be kept free of weeds and debris.



May Ranch Specific Plan Amendment No. 1:

This section of the Specific Plan describes the thematic landscape treatments for the May Farms community. Specifically, it addresses the entry statements and hierarchy of street landscapes, showing how all design elements work together to create a continuous, unified visual style.

Design elements include:

- 1) Primary entry monument, which utilizes strong visual elements and a grove of flowering trees to suggest a farm-like community.
- 2) Community theme fences visually similar to those found in rural communities. Windrow trees and smaller accent trees matching those in the entry statements, much like the windrows found in former agricultural areas of southern California.
- 4) Use of shrub massing to define public and private spaces.
- 5) Wedge curbs along smaller street instead of curb-and-gutter construction.

May Ranch Specific Plan Amendment No. 2:

SPA No. 2 will maintained the design elements as described above for the May Farms Community of the Specific Plan. However, the secondary entry monumentation was modified, as described below, and the PVC fencing was replaced with the wall and fencing designs adopted under the original Specific Plan (December 27, 1988). The remaining portions of the Specific Plan will be developed pursuant to the development standards described below.

The Landscape Concept Plan (Figure 23) shows the location of the Primary Entry and the Circulation Plan (Figure 20) shows the location of the various street sections described in Section 3.3.3.

May Ranch Specific Plan Amendment No. 3:

SPA No. 3 maintains the design elements as described above for the May Farms Community of the Specific Plan. There are no proposed changes to the landscape plan in SPA No. 3.

3.3.3 DEVELOPMENT STANDARDS

The Landscape Plan consists of landscape components that individually identify specific conditions of the plan and their coordinated landscape treatment. Collectively, all components are coordinated with the selection of building and plant materials that serve to reinforce the overall unified appearance of the community.

a. Entry Themes

The Primary Entry Monumentation (Figures 24 and 25) proposes enhanced entry signage textures of the area. The landscaping will consist of turf, berms, flowering shrubs, groundcover, canopy trees, and vertical accent trees. The entry

monumentation may be subject to refinements as development of the commercial areas occur. The Secondary Entry Monumentation, and Neighborhood Monumentation (refer to Figures 26A through 28B) continue the landscaping themes throughout May Ranch and provide consistency in design as streets transition to neighborhood levels throughout the project site. The May Ranch Specific Plan was amended in May 2001 to include a specific entry monumentation for the May Farms Community of the Specific Plan, as follows:

1) Secondary Entry Monument for the May Farms Community (Phase 2)

The Secondary Entry Monument (see Figure 26A) helps establish the May Farms sense of arrival. It is intended as a point of reference for both residents and visitors as a landmark for orientation. The Secondary Entry contains the following: a focal monument; a low cultured fieldstone stone wall, extending from the focal monument; and nine trees arranged in a grid, suggesting a grove of fruit trees. The surrounding landscape is an open field of groundcovers and meadow grass; in the background, accent and screening shrubs provide a backdrop for the Secondary Entry Monument and offer separation between residential rear yards and the streetscape.

(a) Focal Monument

The Focal Monument — the most prominent feature of the Secondary Entry — anchors the southeast corner of the intersection of Evans Road and May Ranch Parkway. The Focal Monument is a non-functional water tower, with the May Farms name and logo painted prominently on the side; it rests on a raised cultured fieldstone stone base.

(b) Cultured Fieldstone Stone Wall

Extending from the Focal Monument is a low cultured fieldstone stone wall, defining the Secondary Entry space, creating a strong visual element, and standing out from the more informal character of the May Farms streetscapes. The May Farms name and logo will be placed on the side of the wall.

(c) Grove of Trees (Figure 27)

Around the wall is a grove of nine flowering trees arranged in a three-by-three grid, suggesting a fruit orchard and echoing the area's agricultural heritage. The trees are on a slightly raised mound, setting them slightly above the surrounding streetscape.

(d) Landscape

Surrounding the Focal Monument, between the curb and tree grove, is an open “field” of groundcovers and meadow grass. The groundcovers should be of a species that looks best when allowed to grow naturally (suggestive of pastureland often characterized of farms).

Behind the cultured fieldstone stone wall, against the rear yard prop line behind

the Entry Monument, and also slightly enclosing the grove, grows a row of screening and accent shrubs. These highlight and provide a backdrop for the Entry Monument, as well as provide separation from the private properties to the rear.

b. Landscape Parkway

The Landscape Parkway Design proposes a hierarchy of landscape treatment to identify the specific image of importance of roads servicing the project. Theme street trees will be planted to highlight the collector roads servicing the project along with flowering shrubs, groundcover, and canopy trees. The May Ranch Specific Plan was amended in May 2001 to include specific landscape streetscapes for the May Farms Community of the Specific Plan. The following standards apply only to the 20,000-square foot lots within the May Farms Community. The remaining May Ranch Specific Plan Communities will be landscaped pursuant to Figures 29 through 44:

2) Landscape Streetscapes for the May Farms Community (Phase 2)

The rural theme of the streetscapes is developed with several design elements described earlier: small accent trees reminiscent of fruit tree groves, and fencing to screen rear yards.

(a) 56' R.O.W. — Local Streets

Local residential streets convey a sense of rural country roads, a less structured environment, and a feeling of open space not found in more urban settings. Regularly spaced street trees dot the streets.

(b) 66'- R.O.W. (1/2 width) — Morgan Street

Morgan Street begins the theme of accent street trees within the parkway, grouped in threes (echoing the “grove” at the Entry Monument), and alternating between two species. The spacing of the trees is also much closer than along the residential streets, creating a much more solid focus on the rural driving experience.

A six-foot wide curb-adjacent walk lines Morgan Street. Just outside the right-of-way, a six-foot-high slump block wall provides screening and separation between homeowner property and public landscapes. In the remaining four feet between walk and fence, landscaping includes vines spaced at 15' intervals, growing on the wall, as well as accent plants, which add interest in narrow spaces.

(c) 88' R.O.W. (1/2 width) — Bradley Road

Bradley Road, a half width street improvement, uses a “windrow” street tree, reflecting the area’s agricultural heritage, alternating with a more formal allee of smaller accent trees. Two additional feet of landscape area are also added between sidewalk and right-of-way, allowing the addition of a low hedge. A six-foot slump block wall with creeping vines complete the streetscape and visually link

Bradley and Morgan.

(d) 92' R.O.W. — May Ranch Parkway

Within the May Ranch Parkway right-of-way, the same pattern of street trees, hedge, and accent planting is continued. Six foot wide concrete sidewalks echo those already installed for the May Ranch development to the north, alternating between curb-adjacent and five-and-a-half foot parkway offsets. Just outside the right-of-way, a six-foot slump block wall with creeping vines screens and offers privacy for each property.

(e) 118' R.O.W (3/4 width) — Evans Road

The 118' R.O.W. design — fencing (including the use of slump block wall), sidewalk, street trees, and accent plantings — echoes that of May Ranch Parkway. Additionally, a 14' wide median follows the street centerline, from the existing portion of Evans Road to the entry of the current phase; two lanes will be developed between the eastern side of the median and the May Farms curb, and a third 12' wide lane along the western side of the median. The portion of Evans Road south of this phase of May Farms will be developed as future phases are installed; however, three paved lanes will be installed from Evans to Rider Street in this phase.

c. May Ranch Plant Palette

1) The plant palette for May Ranch is proposed to be comprised of the following:

TREES — EVERGREEN

Botanical Name	Common Name
<i>Acacia baileyana</i>	Bailey Acacia
<i>Brachychiton populneus</i>	Bottle Tree
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus leucoxylon 'Rosea'</i>	White Ironbark
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i>	Red Ironbark
<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark
<i>Nerium oleander</i>	Oleander Standard
<i>Olea em opaea 'Fruitless'</i>	Fruitless Olive
<i>Pinus edulis</i>	Pinon Pine
<i>Pinus halepensis</i>	Allepo Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus agrifolia</i>	Coast Live Oak

III-3 LANDSCAPING PLAN

<i>Quercus engelmannii</i>	Mesa Oak
<i>Quercus ilex</i>	Holly Oak
<i>Rhus lancea</i>	African Sumac
<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint
<i>Magnolia grandiflora</i> . 'Samuel Sonlmer	Southern Magnolia
<i>Schinus molle</i>	California Pepper

TREES — DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Albi-ia julibrissin</i>	Silk Tree
<i>Alnus rhombifolia</i>	White Alder
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Brachvchiton acerifolius</i>	Australian Flame Tree
<i>Fraxinus uhdei</i>	Evergreen Ash
<i>Fiaxinus velutina</i> 'Modesto	Modesto Ash
<i>Ginko biloba</i>	Maidenhair Tree
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstoemia indica</i>	Crepe Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus occidentalis</i>	American Sycamore
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Populus nigra</i> 'Italica	Lombardy Poplar
<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum
<i>P yrus calleryana</i> 'Aristocrat'	Ornamental Pear
<i>Pyrus calle ana</i> 'Bradford'	Ornamental Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Pyrus calleryana</i> 'Kramer Vesuvius	Flowering Plum
<i>Quercus coccinea</i>	Scarlet Oak
<i>Robina idahoensis</i>	Idaho Locust
<i>Sophora Japonica</i>	Japanese Pagoda Tree

SHRUBS (LARGE TO MEDIUM)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Abelia</i> 'Edward Goucher	Edward Goucher Abelia
<i>Acacia species</i>	No Common Name
<i>Ceanothus species</i>	California Lilac
<i>Cercis occfdentialis</i>	Western Rosebud

III-3 LANDSCAPING PLAN

<i>Chaenomeles species</i>	Flowering Quince
<i>Cistus species</i>	Rockrose
<i>Cotoneaster species</i>	Cotoneaster
<i>Eleagnus pungens</i>	Silver Berry
<i>Escallonia giganteum</i>	St. Catherine's Lace
<i>Escallonia fradesii</i>	No Common Name
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Fatsia japonica</i>	Japanese Aralia
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Forsythia intermedia</i>	Forsythia
<i>Ilex species</i>	Holly
<i>Juniperus species</i>	Juniper
<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Magnolia soulangeana</i>	Saucer Maolia
<i>Mahonia a uifolium</i>	Oregon Grape
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Phormium tenax</i>	Flax
<i>Pittosporum tobira</i>	Tobira
<i>Plumbago capensis</i>	Cape Plumbago
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Pyracantha species</i>	Firethorn
<i>Raphiolepis species</i>	Indian Hawthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Ribes sanguinum</i>	Pink Winter Currant
<i>Tecomaria caensis</i>	Cape Honeysuckle
<i>Viburnum tinus 'Spring Bouquet'</i>	Laurustinus
<i>Xylosma congestum</i>	Xylosma
<i>Arbutus undedo 'Compacta'</i>	Compact Strawberry Tree
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Phlomis fruticosa</i>	Jerusalem Sage
<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Upright Rosemary
<i>Salvia greggii 'Salmon'</i>	Salmon Autumn Sage

SHRUBS (SMALL)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Ceanothus species</i>	California Lilac
<i>Clivia miniata</i>	Clivia
<i>Hemerocallis species</i>	Day Lily

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<i>Juniperus species</i>	Juniper
<i>Lavandula angustifolia</i>	English Lavender
<i>Liriope gigantea</i>	Lily Turf
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle
<i>Moraea bicolor</i>	Fortnight Lily
<i>Mahonia aquifolium 'Compacta'</i>	Oregon Grape
<i>Nandina domestica 'Compacta'</i>	Compact Heavenly Bamboo
<i>Nandina domestica 'Narra Compacta'</i>	Dwarf Heavenly Bamboo
<i>Nerium oleander 'Petite Pink'</i>	Dwarf Oleander
<i>Pittosporum tobira 'Wheeler'sarf'</i>	Dwarf Tobira
<i>Ribes viburnifolium</i>	Catalina Perfume
<i>Tulbaghia violacea</i>	Society Garlic
<i>Xylosma congestum 'Compacta'</i>	Compact Xylosma

VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cissus Antarctica</i>	Kangaroo Treebine
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Doxantha unguis-cati</i>	Cat's Claw Vine
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Wisteria floribunda</i>	Japanese Wisteria

GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Ajuga reptans</i>	Carpet Bugle
<i>Baccharis pilularis 'Twin Peaks'</i>	Coyote Bush
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Duchesnea indica</i>	Indian Mock Strawberry
<i>Gazania splendens 'Mitsuba Yellow!'</i>	Gazania
<i>Hedera helix</i>	English Ivy
<i>Hypericum calycinum</i>	Aaron's Beard
<i>Juniperus species</i>	Juniper
<i>Lonicera japonica 'Halliana'</i>	Honeysuckle
<i>Myoporum parvifolium</i>	Myoporum
<i>Pelargonium peltatum</i>	Ivy Geranium
<i>Potentilla species</i>	Cinquefoil
<i>Vincetoxicum</i>	Dwarf Periwinkle

- 2) Plant Palette for the May Farms Community (Phase 2)

III-3 LANDSCAPING PLAN

The May Ranch Specific Plan was amended in May 2001 to include a specific plant palette for the May Farms Community of the Specific Plan, as follows:

TREES

Botanical Name	Common Name
EVERGREEN THEME TREE	
<i>Pyrus kav!akamii</i>	Evergreen Pear
WINDROW TREES	
<i>Populus italica</i> 'Nigra	Lombardy poplar
<i>Aucalyptus itlcofii</i>	Nichol's Willow-leafed Peppermint
DECIDUOUS GROVE TREES - ENTRIES'	
<i>Pyrus calleryana</i> 'Kramer Vesuvius	Flowering Plum
DECIDUOUS ACCENT TREES	
<i>Fraxinus oxycarpa</i> 'Raywoodii	Raywood Ash
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus</i> 'Krauter Vesuvius	Krauter Vesuvius Purple-leaf Plum
<i>Prunus persica</i> 'Early Pink'	Pink Flowering Cherry
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry
<i>Pyrus</i> 'Redspire	Redspire Flowering Pear
EVERGREEN STREET TREES	
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Magnolia grandiflora</i> 'Samuel Sommer	Samuel Sommer Magnolia
<i>Quercus suber</i>	Cork Oak
<i>Schinus molle</i>	California Pepper
DECIDUOUS STREET TREES	
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus lobata</i>	Valley Oak
<i>Robinia</i> 'Purple Robe	Purple Robe Locust
UPRIGHT ACCENT TREES	
<i>Juniperus chinensis</i> 'Torulosa	Hollywood Juniper
<i>Podocarpus</i>	Yew Pine

LARGE SHRUBS (6' HIGH AND LARGER)

Botanical Name	Common Name
<i>Arbutus unedo</i> 'Compacta	Compact Strawberry Tree
<i>Arctostaphylos d.</i> 'Howard McMinn'	McMinn Manzanita
* <i>Buddleia</i> species	White Butterfly Bush
<i>Ceanothus</i> species and hybrids	Wild Lilac (various)
<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Grevillea</i> species	Grevillea

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<i>Leptosiphon arbutifolia</i>	Toyon
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle
<i>Viburnum tinus 'Spring Bouquet'</i>	Spring Bouquet Laurustinus

MEDIUM SHRUBS (3' — 6' HIGH)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Baccharis 'Centennial'</i>	Coyote Brush
<i>Cistus purpureus</i>	Common Rockrose
<i>Cistus species</i>	Rockrose (various)
<i>Echium fastuosum</i>	Pride of Madeira
<i>Grevillea species</i>	Grevillea (various)
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Salvia greggii and cultivars</i>	Autumn Sage
<i>Westringia 'Wynyabbie Gem'</i>	Wynyabbie Gem Rosemary

LOW SHRUBS AND PERENNIALS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Achillea hybrids</i>	Yarrow
<i>Anigozanthos species</i>	Kangaroo Paws
* <i>Artemisia 'Powis Castle'</i>	Powis Castle Wormwood
<i>Bergenia cordifolia</i>	Bergenia
* <i>Centranthus ruber</i>	Red Valerian
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Hemerocallis hybrids (evergreen)</i>	Daylily — mixed colors
<i>Iris germanica</i>	Tall Bearded Iris
<i>Laurencia species</i>	Lavender (various)
<i>Mahonia Daphnifolia 'Compacta'</i>	Compact Oregon Grape
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Rosmarinus officinalis and hybrids</i>	Rosemary

GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Geranium incanum</i>	Carpet Geranium
<i>Rosmarinus officinalis and hybrids</i>	Rosemary
<i>Scaevola 'Mauve Clusters'</i>	Scaevola

VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Distictis buccinatoria</i>	Blood-red Trumpet Vine
<i>Jasminum polyanthum</i>	Pink Jasmine

III-3 LANDSCAPING PLAN

* <i>Macfaydena unguis-cati</i>	Cat'sclaw Vine
* <i>Parthenocissus tricuspidata</i>	Boston Ivy

Notes:

Plants in bold are "theme" plants, and should be prominent in public landscapes.

*Indicates plants which go dormant and may need to be cut back in the winter.

d. Community Parks

The final park plans for each of the community parks_ shall be submitted prior to recordation of the first final map within each phases of development. Based upon the City's park dedication standard, the developer shall dedicate land and contribute park development improvements totaling \$3,106,400.00 for the entire project site. Final parks shall be improved by the developer in accordance with the conceptual plans identified within the Specific Plan. However, in no event shall the developer be responsible for any park improvements that result in an excess contribution of \$3,106,400.00 for the community parks and the linear park.

1) Community Parks_: Planning Areas 6 and 19B.

The **17.0** acre park located in Planning Area 6 and the 7.3 acre park located in Planning Area 19B consists of a variety of recreational activities including multi-purpose fields for softball and soccer, tot lots, picnic areas, and pedestrian trails (Figures 47A, 47B, and 48). The landscaping in the park§ includes turf berms, shrubs and groundcover, accent trees, and buffering with evergreen tree massing at those locations adjacent to residential uses.

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.

e. Linear Park

The 14-acre linear park system (refer to Figures 45 and 46) proposes a passive area of natural open space/greenbelt with a minimum twelve-foot equestrian/hiking trail within the 17.6-acre MWD easement. This trail system shall serve as a link to planning areas within the project boundary and to adjacent, off-site, equestrian trails. Proposed landscaping will consist of turf, canopy trees, and evergreen massing along the perimeter, subject to MWD approval.

f. Signage (Figure 49)

- 1) Project directional signage and all project graphics will be unique to the May Ranch Specific Plan community. Such signage will enhance and coordinate with project entries and intersection monumentation.
- 2) The directory signage will provide project identification and directional information for all project that will be marked at May Ranch.

- 3) Project signage is located at the Secondary Entry of the May Ranch community, and consists of the May Farms and/or May Ranch name and logo which will be placed on the cultured stone wall extending from the Focal Monument.

g. Community Walls and Fences (Figures 50 through 52)

- 1) Continuity of development within the May Ranch Planned Community will be achieved by using common architectural treatments that define community theme walls, view fences, and monument entries.
- 2) Screening for the May Farms Community (Phase 2)
Rear yards, such as those along Evans Road, May Ranch Parkway, Morgan, and Bradley, as well as side yards of interior corner lots, will be screened with a 6' high slump block wall and pilasters with creeping vines.
- 3) Side, Rear, and Front Return Fences for the May Farms Community (Phase 2) At the homeowner's option, side, rear, and front return fences may be used to help define property lines between residential properties. Fencing shall be made only of materials and a style which complements and maintain the rural look of May Farms, such as the slump block wall and wood and view fencing found throughout the streetscapes. Chain link fences are not allowed.

h. Procedure and Standards

- 1) All detailed landscaping programs for planning areas and roadways will be prepared by a licensed landscape architect for review by City staff.
- 2) The landscaping design for the site will include trees, shrubs, and groundcover compatible with natural vegetation on-site, where feasible.
- 3) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the stage of development, shall be submitted to the City Planning Department for approval. The improvement plans shall include, but not be limited, to the following:
 - (a) Final Grading Plan.
 - (b) Irrigation plans prepared under a licensed landscape architect's supervision.
 - (c) A landscaping plan with seed mixes for mulching and staking methods locations, type, size, and quantity of plantings.
 - (d) A hardscaping plan with location and type and quantity of potential recreational amenities/facilities.

- (e) Fence/wall treatment plans.
 - (f) Special treatment/buffer area treatment plans.
- 4) The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of the landscape maintenance district.
 - 5) At the time of recordation of any tentative subdivision which contains common greenbelt or open space areas, the subdivision shall have an assessment district or community service district/area established site-wide, which could include provisions for landscape maintenance.
 - 6) **Public Landscapes**
A landscaped architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms. While rows of shrubs may be used for a variety of purposes, including screening and property separation, sheared hedges should be kept to a minimum. Use of drought-tolerant plants is highly encouraged, as irrigation water may be diverted away from perimeter landscaped during dry summer months.

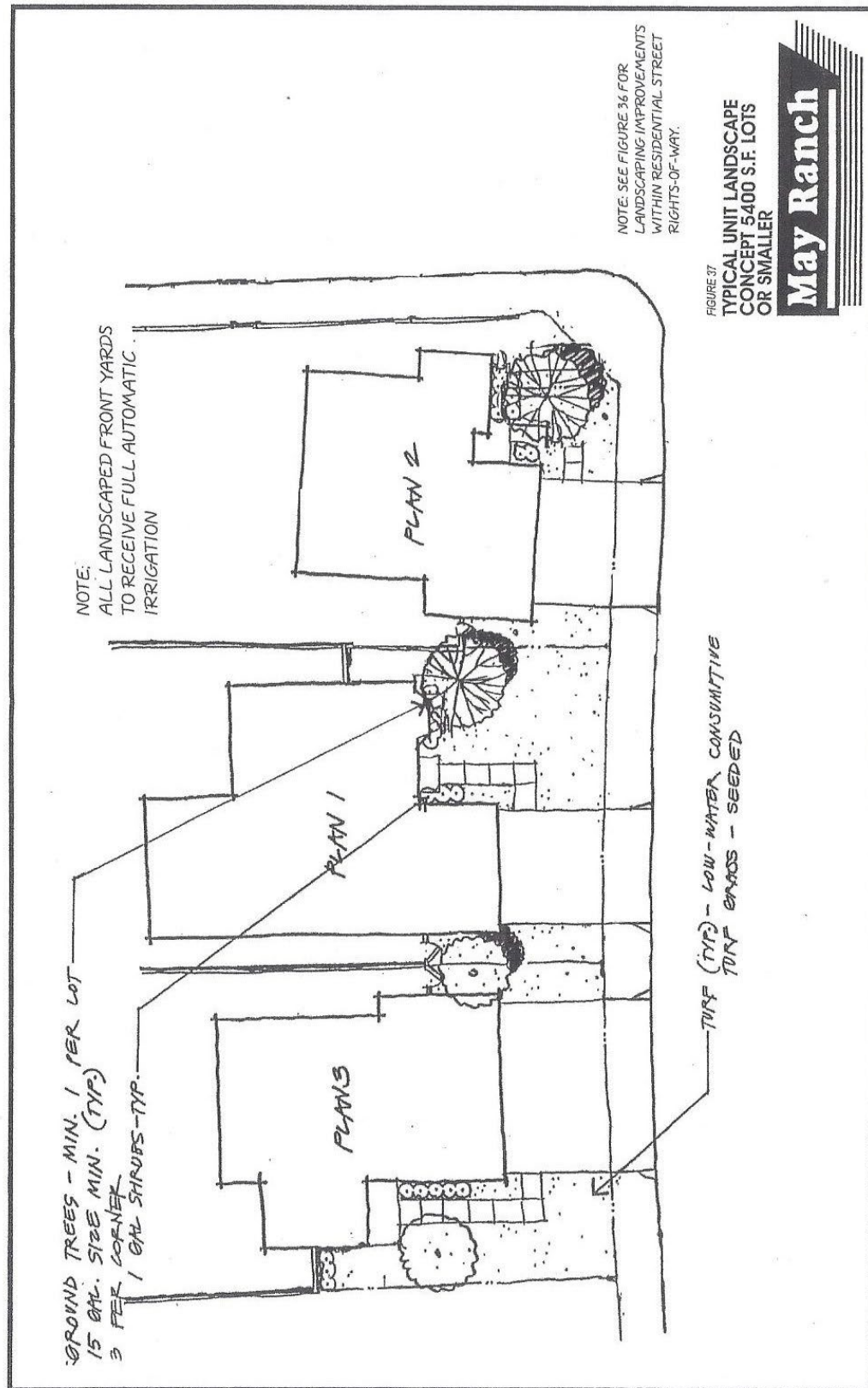
The plant list in subsection c above offers a suggested plant palette for the May Ranch Communities; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.
 - 7) **Front Yard Landscapes for the May Farms Community (Phase 2 - 20,000 s.f. lots only)** Homeowners will be responsible for all installation of all plantings with front yard landscaping options available from the developer (paid for by the homeowner). Plantings in front yards may vary substantially from the May Ranch and Farms palettes, but should retain some of the character and style of the public plantings.
 - 8) **Soil Testing**
Soil samples shall be taken from several locations after the completion of rough grading operations, and an agronomic soils test shall be performed by a reputable agricultural soil testing laboratory. The test shall assess soil fertility needs for general ornamental and water-wise Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.
 - 9) **Irrigation**
Irrigation for both public and private landscapes should be designed to be as water-efficient as possible. All irrigation systems shall have automatic controllers designed to properly water plan materials given the site's soil conditions, and irrigation systems for all public landscapes shall have

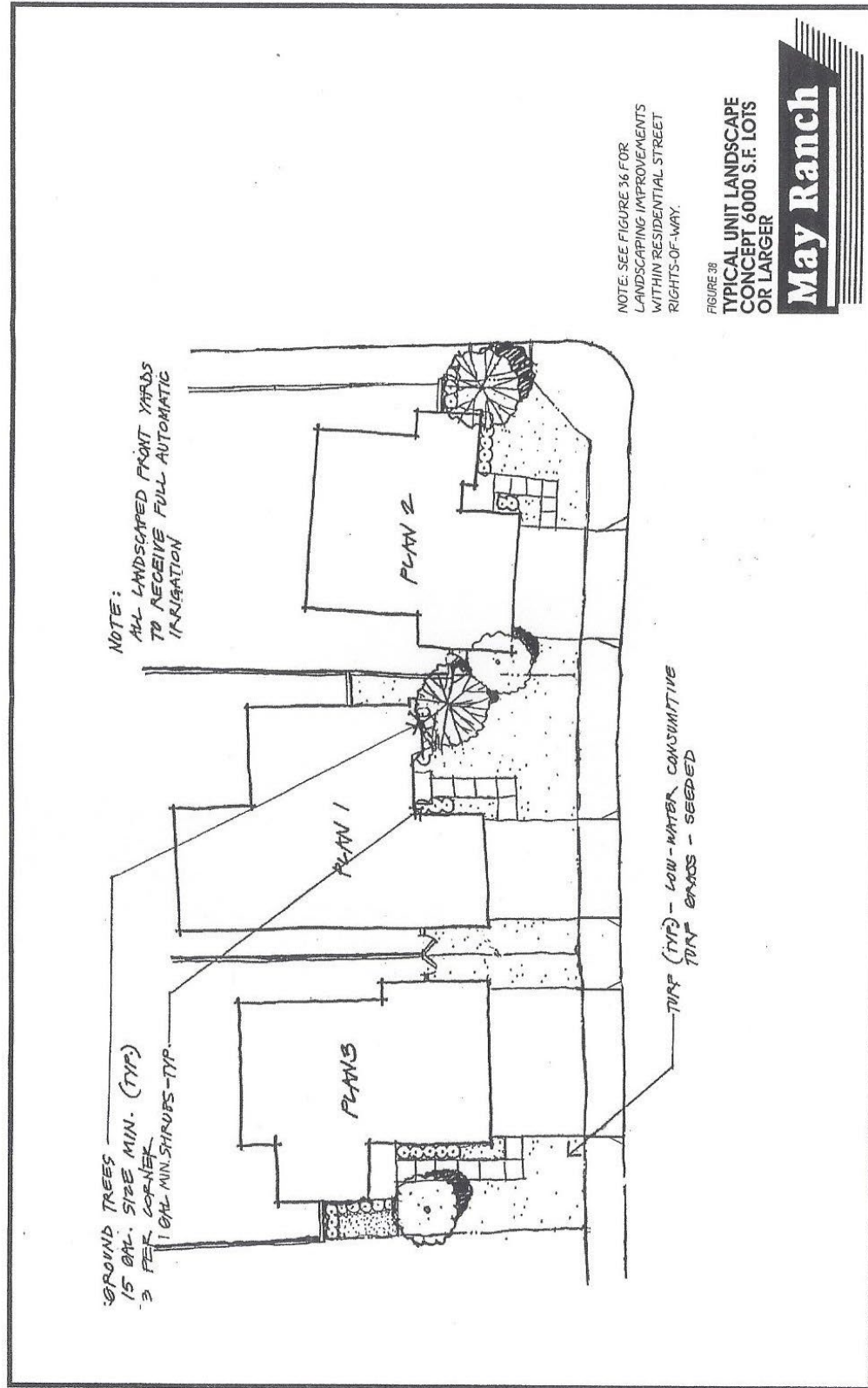
automatic rain shut-off devices. Drip irrigation is encouraged. Spray systems shall have low-gallonage, matched-precipitation heads. Reclaimed water will be used in public landscape areas where available.

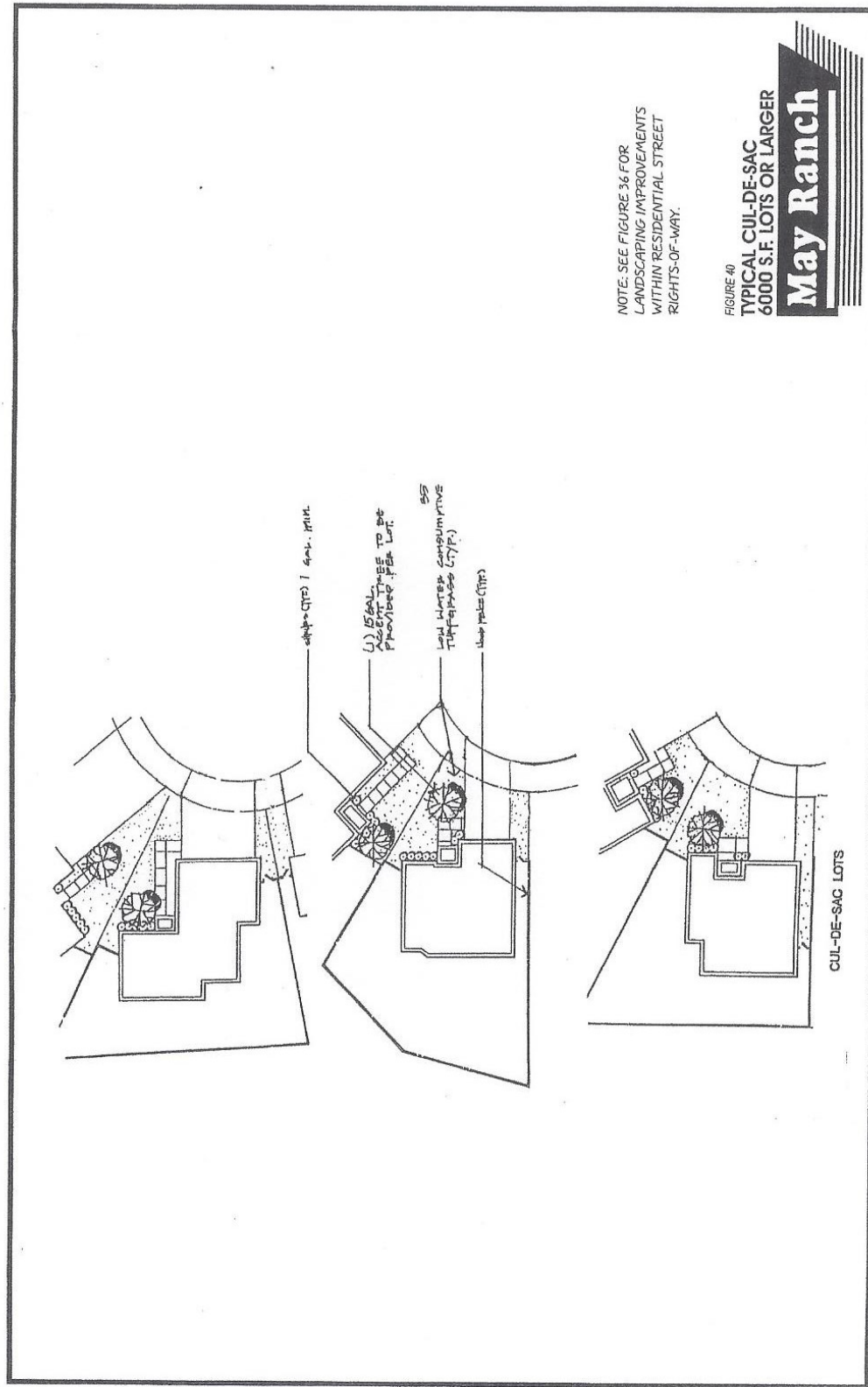
10) Maintenance

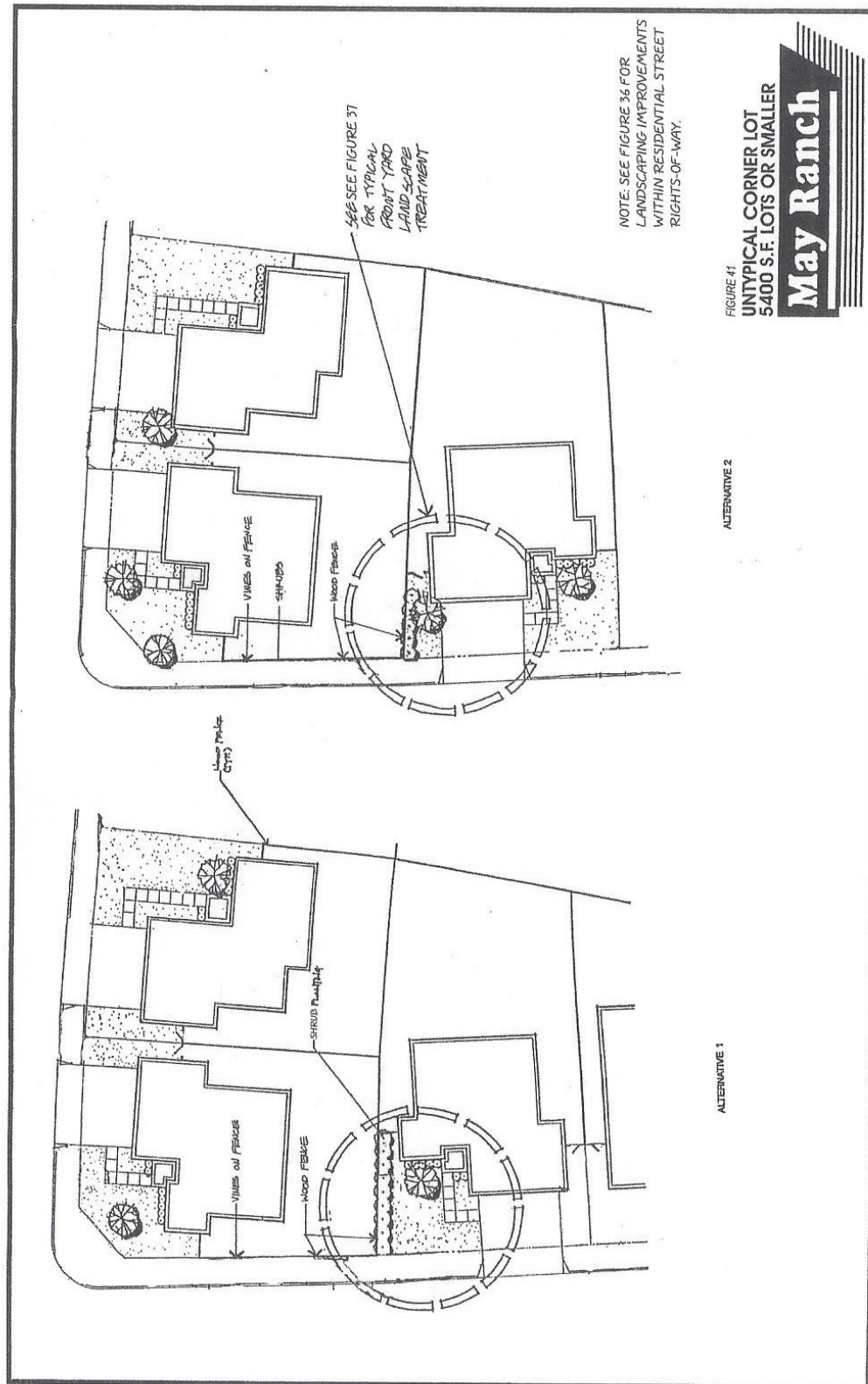
- (a) All public landscapes, including reverse-frontage landscapes, street trees, lighting, and irrigation systems for landscaping within the rights-of-way, shall be maintained by the City of Perris.
- (b) Front yard landscapes shall be the responsibility of the homeowners, who shall maintain their front yard landscapes in a healthy condition at all times.

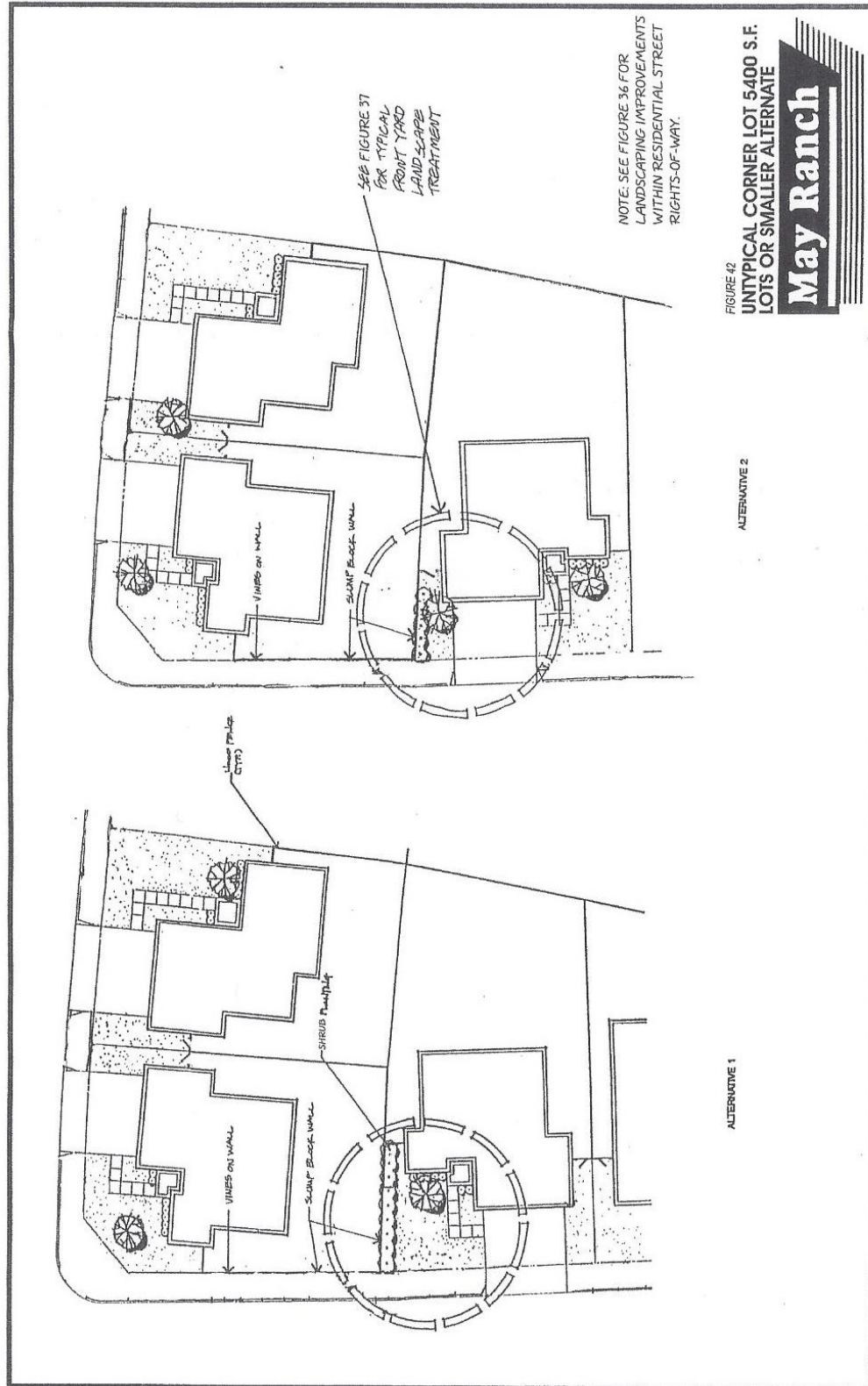
III-3 LANDSCAPING PLAN



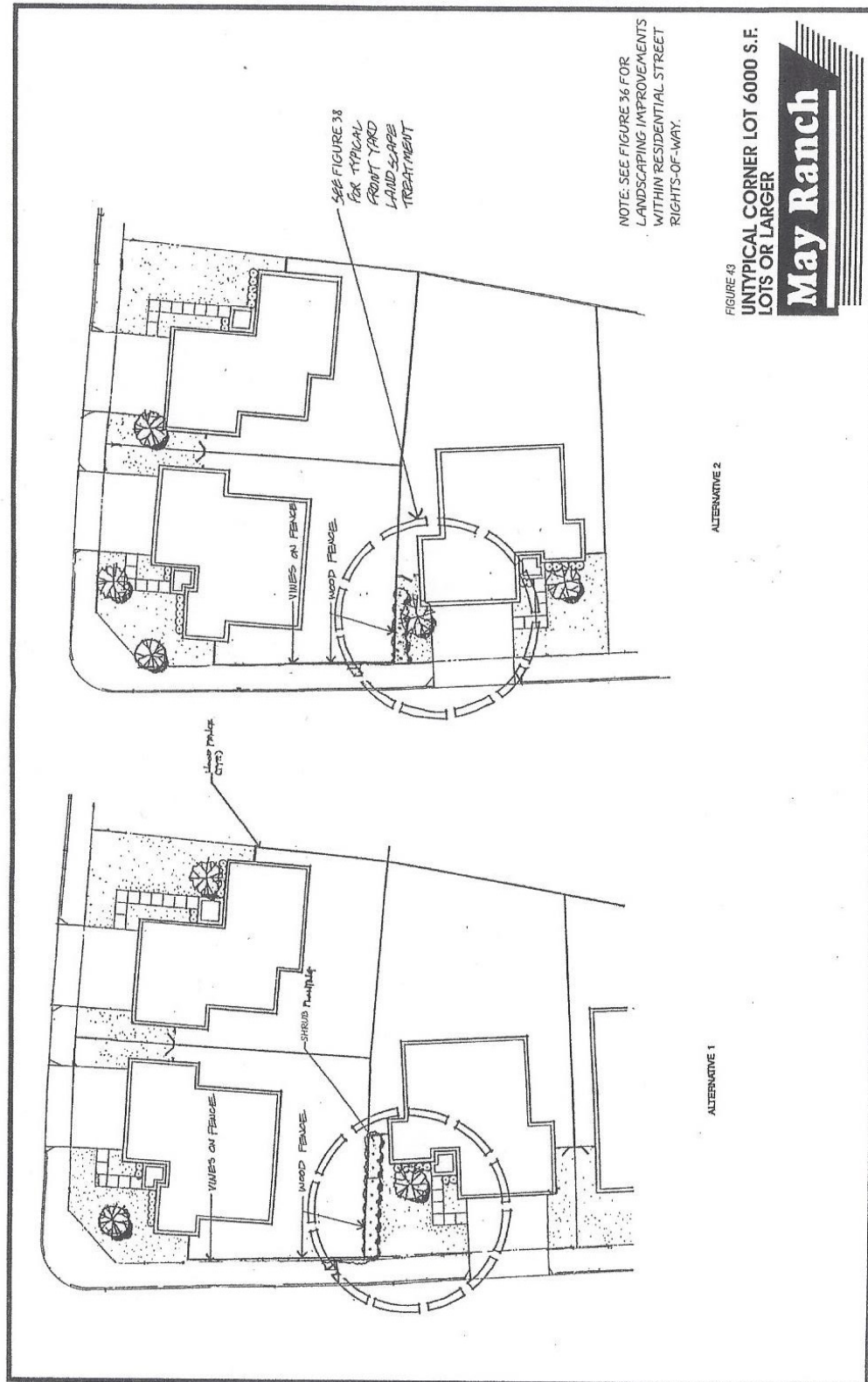


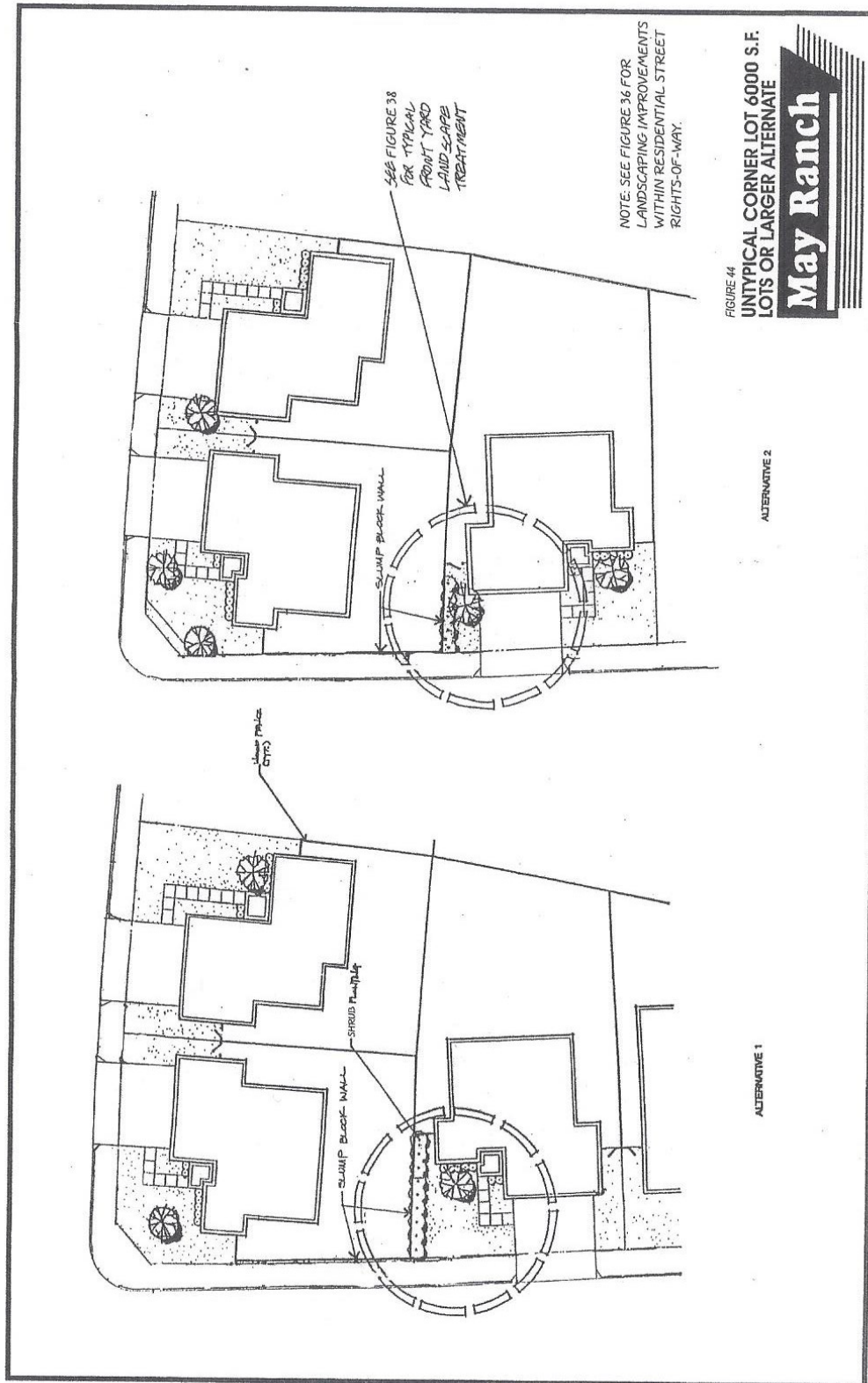


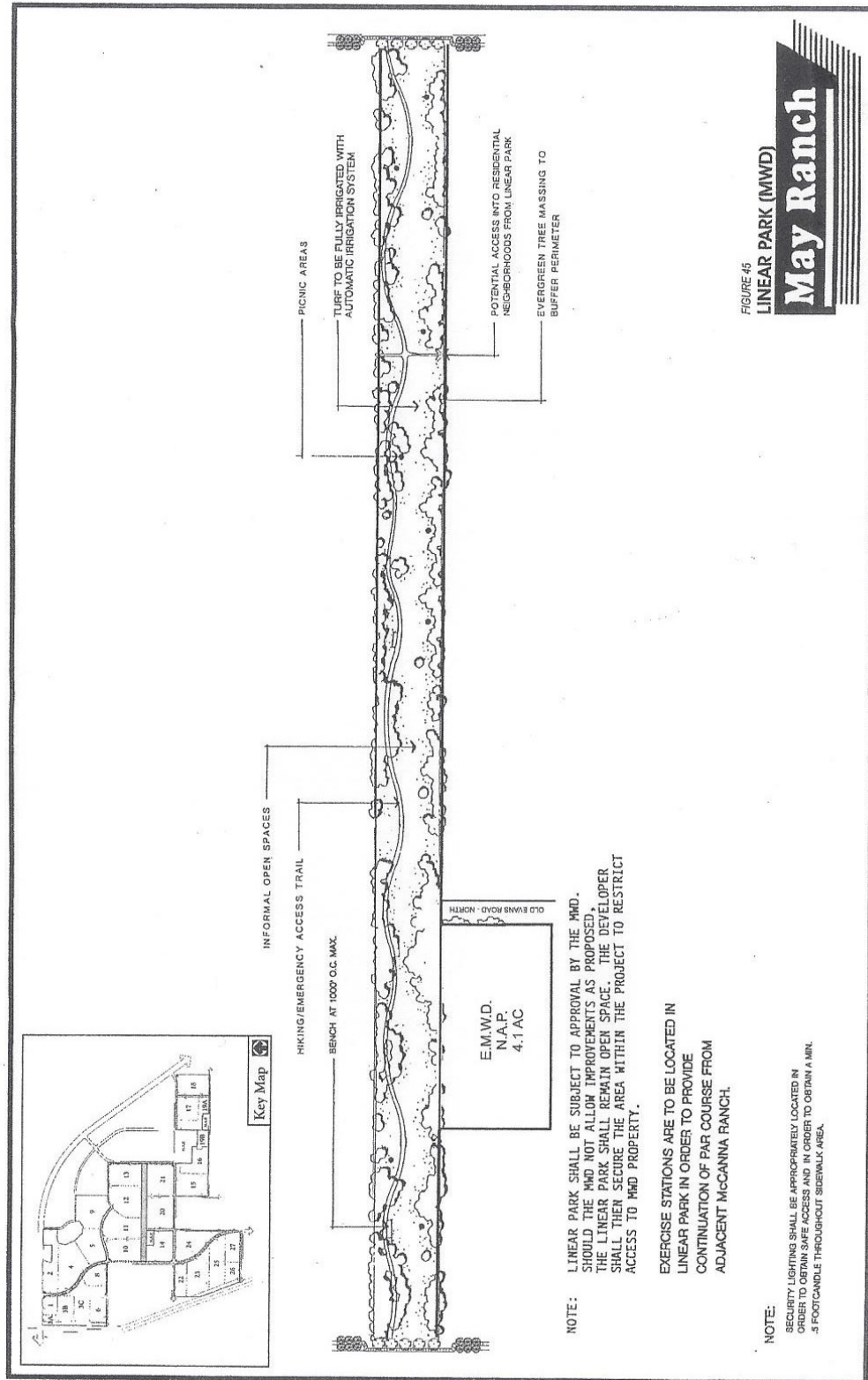




Specific Plan Amendment No. 4







3.4 DRAINAGE PLAN

3.4.1 APPROACH

May Ranch is currently maintained for agricultural activities, with the exception of the residential development completed in Phase I and partially completed in Phase II, and has minimal on-site drainage facilities. Storm drain facilities proposed include those storm drains proposed by the McCanna Ranch project.

3.4.2 PLAN DESCRIPTION

Figure 53 shows the May Ranch Master Storm Drain System proposed for May Ranch. All storm drain systems shall discharge into the Perris Valley Storm Drain located on the western edge of the property.

May Ranch Specific Plan Amendment No. I:

Planning Areas 10 and 11 of the May Farms Community are currently under construction for minimum 20,000 square foot lots. The remaining planning areas (12 and 13) remain undeveloped. Currently, stormwater sheet flows westerly to the Perris Valley Storm Drain. Upon development, the site will accept developed storm run off from the McCanna Ranch project to the east in a series of concrete pipes.

The drainage system for May Farms will be designed to the applicable City of Perris standards. On local streets, water is carried away by wedge curbs, which convey water to the drainage collection system. Where the flows are likely to exceed 20 cfs, drainage pipes and catch basins are proposed. Runoff will be carried to the main drainage collection channel for the May Farms project, located north of the MWD property. It consists of a 60' - 70" wide by 5' deep earthen channel with a paved maintenance road at the bottom.

Some underground piping will be used; it will be sized to accommodate the McCanna Ranch drainage flows and sheet runoff areas (pipe sizes between 24" and 78" CIP). Water carried through this system will be ultimately connected to the Perris Valley Storm Drain.

May Ranch Specific Plan No.2:

Since approval of Amendment No. 1, the May Ranch Master Drainage Plan was revised to accommodate the site's current drainage requirements. The stormwater flows on the May Farms Community will continue to be conveyed through underground pipelines and earthen drainage channel as proposed above. However, pipeline sizes were increased to range from 42" to 54" to accommodate stormwater leaving the May Farms Community and stormwater flows from the McCanna Ranch Specific Plan to the east.

The stormwater flows from the remaining portions of the Specific Plan area will continue to be conveyed through an underground pipeline system; the pipes sizes will range from 54" to 96". In addition, there will be at least two retention basins within Phases 3 and 4 of the

Specific Plan. As with the May Farm Community, all stormwater flows will ultimately discharge into the Perris Valley Storm Drain.

May Ranch Specific Plan No.3:

There are no proposed changes to the May Ranch Master Drainage Plan in SPA 3.

3.4.3 DEVELOPMENT STANDARDS

The following design standards will be followed in preparation of the detailed design:

- Protect residential structures from damage from the 100 year storm.
- Safely discharge all flows leaving the property.
- Upon adoption of drainage plans by the Riverside County Flood Control, the system will be designed to meet all applicable standards of the City of Perris and Riverside County Flood Control.

3.5 WATER AND SEWER PLAN

3.5.1 APPROACH

May Ranch Specific Plan (December 27, 1988)

Although there are no sewers servicing the site, sewer service is currently available in the vicinity of May Ranch. The Eastern Municipal Water District (EMWD) is the agency responsible for serving the project area and have master planned a gravity sewer that will run in Morgan Street from Bradley Avenue to a proposed pump station on the north side of the MWD Aqueduct and the west side of the Perris Valley Storm Drain. From that point, the sewage will be pumped over the aqueduct and will flow south to a trunk line proposed for construction (Figure 54). The trunk line will connect to the Perris Valley Treatment and Reclamation Plant located approximately five miles south of the project site. The southerly portion of the project will be directed to this sewer main.

The Eastern Municipal Water District (EMWD) is the responsible agency for providing water service to the site and surrounding area (Figure 55). The EMWD obtains its water primarily from the Colorado River through the Metropolitan Water District. Additional water comes from Northern California via the Rose Water Project and local wells. The current water system includes 12-inch trunk lines in the Ramona Expressway, Bradley Avenue, and Rider Street.

3.5.2 PLAN DESCRIPTION

The Master Sewer Plan for May Ranch is divided into two areas separated by the Metropolitan Water District's Colorado River Aqueduct. The northerly portion of the project will have a collection system that is proposed to consist of 8-inch and 12-inch collector lines discharging to a 15-inch trunk sewer line in Morgan Street. The sewage will flow in a westerly direction through the trunk line in Morgan Street and will then be pumped over the aqueduct into a gravity flow main to ultimately connect to the Perris Valley Treatment Plant. The southerly portion of the project will also have a collection system consisting of 8-, 10-, and 12-inch collector lines, that discharge to a 15-inch trunk sewer line to be built to the Perris Valley Reclamation and Treatment Plant.

May Ranch Specific Plan Amendment No. 1:

The proposed May Farms Community will continue to rely on the Eastern Municipal Water District for its water consumption and sewage disposal. The amended plan is consistent with the approved May Ranch Specific Plan; no changes are proposed. Connection points will occur on May Ranch Parkway, Evans Road, and Bradley Street. This area will be served with sewer systems; no septic tanks are proposed.

May Ranch Specific Plan Amendment No. 2:

Sewer disposal and water supply services for the May Ranch Specific Plan will continue to be provided by EMWD under SPA No. 2. However, both the Master Sewer and Water Plans were revised to accommodate the current demand requirements.

Eight-inch collector lines will still transport sewage from the northern half (including Phase 2) of the Specific Plan site to existing 15 and 18-inch lines constructed within the Morgan Street and May Ranch Parkway rights-of-way. However, instead of the sewage being pumped across the

III.5 WATER AND SEWER PLAN

Perris Valley Storm Drain at Morgan Street, it will now flow southerly in a new 21-inch line to be constructed off-site within an easement between Morgan and Rider Streets. At Rider Street, the 21-inch line will run easterly within the Rider Street right-of-way and connect to a 24-inch line within the Evans Road right-of-way (where sewage from the northern half combine with the remaining southern portions of the Specific Plan). The 24-inch line will run southerly and connect to a 27-inch line to be constructed within the Placentia Avenue right-of-way. The 27-inch line will convey the sewage under the drainage channel (the Perris Valley Storm Drain) where it will connect to a 42" interceptor. As with SPA No. 1, the interceptor will connect to the Perris Valley Treatment and Reclamation Plant.

Eight-inch lines will connect the housing and commercial developments with potable water lines within the public rights-of-way. The Specific Plan will receive water from various 12-inch and 21-inch lines carrying water from reservoirs located in the District's 1627 Zone. An existing pump station located north of Rider Street and Planning Area 18 pumps water to an existing 1720 Zone reservoir. The southwest portion of the Specific Plan site will be served by extending 1720 Zone pipelines.

Reclaimed water supplies will be provided by EMWD via an existing 16-inch line traversing the Specific Plan in a north-south alignment along Evans Road. Six-inch and 8-inch lines will branch off the existing main lines to provide irrigation for the parks and public landscaping, respectively.

May Ranch Specific Plan Amendment No. 3:

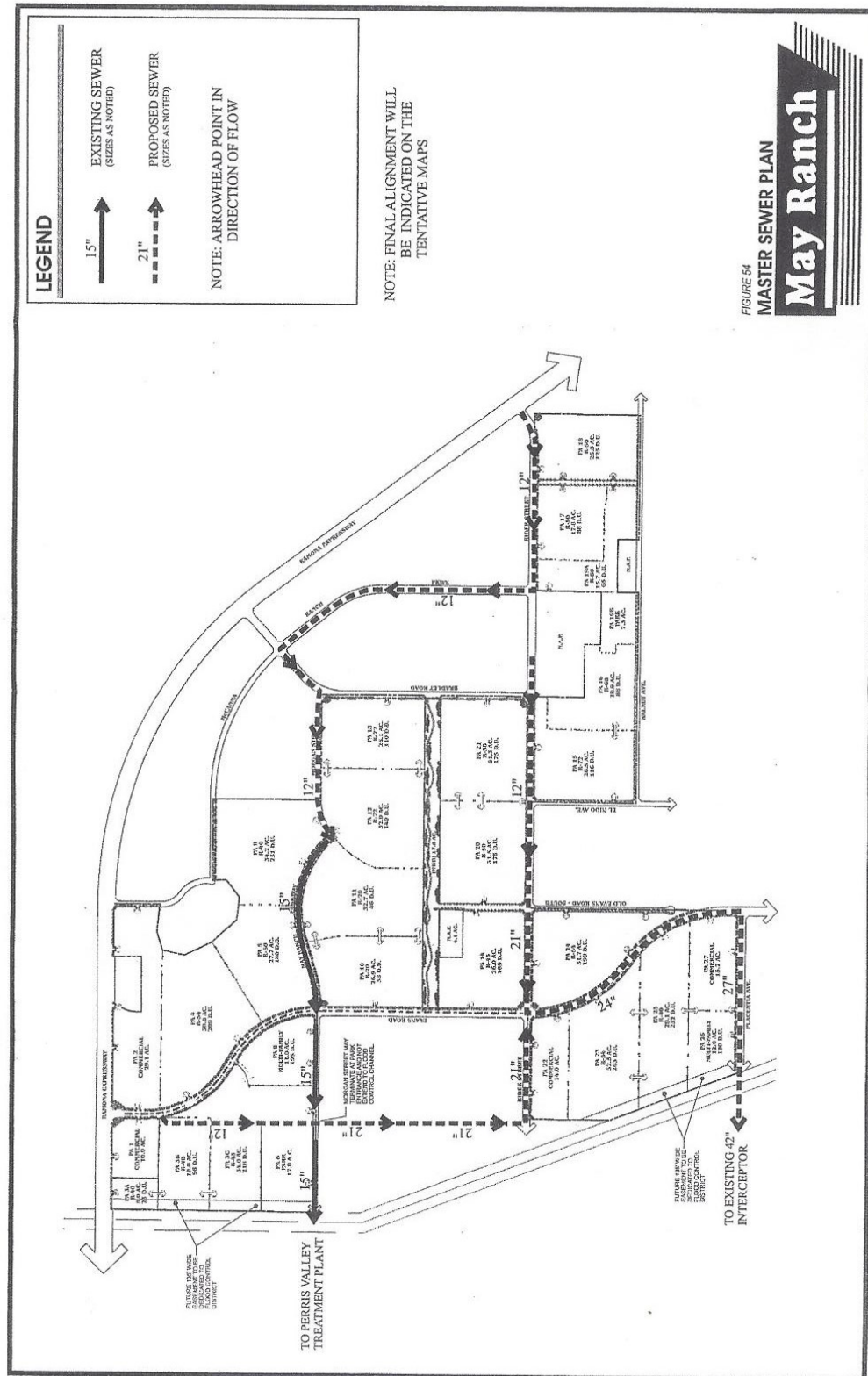
There are no proposed changes to the May Ranch Water and Sewer Plans in SPA No. 3.

3.5.3 DEVELOPMENT STANDARDS

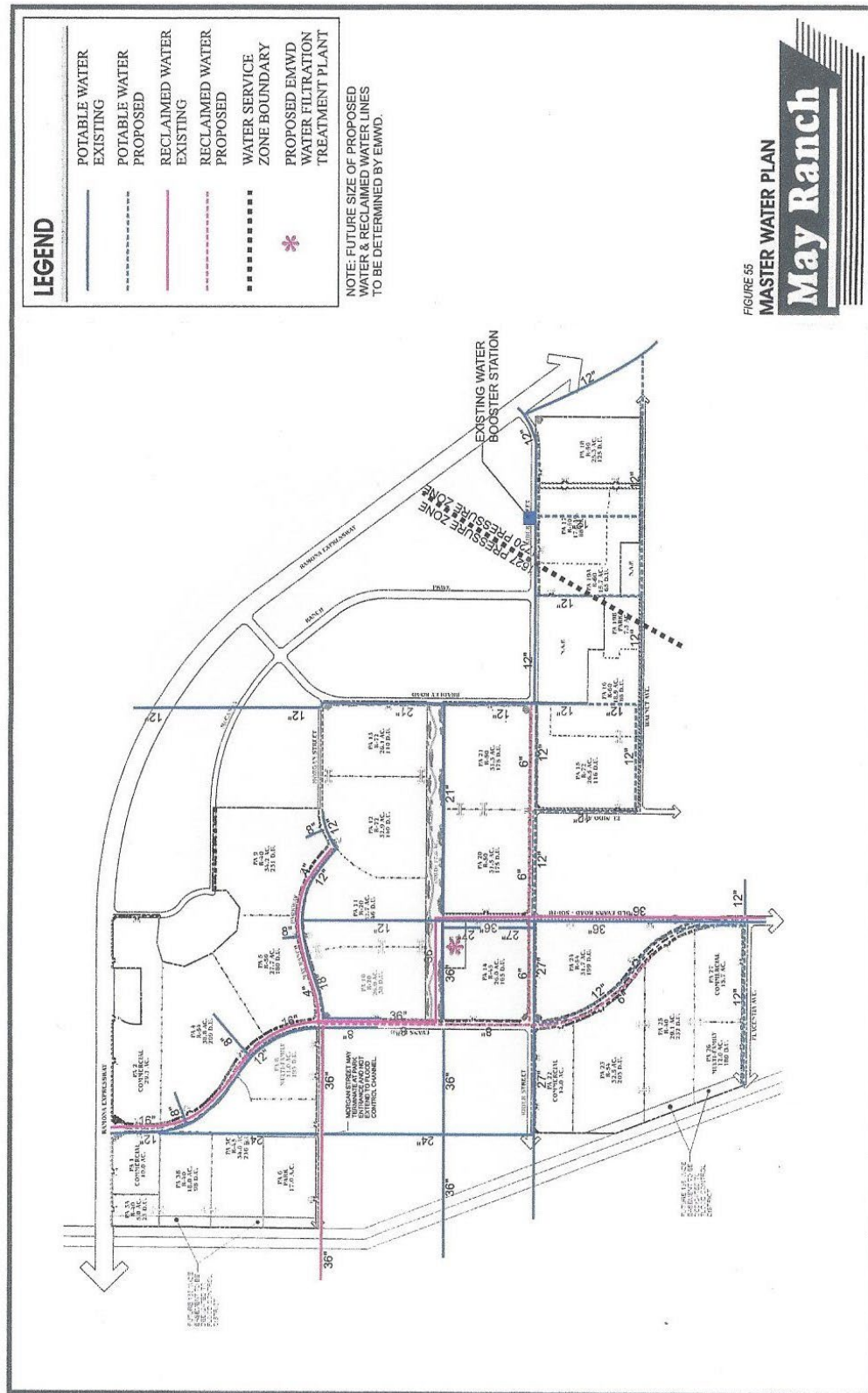
The following design standards will be followed in preparation of the detailed design: All lines will be designed per EMWD and MWD requirements. The infrastructure system will be designed and installed to meet the requirements of the City of Perris Engineering Department, subject to adoption of the Master Plan of Sewers by EMWD.

- Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- The applicant shall participate in a domestic water program with Eastern Municipal Water District to upgrade/extend domestic water to the project site.
- The developer shall participate in financing the costs of all sewage transmission, treatment, and disposal facilities to serve the specific plan area as required by EMWD.
- Domestic and reclaimed water service to May Ranch will be provided by the Eastern Municipal Water District. Additional domestic and reclaimed water distribution facilities will be constructed in accordance with street improvement development activities. The use of reclaimed water shall be utilized in open space areas where feasible.

Specific Plan Amendment No. 4



Specific Plan Amendment No. 4



3.6 PHASING PLAN

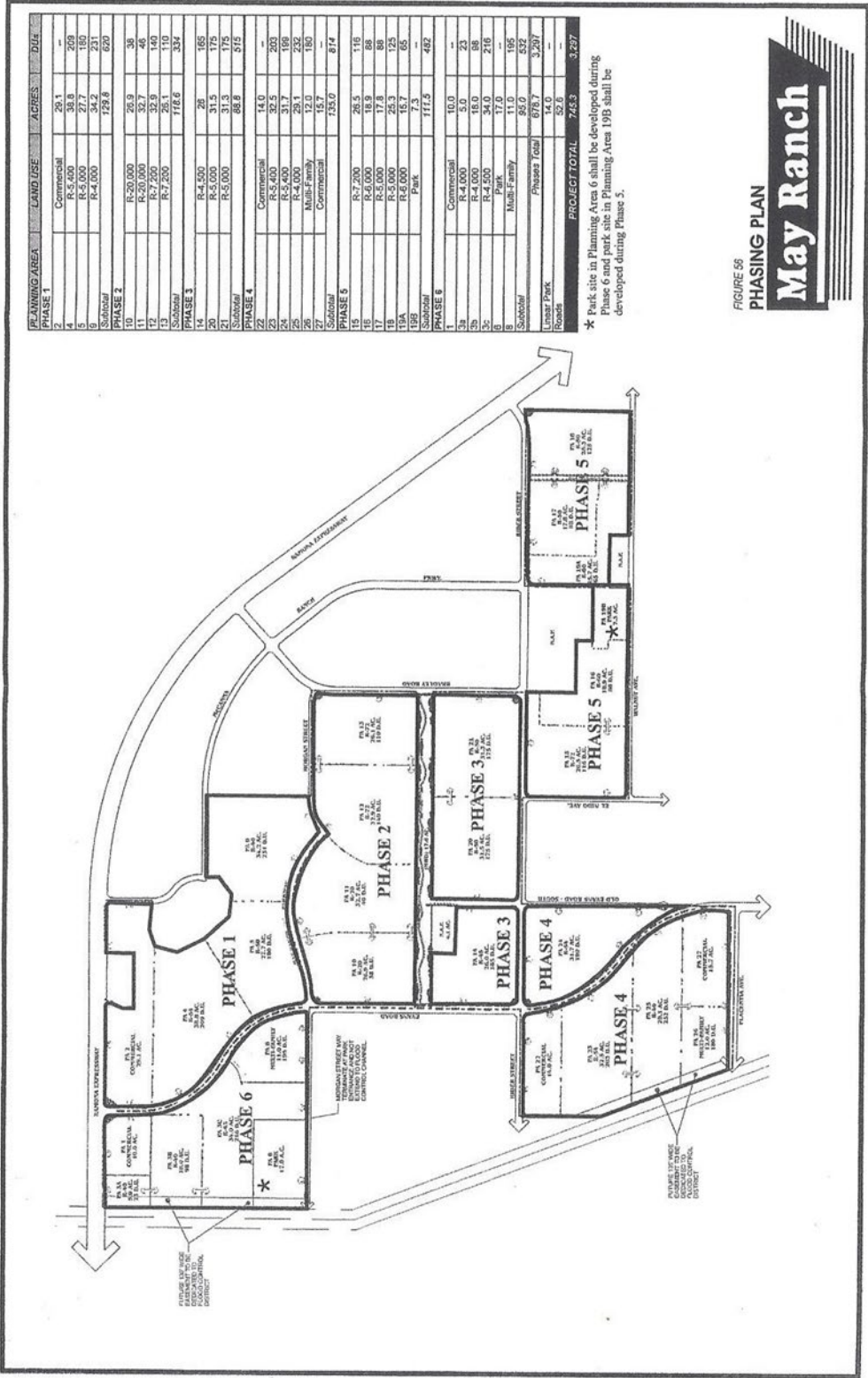
3.6.1 APPROACH

The purpose of a phasing plan is to schedule development of property in line with market demand, the need for services, and economic concerns. Constructing the entire project at one time would not be feasible. Instead, construction and development phasing occur simultaneously so that sales expenditures for improvements can be balanced with revenues generated by sales of lots and homes. As each phase is built, supporting infrastructure and services are also constructed to provide for the needs of the new residents.

3.6.2 PHASING PLAN — LAND USE

Figure 56 is a graphic representation of the Phasing Plan for May Ranch as follows:

- a. Phase 1: This phase incorporates the most northerly portion of May Ranch. It will provide the prototypical housing types in the R-4,000, R-5,000, and R-5,400 residential zones. The major entry monumentation will be developed and supporting infrastructure for the residential area will be constructed at the same time. Commercial development may occur if market trends warrant it at the time.
- b. Phase 2: This phase incorporates the middle section of the site (north of the MWD linear park) and south of Phase 1. It will include the R-7,200 and R-20,000 (also known as the May Farms Community) residential types. Supporting infrastructure will also be provided. Installation of a traffic signal at Evans Road and Morgan Street/May Ranch Parkway will be bonded for during this phase.
- c. Phase 3: This phase incorporates the middle portion of May Ranch (south of the MWD linear park). It will include construction of R-4,500 and R-5,000 residential types. The Linear Park will be developed at the end of this phase if approved by the MWD. Installation of traffic signals at Evans Road and Rider Street and Bradley Road and Rider Street will be bonded for during this phase.
- d. Phase 4: The fourth phase incorporates the southwestern portion of the site. It will include construction of R-4,000, R-5,400, and Multi-Family residences. Commercial development may occur during this phase.
- e. Phase 5: This phase will involve development of the southeastern portion of the site. It will include construction of R-5,000, R-6,000, R-7,200 residential uses, and Park area.
- f. Phase 6: The final phase incorporates the northwestern portion of the Specific Plan. Phase 6 will include the construction of R-4,000, R-4,500, and multi-family residential units, and Park area. Commercial development may also occur if market trends warrant it at the time.



3.6.3 PHASING PLAN — CIRCULATION

Figure 57 is a graphic representation of the Circulation Phasing Plan. Improvements to the circulation system will be developed as shown on Figures 21 and 22, typical street cross-sections. The circulation system will be constructed separately from development phasing.

Phase 1

- a. Rider Street from Evans Road to Redlands Boulevard and Evans Road from Morgan Street to Rider Street or Bradley Road from Morgan Street to Rider Street, and Rider Street from Bradley Road to Redlands Boulevard shall be improved with a minimum 24 foot wide asphalt concrete paving. Reconstruction, resurfacing of existing paving as determined by the City Engineer.
- b. Installation of traffic signal at Ramona Expressway and Evans Road.
- c. The following curb to curb street improvements shall be installed.
 - 1) Evans Road approach to Ramona Expressway (adjacent to Planning Areas 1 and 2) —will be constructed with full-width improvements: 86 feet of pavement and landscaped median within a 110-foot dedicated right-of-way (with 4-foot landscaped easements on both sides of the street segment).
 - 2) Evans Road from Ramona Expressway to Morgan Street will be constructed with 86 feet of pavement and landscaped median within a 110-foot dedicated right-of-way (Full-width); 4-foot landscaped easements shall be provided along both sides this street segment.
 - 3) May Ranch Parkway — full-width improvements will be constructed from Evans Road to Morgan Street: 60 feet of pavement within a 92 foot dedicated right-of-way as approved by the City Engineer.
 - 4) Morgan Street from May Ranch Parkway to eastern boundary of Planning Area 9 will be constructed with full-width improvements: 40 feet of pavement within a 60-foot dedicated right-of-way.
- d. All underground utilities along with future stub-outs located within street right-of-ways shall be installed prior to final paving, except off-site street improvements per phase.
- e. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- f. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls shall be installed adjacent to street improvements within each Phase. Where future phases are adjacent to street improvements access shall be restricted to the improved streets by temporary fencing or walls to be installed prior to building permits being issued for tracts adjacent to improved streets.

- g. Upgrading of exiting traffic signal at Ramona Expressway and Evans Road and Ramona Expressway at Old Evans Road (adjacent to Planning Area 2) will be completed with the development of Planning Area Number 2.
- h. The May Ranch developer shall bond for signal improvements and install signals as directed by the City of Perris. The May Ranch developer shall bond for and install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals required by City Ordinance, the City of Perris shall reimburse May Ranch developer for all costs in excess of fees.

Phase 2

- a. Bond for installation of traffic signal at Morgan Street/May Ranch Parkway and Evans Road. The signal must be installed when required by the City of Perris or prior to the recordation of the latest tract map within the May Ranch project.
- b. The following curb to curb street improvements shall be installed.
 - 1) Evans Road from Morgan Street to the northern boundary of the MWD parcel will be constructed with half-width improvements: 61 feet of pavement and landscaped median within a 118-foot dedicated right-of-way.
 - 2) Morgan Street from eastern boundary of Planning Area 9 to the eastern boundary of Planning Area 13 will be constructed with half-width improvements: 2&3 feet of pavement within a 66-foot dedicated right-of-way.
 - 3) Bradley Road from Morgan Street to the northern boundary of the MWD parcel will be constructed with half-width improvements: 44 feet of pavement within an 88-foot dedicated right-of-way.
- c. All underground utilities along with future stub-outs located within street right-of-ways shall be installed prior to final paving, except off-site street improvements per phase.
- d. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- e. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls shall be installed adjacent to street improvements within each Phase. Where future phases are adjacent to street improvements access shall be restricted to the improved streets by temporary fencing or walls to be installed prior to building permits being issued for tracts adjacent to improved streets.
- f. The May Ranch developer shall bond for signal improvements and install signals as directed by the City of Perris. The May Ranch developer shall bond for and

install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals required by City Ordinance, the City of Perris shall reimburse May Ranch developer for all costs in excess of fees.

Phase 3

- a. A 10 foot wide left turn pocket, 100 feet in length, shall be constructed on Rider Street (eastbound) to Evans Road (northbound).
- b. Installation of traffic signal at Evans Road and Rider Street.
- c. Installation of traffic signal and/or upgrading of existing traffic signals at Bradley Street and Rider Street will be bonded in Phase 3 and installed as required by City Engineer or prior to recordation of the last tract map within the May Ranch project.
- d. All underground utilities along with future stub-outs located within street right-of-ways shall be installed prior to final paving, except off-site street improvements per phase.
- e. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- f. The following curb to curb street improvements shall be installed.
 - 1) Rider Street from Bradley Road to Evans Road will be constructed with half-width improvements: 32 feet of pavement within a 92-foot dedicated right-of-way; or as approved by City Engineer.
 - 2) Evans Road from the northern boundary of the MWD parcel to Rider Street will be constructed with half-width improvements: 64 feet of pavement and landscaped median within a 118-foot dedicated right-of-way.
 - 3) Old Evans Road from north of Rider Street will be constructed with full-width improvements: 40 feet of pavement within a 76-foot dedicated right-of-way.
 - 4) Bradley Road from the northern boundary of the MWD parcel to Rider Street will be constructed with half-width improvements: 44 feet of pavement within an 88-foot dedicated right-of-way.
- g. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls shall be installed adjacent to street improvements within each Phase. Where future phases are adjacent to street improvements access shall be restricted to the improved streets by temporary fencing or walls to be installed prior to building permits being issued for tracts adjacent to improved streets.

- h. The May Ranch developer shall bond for signal improvements and install signals as directed by the City of Perris. The May Ranch developer shall bond for and install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals required by City Ordinance, the City of Perris shall reimburse May Ranch developer for all costs in excess of fees.

Phase 4

- a. Installation of traffic signals and/or upgrading of existing traffic signals at Evans Road and Placentia Avenue will be in Phase 4 and installed as required by City Engineer or prior to recordation of the last tract map within the May Ranch project.
- b. The following curb to curb street improvements shall be installed.
 - 1) Rider Street from approximately 300 feet west of Evans Road to the western property boundary (Planning Area 22) and adjacent to Planning Area 24 will be constructed with half width improvements: 32 feet of pavement within a 92-foot dedicated right-of-way.
 - 2) Evans Road from Rider Street to Placentia Avenue will be constructed with full-width improvements to the southern boundary of Planning Area 24: 86 feet of pavement and landscaped median within a 118-foot dedicated right-of-way; and half-width improvements from the northern boundary of Planning Area 27 to Placentia Avenue: 64 feet of pavement and landscape median within a 118-foot dedicated right-of-way.
 - 3) Old Evans Road south of Rider Street will be constructed with half-width improvements: 20 feet of pavement within a 60-foot dedicated right-of-way.
 - 4) Placentia Avenue west of Evans Road will be constructed with half-width improvements: 64 feet of pavement and striped median within a 118-foot dedicated right-of-way.
- c. All underground utilities along with future stub-outs located within street right-of-ways shall be installed prior to final paving, except off-site street improvements per phase.
- d. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- e. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls shall be installed adjacent to street improvements within each Phase. Where future phases are adjacent to street improvements access shall be restricted to the improved streets by temporary fencing or walls to be installed prior to building permits being issued for tracts adjacent to improved streets.

- f. The May Ranch developer shall bond for signal improvements and install signals as directed by the City of Perris. The May Ranch developer shall bond for and install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals required by City Ordinance, the City of Perris shall reimburse May Ranch developer for all costs in excess of fees.

Phase 5

- a. Installation of traffic signals and/or upgrading of existing traffic signals at Rider Street and McCanna Ranch Road and Rider Street and Ramona Expressway will be bonded in Phase 5 and installed as required by City Engineer or prior to recordation of the last tract map within the May Ranch project.
- b. The following curb to curb street improvements shall be installed.
 - 1) Rider Street from Ramona Expressway to El Nido Road will be constructed with half-width improvements: 32 feet of pavement within a 92-foot dedicated right-of-way.
 - 2) El Nido Avenue south of Rider Street will be constructed with half-width improvements: 20 feet of pavement within a 60-foot dedicated right-of-way.
 - 3) Walnut Avenue from El Nido Avenue to the eastern boundary of Planning Area 18 will be constructed with half-width improvements: 20 feet of pavement within a 60-foot dedicated right-of-way.
 - 4) Sherman Road from Rider Street to Walnut Avenue will be constructed with full-width improvements: 40 feet of pavement within a 60-foot dedicated right-of-way.
- c. All underground utilities along with future stub-outs located within street right-of-ways shall be installed prior to final paving, except off-site street improvements per phase.
- d. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- e. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls shall be installed adjacent to street improvements within each Phase. Where future phases are adjacent to street improvements access shall be restricted to the improved streets by temporary fencing or walls to be installed prior to building permits being issued for tracts adjacent to improved streets.

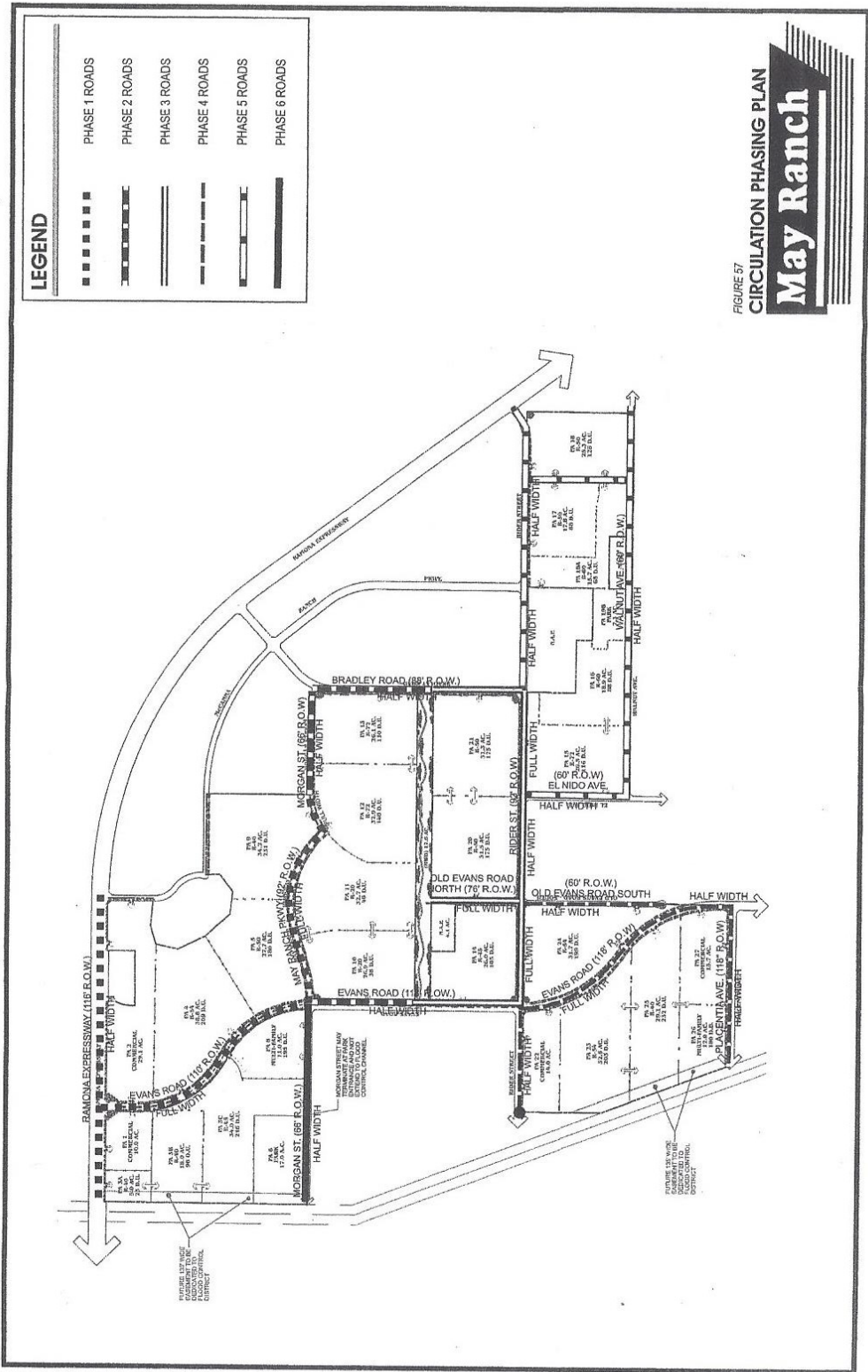
The May Ranch developer shall bond for signal improvements and install signals as directed by the City of Perris. The May Ranch developer shall bond for and install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals

required by City Ordinance, the City of Perris shall reimburse May Ranch developer for all costs in excess of fees.

Phase 6

- a. Morgan Street shall be constructed with a minimum 40-foot intersection design at Evans Road as approved by the City Engineer.
- b. The following curb to curb street improvement shall be installed.
 - 1) Morgan Street west of Evans Road will be constructed with half-width improvements: 283 feet of pavement within a 66-foot dedicated right-of-way.
- c. All underground utilities along with future stub-outs located within street right-of-ways shall be installed prior to final paving, except off-site street improvements per phase.
- d. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- e. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls shall be installed adjacent to street improvements within each Phase. Where future phases are adjacent to street improvements access shall be restricted to the improved streets by temporary fencing or walls to be installed prior to building permits being issued for tracts adjacent to improved streets.

The May Ranch developer shall bond for signal improvements and install signals as directed by the City of Perris. The May Ranch developer shall bond for and install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals required by City Ordinance, the City of Perris shall reimburse May Ranch developer for all costs in excess of fees.



3.7 GRADING CONCEPT PLAN

3.7.1 APPROACH

The May Ranch site slopes almost imperceptibly southwesterly, toward the Perris Valley Storm Drain and is essentially flat. The grading for the Specific Plan is intended to elevate development areas above the limits of the 100-year flood plain if development of the initial phase commences prior to the construction of proposed Perris Valley Storm Drain improvements.

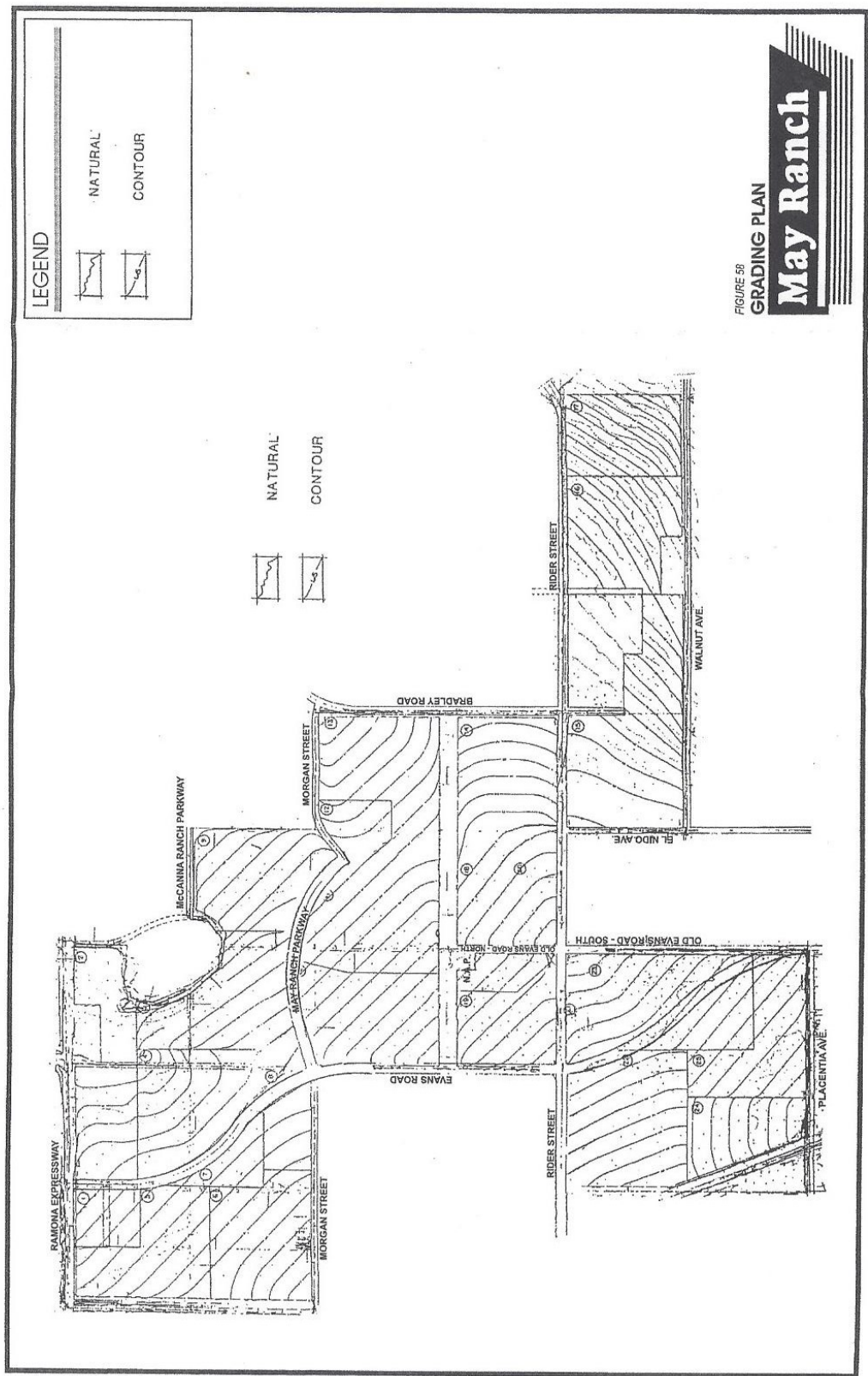
3.7.2 PLAN DESCRIPTION

Figure 58 shows the Grading Concept Plan proposed. The grading operation for the project is intended to avoid the need for import or export of materials. A rough grading plan will be prepared prior to final map recordation.

3.7.3 DEVELOPMENT STANDARDS

All grading within the Specific Plan shall be performed in accordance with today's existing and appropriate City of Perris policies and guidelines.

III.7 GRADING CONCEPT PLAN



III.8 DEVELOPMENT STANDARDS

3.8 PLANNING AREA DEVELOPMENT STANDARDS

Provisions for flexibility are built into this Specific Plan to allow for future transfer of residential dwelling units within individual planning areas (as referenced in Section 3.1). However, the total count of single-family detached units within the project will not exceed the total number of residential units planned.

When development standards are not addressed herein, the City of Perris Municipal Code shall apply, except as noted or modified by the May Ranch Development Agreement (see Section 6 of Development Agreement).

3.8.1 R-20.000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-20 Residential Zone is intended primarily for one family detached dwellings on rural sized residential lots. All lots are maintained without the creation of a homeowner's association. However, a volunteer Architectural Board will be formed to review proposed plans for front yard development.

- a. **Uses Permitted:** The following general uses shall be permitted in the R-20 Residential Zone:
 - 1) Single-family detached dwellings
- b. **Accessory Uses.** The following accessory buildings and uses customarily Incidental to any of the above use shall be permitted in the R-20 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and Walls as shown by the May Farms design guidelines.
 - 3) Garages
 - 4) Patio Covers
 - 5) Swimming pools and spas
 - 6) Home occupations
 - 7) Pedestrian and bicycle trails
 - 8) Tennis and racquet courts
 - 9) Guest and/or maid quarters
 - 10) Secondary structures as permitted by the City of Perris zoning code

III.8 DEVELOPMENT STANDARDS

c. Temporary Uses Permitted

- 1) Christmas tree and Halloween pumpkin sales with approval of temporary use permit by the City of Perris Planning Department
- 2) Temporary construction facility during construction
- 3) Temporary real estate offices and model homes located within a subdivision

d. Development Standards

- 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
- 2) Minimum Lot Size: Lot area shall not be less than 19,000 square feet.
- 3) Maximum Building Coverage: Site coverage of all structures (first floor building square footage - including garage), including accessory structures, shall not exceed 50%.
- 4) Street Frontage: The minimum frontage of a lot shall be 100 Ft. Cul-de-sac and knuckle lots may have 35 ft. frontages.
- 5) Minimum Lot Width: The minimum average lot width shall be 100 feet, excluding easements and other non-buildable areas.
- 6) Setbacks:
 - (a) Front: 25 Ft.
 - (b) Side: S Ft. Corner Lot — 10 ft.
 - (c) Rear: 25 Ft.
 - (d) Garages: Front Entry — 30 Ft.; Side Entry — 20ft.
- 7) Livable Space: The minimum habitable space for each dwelling unit shall by 2,000 SF.

3.8.2 R-7.200 RESIDENTIAL STANDARDS

Purpose and Intent. The R-7,200 Residential Zone is intended primarily for one-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

- a. Uses Permitted. The following general uses shall be permitted in the R-7,200 Residential Zone:
- 1) Single-family detached dwellings.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-7,200 Residential Zone:

III.8 DEVELOPMENT STANDARDS

- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;
 - (i) All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
 - 7) Pedestrian and bicycle trails.
- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 7,200 Residential Zone:
- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.

III.8 DEVELOPMENT STANDARDS

- 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 7,200 square feet, except for cul-de-sacs and knuckle lots, which shall not be less than 6,840 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), including accessory structures, shall not exceed 60 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 60 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 30 feet.
 - 5) Minimum Lot Width: The minimum average lot width shall be 60 feet, excluding easements and other non-buildable areas.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 20 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and through lots shall be not less than five (5) feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within 10 feet of the rear property line.
 - (d) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.
 - (e) Fireplaces may encroach two (2) feet into the side yard setback, provided

III.8 DEVELOPMENT STANDARDS

the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 1,280 square feet, including walls and excluding the garage.

f. Special Regulations

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.83 R-6,000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-6,000 Residential Zone is intended single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

a. Uses Permitted. The following general uses shall be permitted in the R-6,000 Residential Zone:

- 1) Single-family detached dwellings.

b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-6,000 Residential Zone:

- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
- 2) Fences and walls.
- 3) Garages.
- 4) Patio covers.

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- 5) Swimming pools and spas.
- 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, state licensed physicians, and lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
- 1) Pedestrian and bicycle trails.
 - c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 6,000 Residential Zone:
 - 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
 - d. Development Standards.

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- 1) Maximum Structure Height: 35 feet or two stories, whichever is less.
- 2) Minimum Lot Size: Minimum lot size shall be 6,000 square feet, except for cul-de-sac and knuckle lots, which shall not be less than 5,700 square feet.
- 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 60 percent.
- 4) Street Frontage: The minimum frontage of a lot shall be 60 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 30 feet.
- 5) Minimum Lot Width: The minimum average lot width shall be 60 feet, excluding easements and other non-buildable areas.
- 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 15 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and through lots shall be not less than five (5) feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.) from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setbacks shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
 - (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk

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(provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 1,070 square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.4 R-5.400 RESIDENTIAL STANDARDS

Purpose and Intent. The R-5,400 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

a. Uses Permitted. The following general uses shall be permitted in the R-5,400 Residential Zone:

- 1) Single-family detached dwellings.

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- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-5,400 Residential Zone:
- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
 - 7) Pedestrian and bicycle trails.
- (c) Temporary Uses Permitted. The following temporary uses are permitted in the R- 5,400 Residential Zone:

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- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
- 2) Temporary construction facility during construction.
- 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

(d) Development Standards.

- 1) Maximum Structure Height: 5 feet or two stories, whichever is less.
- 2) Minimum Lot Size: Minimum lot size shall be 5,400 square feet, except for cul-de-sac and knuckle lots, which shall not be less than 5,130 square feet.
- 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 60 percent.
- 4) Street Frontage: The minimum frontage of a lot shall be 55 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 30 feet.
- 5) Minimum Lot Width: The minimum average lot width shall be 65 feet, excluding easements and other non-buildable areas.
- 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 15 feet, measured from the back of sidewalk.
 - (b) Side and Setbacks: Side yards setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), feet from the existing street right-of-way line or any future street right-of-way as shown per approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) Easement: Two adjoining lots which have a common side lot

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line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.

- (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

- e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 1,000 square feet, including walls and excluding the garage.

- f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

- g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

- h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.5 R-5.000 RESIDENTIAL STANDARDS

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Purpose and Intent. The R-5,000 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

- a. Uses Permitted. The following general uses shall be permitted in the R-5,000 Residential Zone:
 - 1) Single-family detached dwellings.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-5,000 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

Professional offices of a physician, chiropractor, surgeon, dentist,

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optometrist, lawyer, music teacher, or art teacher, when situated within a dwelling provided that not more than twenty-five percent of the ground floor area of such dwelling shall be so occupied.

- 7) Pedestrian and bicycle trails.
- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 5,000 Residential Zone:
- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two-store, which ever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 5,000 square feet, except for cul-de-sacs and knuckle lots, which shall not be less than 4,750 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 60 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 50 feet, measured at the front setback line, parallel to the front street. However, at knuckles and cu1-de-sacs, the street frontage may be a minimum of 35 feet.
 - 5) Minimum Lot Width: The minimum average lot width shall be 50 feet, excluding easements and other non-buildable areas.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 15 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property

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line.

- (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a “zero” side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
- (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet).). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 900 square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be elected, constructed, maintained, or altered on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.6 R-4.500 RESIDENTIAL STANDARDS

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Purpose and Intent. The R-4,500 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

- a. Uses Permitted. The following general uses shall be permitted in the R-4,500 Residential Zone:
 - 1) Single-family detached dwellings.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-4,500 Residential Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Garages.
 - 4) Patio covers.
 - 5) Swimming pools and spas.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and

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lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;

- 7) Pedestrian and bicycle trails.
- c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 4,500 Residential Zone:
- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- d. Development Standards.
- 1) Maximum Structure Height: 35 feet or two-storey, whichever is less.
 - 2) Minimum Lot Size: Minimum lot size shall be 4,500 square feet, except for cut-de-sac and knuckle lots, which shall not be less than 4,275 square feet.
 - 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 70 percent.
 - 4) Street Frontage: The minimum frontage of a lot shall be 45 feet measured at the front setback line, parallel to the front street. However, at knuckles and cul-de-sacs, the street frontage may be a minimum of 35 feet.
 - 5) Minimum Lot Width: The minimum average lot width shall be 45 feet, excluding easements and other non-buildable areas. At cul-de-sacs and knuckles the minimum lot width shall be 35 feet.
 - 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 10 feet, measured from the back of sidewalk.
 - (b) Sideyard Setback s): Side yard setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or arid

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future street right-of-way as shown per any approved tract map.

- (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
- (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.

- (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.

Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

- (e). Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 800 square feet, including walls and excluding the garage.

- (f). Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

- g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

- h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural

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Guidelines and/or City approval, as applicable.

3.8.7 R-4,000 RESIDENTIAL STANDARDS

Purpose and Intent. The R-4,000 Residential Zone is intended for single-family detached dwellings on conventional residential subdivision lots. All lots are to be privately owned and maintained without the creation of a homeowners association.

a. Uses Permitted. The following general uses shall be permitted in the R-4,000 Residential Zone:

1) Single-family detached dwellings.

b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-4,000 Residential Zone:

- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
- 2) Fences and walls.
- 3) Garages.
- 4) Patio covers.
- 5) Swimming pools and spas.
- 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home

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occupation shall be stored other than in the dwelling;

- (g) No assistants shall be employed in connection therewith;
- (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation, except for professional/consultation offices of music teachers, art teachers, state licensed physicians, and lawyers;

All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;

- 7) Pedestrian and bicycle trails.

c. Temporary Uses Permitted. The following temporary uses are permitted in the R- 4,000 Residential Zone:

- 1) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
- 2) Temporary construction facility during construction.
- 3) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.

d. Development Standards.

- 1) Maximum Structure Height: 35 feet or two-stories, whichever is less.
- 2) Minimum Lot Size: Minimum lot size shall be 4,000 square feet, except for cul-de-sac and knuckle lots, which shall not be less than 3,800 square feet.
- 3) Maximum Building Coverage: Site coverage (first floor building square footage - including garage), of all structures, including accessory structures, shall not exceed 70 percent.
- 4) Street Frontage: The minimum frontage of a lot shall be 50 feet measured at the front setback line, parallel to the front street. However, at knuckles and cu1-de-sacs, the street frontage may be a minimum of 30 feet.

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- (5) Minimum Lot Width: The minimum average lot width shall be 50 feet, excluding easements and other non-buildable areas.
- 6) Setbacks:
 - (a) Front Yard Setback: The front yard setback shall not be less than 10 feet, measured from the back of sidewalk.
 - (b) Side Yard Setback(s): Side yard setbacks on interior and through lots shall be not less than five feet from the nearest property line. Side yard setbacks on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum (such as bay windows, roof overhangs, awnings, etc.), from the existing street right-of-way line or future street right-of-way as shown per any approved tract map.
 - (c) Rear Yard Setback: The rear yard setback shall not be less than 15 feet minimum. Patio covers may extend to within ten feet of the rear property line.
 - (d) Exemption: Two adjoining lots which have a common side lot line and which are developed with a "zero" side yard setback on said common side lot line, provided that the minimum separation between structures on adjacent lots is 10 feet minimum, excluding architectural projections such as fireplace boxes and bay windows.
 - (e) Garages with direct access shall be set back 20 feet minimum from the garage door to the back of sidewalks.

Garages or carports with turn-in access shall provide a minimum of 10 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages or carports shall be set back a minimum of 10 feet). Turn-in garages must have a residential architectural accent facing the front street.
 - (f) Fireplaces may encroach two (2) feet into the side yard setback, provided the width of the fireplace encroachment does not exceed four (4) feet, as measured parallel to the setback.

e. Density Regulations.

- 1) No lot shall be occupied by more than one dwelling unit.
- 2) Each dwelling unit shall have a minimum living floor area of 800

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square feet, including walls and excluding the garage.

f. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. This provision excludes chimneys and similar architectural elements, which are specifically permitted.

g. Automobile Storage Space.

- 1) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage.
- 2) No vehicle shall be stored in a required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view.

h. A thematic architectural style is required in order to provide a unique focal point for the community. Architectural style is subject to the May Ranch Community Architectural Guidelines and/or City approval, as applicable.

3.8.8 MULTI-FAMILY DEVELOPMENT STANDARDS for PLANNING AREAS 8 AND 26

Purpose and Intent. The purpose of the Multi-Family Residential Zone is to provide areas for apartment and condominium developments. The actual development product for this land use category will be based on market trends at the time of processing.

a. Uses Permitted. The following general uses shall be permitted in the Multi-Family Residential Zone:

- 1) Multiple dwellings, including cooperative apartment houses, condominium dwellings and townhomes.

b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the Multi-Family Zone:

- 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
- 2) Fences and walls.
- 3) Private garages and carports.
- 4) Swimming pools and spas, tennis and racquet courts, and other recreation facilities, provided that these facilities are enclosed with a non-climbable fence or wall of at least six (6) feet in height.

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- 5) Offices, laundry room facilities, maintenance buildings, and other uses customarily incidental and subordinated with the primary uses.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling.
 - (g) No assistants shall be employed in connection therewith;
 - (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation;
 - (i) All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
 - (j) Professional offices of a physician, chiropractor, surgeon, dentist, optometrist, lawyer, music teacher, or art teacher, when situated within a dwelling provided that not more than twenty-five percent of the ground floor area of such dwelling shall be so occupied.
 - 7) Patio covers.
- c. Parking Requirements. The Multi-family Residential Zone, the following shall apply:
- 1) Parking shall be screened from street view and adjacent developments by a berm and/or wall (minimum of three [3] foot in height), with landscaping.
 - 2) Lights illuminated a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.

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- 3) Off-street parking area shall be surfaced with permanent pavement.
 - 4) Except where a wall is provided, a minimum six (6) inch high curb shall be constructed so that no part of a vehicle extends beyond the property line.
 - 5) Parking spaces and driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle.
 - 6) Off-street parking spaces shall be connected with a public street by a paved driveway which affords safe and convenient ingress and egress. A minimum width of driveways shall be twenty-four (24) feet if ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be twelve (12) feet.
 - 7) All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking spaces shall not be located on an adjacent lot in another zone.
 - 8) There shall be two (2) covered off-street spaces for each multi-family dwelling unit.
 - 9) Of the total required parking spaces, one (1) parking spaces for recreational vehicles for every ten (10) units shall be provided. Screening is required only from adjacent land uses.
 - 10) Additionally, off-street parking shall be provided at a rate of one (1) space for every three (3) units in the development.
- d. Temporary Uses: The following temporary uses are permitted in the Multi-family Residential Zone:
- 1) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary homefinders information center.
 - 4) Temporary real estate offices and model homes located within a subdivisions, to be used only for and during the original sale of the subdivision.
- e. Development Standards.
- 1) Maximum Structure Height: Maximum height for buildings in the Multi-family Residential Zone shall be two (2) stories or thirty-five (35) feet above grade for residential buildings and accessory buildings.
 - 2) Minimum Lot Size: Each lot shall have a minimum area of five (5) acres.
 - 3) Maximum Site Landscaping: Each lot shall have a minimum of 15 percent

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landscaping.

- 4) Maximum Lot Coverage: 50 percent lot coverage shall include all buildings, carports, garages, etc., but not driveways, walkways, or uncovered parking areas.
- 5) Standards for Outdoor Living Space: All multi-family dwelling units constructed in the city shall provide private and common open space for the enjoyment of their residents in accordance with the following requirements:

(a) Private Open Space.

Each individual ground floor unit of a single-family dwelling shall be provided with a minimum of one hundred fifty square feet of contiguous and usable outdoor living space, exclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, six feet in height and the rectangle inscribed within such private open space shall not have a dimension less than ten feet. Not more than seventy-five square feet of private open space for ground floor balcony or patio roof. Patios and balconies may be included in the calculation of private open space.

Each individual dwelling unit, a multifamily dwelling having no ground floor living area shall be provided with a minimum of seventy-five square feet of above ground private open space and the rectangle inscribed therein shall have no dimension less than five feet. All above ground private open space shall have at least one exterior side open above the railing height.

Each square foot of private usable open space provided beyond the minimum requirements of this section shall be considered equivalent to one and one-half square feet of the required common open space provided in the multiple-family dwelling project other than in a common pooled area. In no case shall private open space constitute more than forty percent of the total required common open space of the project.

Private open space shall be adjacent to and not more than four feet above or below the floor level of the dwelling unit served.

(b) Common Open Space.

Each unit of a multi-family dwelling shall be provided with a minimum of one hundred fifty square feet of common open space, exclusive of driveways and sidewalks. Portions of yards (excluding the front yard and private open spaces) which are contiguous to all units in a multiple-family complex, pools, paved recreation areas and indoor recreational facilities may be included in the calculation of common open space. Not less than thirty percent of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant materials with permanent irrigation facilities and automatic timers installed.

- 6) Setbacks:

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- (a) Streetside: A minimum streetside setback shall be twenty-five (25) feet for each building.
- (b) Side Building Setback: A minimum side building set back shall be ten (10) feet, except that where a lot is adjacent to a different zone there shall be a side building setback on the side adjacent to such zone having a width of not less than twenty (20) feet.
 - (1) Where a side building setback is adjacent to a public street (corner lot) the side building setback adjacent to said street shall be fifty (50) feet where off-street parking is provided in this side yard; fifteen (15) feet if off-street parking is provided elsewhere.
- (c) Rear Building Setback: A minimum rear building setback shall be ten (10) feet, except that:
 - (1) Where a lot is adjacent to a different zone there shall be a rear building setback on the side adjacent to such zone having a width of not less than twenty (20) feet.
 - (2) Where a rear building setback is adjacent to a public street (through lot), the rear building setback on the side adjacent to said street shall be fifty (50) feet where off-street parking is provided in the rear; fifteen (15) feet if off-street parking is provided elsewhere.
- 7) A thematic architectural style is required in order to provide a unique focal point for the community subject to the May Ranch Community Architectural Guidelines or City approval.
- 8) Vehicular access to multi-family sites shall conform to the requirements of the City Engineer.
- 9) Proposed multi-family uses shall be subject to site plan review by the City of Perris Planning Department.
- f. Density Regulations.
 - 1) The density in the Multi-Family Residential Zone shall not exceed fifteen (15) dwelling units per gross acre.
 - 2) Each dwelling unit shall have a minimum living floor area of six hundred (600) square feet, including walls and excluding garage.
- g. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless

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all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. All fences, walls, and structures shall be of similar and compatible construction and appearance to the main building. This provision excludes chimneys and similar architectural elements, which are specifically permitted. Violation of special regulations is a zoning code infraction and is subject to the issuance of a citation-

3.8.9 COMMUNITY COMMERCIAL DEVELOPMENT STANDARDS

Purpose and Intent. The purpose of the Community Commercial Zone designation is to provide areas for service and retail commercial development. The actual uses to be developed on this land use category will be based on market trends at the time of processing.

a. **Uses Permitted.** The following general uses shall be permitted in the Community Commercial Zone:

- 1) Retail businesses or service establishments including, but not limited, to the following:
 - (a) Antique, art and art supplies stores;
 - (b) Automobile sales, new and used;
 - (c) Bakeries, not including the wholesale baking or bakery goods to be sold off the premises;
 - (d) Banks and other financial institutions;
 - (e) Barbers and/or beauty shops;
 - (f) Bookstores and newsstands;
 - (g) Confectionery stores;
 - (h) Conservatories for instruction in music and the arts;
 - (i) Day nurseries;
 - (j) Delicatessens, or meat, fish or poultry stores, provided no slaughter or dressing of meats on premises;
 - (k) Drugstores, dry goods or notion stores;
 - (l) Florist and gift shops;
 - (m) Fruit, vegetable and fruit juice store;

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- (n) Grocery stores;
 - (o) Hardware and electric appliance stores;
 - (p) Health food stores
 - (q) Jewelry stores and watch repair shops
 - (r) Photographic or camera stores;
 - (s) Radio and television sales and repair;
 - (t) Self-service laundries;
 - (u) Shoe stores and shoe repair shops;
 - (v) Sporting goods stores and sporting goods repair shops;
 - (w) Stationery stores;
 - (x) Tailors, dressmakers and wearing apparel stores; and
 - (y) Department Stores;
 - (z) Hotels or motels;
 - (aa) Restaurants, cafes with incidental on-site consumption of alcoholic beverages.
 - (bb) Family cinema or family movie theater.
 - (cc) Other uses deemed to be similar and compatible by the City of Perris Planning Director.
- 2) Office:
- (a) Administrative;
 - (b) Business professional;
 - (c) Design professional.

b. Conditional Uses. The following uses shall be permitted as conditional uses, subject to the public hearing requirements of the City of Perris:

- 1) Automobile service stations and automobile repair facilities.
- 2) Car washes.

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- 3) Department stores.
 - 4) Hospitals, rest homes, sanitariums, clinics, and related uses.
 - 5) Hotels and motels.
 - 6) Liquor and convenience stores.
 - 7) Patio and garden supply sales
 - 8) Pet stores, small animal hospitals. clinics and grooming shops.
 - 9) Philanthropic and charitable institutions.
 - 10) Printing and copying establishments.
 - 11) Private postal and package delivery service facilities.
 - 12) Publicly owned museums, libraries, community centers, governmental offices and recreation areas; institutions of religious, educational or philanthropic nature; private clubs, lodges, or veterans organizations.
 - 13) Restaurants, cafes, cocktail lounges and bars, including fast-food establishments.
 - 14) Recycling centers.
 - 15) Retail dry cleaning establishments.
 - 16) Sporting facilities, including bowling alleys, golf training facilities, amusement parlors and related activities.
 - 17) Theatres.
 - 18) Recreational vehicle storage lots.
- c. Accessory Uses: The following accessory uses customarily incident to any of the above uses shall be permitted in the Community Commercial Zone:
- 1) Uses customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.
 - 2) Signs shall be permitted with the following restrictions:
 - (a) A Planned Sign Program shall be created and submitted for City of Perris approval concurrent with the Site Plan Review Process.
 - (b) Sign permits shall not be required for the following:

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- (1) Flags, pennants or insignia of a nation, state, county, city, political unit, church or religious organization;
 - (2) Works of fine arts not displayed in conjunction with a commercial enterprise deriving commercial gain from such display;
 - (3) Temporary signs (less than thirty [00] days) for events of a city-wide, civic or public benefit; temporary signs require temporary use permit;
 - (4) Erection or re-erection of official traffic, fire and police signs, signals, devices and markings of the City of Perris, County of Riverside, or State of California;
 - (5) Non-illuminated directional or informational signs of a public nature (not including direction to commercial establishments);
 - (6) Temporary construction signs showing the name of contractor, new building site, planners, architect and engineers;
 - (7) Temporary (less than thirty [30] days) non-illuminated signs under six (6) square feet in area, and under six (6) feet in height advertising the sale, lease or rental of property, to be located on that property;
 - (8) Signs mounted in the interior of buildings.
- (d) The following signs are prohibited in the Community Commercial Zone:
- (1) Portable signs;
 - (2) Outlining of a building with exposed neon tubing, exposed incandescent lighting, or other artificial lighting;
 - (3) Animated, audible and rotating signs or signs with flashing illumination;
 - (4) Signs that prevent free ingress and egress from a door, window or other exit way;
 - (5) Signs that obstruct the view of any traffic signal, sign or traffic control devices;
 - (6) Signs attached to a public utility pole, light pole, lamp post, trees, fire hydrant, bridge, curb or sidewalk;
 - (7) Roof signs erected on the tops of buildings, extending above the highest point of the roofline.
- (e) The following general provisions shall apply to all signs within the Community Commercial Zone:

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- (1) Source of illumination shall be screened (not visible from any adjacent property or streets).
 - (2) Signs shall be located five (5) feet from property lines.
 - (3) Private signs shall not encroach on public property, public easements or public right-of-ways.
 - (4) Signs shall remain in reasonable repair and maintenance, and if damaged, must be restored within ninety (90) days from the date of damage, or it shall be removed at the owner's expense.
 - (5) One exterior sign of one of the variety hereunder described for each twenty-five feet of parcel width, not to exceed one hundred fifty square feet in area, and to be attached to the building:
 - (a) Lighted or electrical sign pertaining to product and establishment identification;
 - (b) Projecting sign; provided, that projection shall not exceed one inch projection per each inch of ground clearance above eight feet;
 - (c) Marquee/canopy signs shall be limited to identifying the use of the premises and address only;
 - (d) Painted or wall sign;
 - (e) Temporary banners not to exceed one hundred square feet in area and to be displayed only for ninety consecutive days within a twelve-month period;
 - (f) Signs shall be placed on the building in which the uses referred to take place, or placed on canopies attached to the building in which the uses referred to take place;
 - (g) Signs attached to the parallel with the walls of the building shall not extend above the roof of the building.
 - (6) One unlighted or lighted nonflashing on-site sign, no attached to the building, denoting the name and address of the commercial center and the occupants of each unit only. The sign shall not exceed one hundred and fifty square feet in area. Such signs shall be located no closer than five feet from any lot line.
 - (7) Temporary Future Facility Sign which identifies the future use of a site.
- 3) Off-street Parking and Loading Zones: To ensure adequate parking areas in conjunction with the uses permitted, the following general provisions are required:

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- (a) No building permit shall be issued until the applicant has presented satisfactory evidence to the building inspector that he owns or has otherwise available for his use, sufficient property to provide required parking.
 - (b) No additions to or enlargement of an existing building or use shall be permitted unless parking requirements are met for the entire building or use.
 - (c) For new buildings, building expansion or conversions, plans must be submitted to the building inspector showing the arrangement and dimensions of required parking spaces, and indicate sufficient space for turning maneuvers and adequate ingress and egress to the parking area before a permit is granted.
 - (d) Permanent use of off-street parking areas for other than said purpose shall not be permitted.
 - (e) In case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately.
 - (f) Parking shall be screened from street view and residential development by a berm and/or wall (minimum of three [3] feet in height), with landscaping.
 - (g) Lights illuminating a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
 - (h) Except where a wall is provided, a minimum six (6) inch high curb or bumper guard shall be constructed so that no part of a vehicle extends beyond the property line.
 - (i) Parking spaces and driveways shall be arranged to require safe ingress and egress from the lot to a street by forward motion of the vehicle.
 - (j) All off-street parking spaces, and ingress and egress shall be paved.
 - (k) The minimum width of driveways shall be twenty-four (24) feet where ingress and egress are the same. If ingress and egress are separate drives, then the maximum width shall be twelve (12) feet
 - (l) All required parking spaces shall be located on a lot, or on a contiguous lot, upon which the use is located. Required parking shall not be provided on an adjacent lot in another zone.
 - (m) For any uses not specifically listed below, the Perris Planning Department shall determine the parking space required.
- 4) Landscaping: There shall be a minimum of fifteen percent (15%) parking lot landscaping, with one tree planted for every seven (7) parking stalls. The 15% landscaping requirement shall be calculated based upon the parking area only. The parking area is defined as the 9 foot by 20 foot parking stall and the access to the parking stall. The

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landscaping shall include live plant material, including but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

All front, side and rear yards required in the Community Commercial Zone shall be landscape with live plant material including, but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

- 5) Off-street Parking Requirements: Minimum off-street parking requirements in the Community Commercial Zone area as follows:
- (a) General commercial and retail service: One (1) parking space for each two hundred fifty (250) square feet of gross floor area in the building.
 - (b) Public buildings, such as libraries, museums, community or recreation buildings, and similar uses: One (1) parking space for each two hundred (200) square feet of gross floor area in the building.
 - (c) Bowling alleys: Three (3) parking spaces for each alley, plus two (2) for each billiard table, plus one (1) for each five (5) seats in any visitors gallery.
 - (d) Adult schools: One (1) parking space for each two students which the facility is designed to accommodate.
 - (e) Auditoriums, theaters, night club, multi-purpose rooms, and other public assembly places: One (1) parking space for every three (3) seats in the main room exclusive of the seating capacity of other special rooms. Where fixed seating is not provided, there shall be one

(1) parking space for each thirty (30) square feet of gross floor area.
 - (f) Day nurseries: One (1) parking space for each two hundred (200) square feet of floor area in the building.
 - (g) Hotels and motels: One (1) parking space for every sixty-five (65) square feet of usable public floor area of restaurants, dining rooms, bars, and dancing areas and places where the public is served; plus one (1) parking space for every four hundred (400) square feet of usable floor area in commercial accessory uses; plus one (1) space for every five (5) seats, if seats are fixed or one (1) space for every one hundred (100) square feet of area if seats are not fixed, in any places of public assembly.
 - (h) Private postal and parcel delivery facilities: One (1) parking space for each two hundred (200) square feet of floor area.
 - (i) Hospitals, and other medical facilities with overnight accommodations: One (1)

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parking space for each bed.

- (j) Clinics and other medical facilities without overnight accommodations: One (1) parking space for every one hundred fifty (150) square feet of office area.
 - (k) Restaurants, cafes, bars, cocktail lounges, and similar uses: One (1) parking space for each fifty (50) square feet of indoor public area, and one (1) parking space for each two hundred (200) square feet of outdoor patio area.
 - (l) Theaters, auditoriums, gymnasiums and similar places of public assembly: One (1) parking space for every four (4) persons for which seating is provided.
 - (m) Drive-in restaurants or fast food establishments: One (1) parking space for each 30 square feet of gross floor area in the building.
 - (n) Automobile, boat or trailer sales, retail nurseries, or other commercial uses not in a building or structure: One (1) parking space for each 2,000 square feet of display area.
 - (o) Office, administrative, business, or design professional: One (1) parking space for each 250 square feet of floor space excluding corridor and stairways.
- 6) Off-street Loading Requirements: One (1) loading space shall be provided on the lot for buildings having a floor area of twenty five thousand (25,000) square feet devoted to commercial uses. Building having in excess of twenty- five thousand (25,000) square feet devoted to commercial uses shall provide one (1) loading space for each twenty-five thousand (25,000) square feet of floor area or fraction thereof on the lot.
- d. Temporary Uses. The following temporary uses are permitted in the Community Commercial Zone:
- 1) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department,
 - 2) Temporary construction facility during construction,
 - 3) Temporary homefinders information center.
- e. Development Standards.
- 1) Maximum Structure Height: Maximum height for buildings in the Community Commercial Zone shall be sixty (60) feet above grade.
 - 2) Minimum Lot Size: Each lot shall have a minimum area of five (5) acres.
 - 3) Maximum Building Coverage: The maximum permissible building coverage by any structure in the Community Commercial Zone shall be fifty (50) percent of the lot or lots.
 - 4) Landscaping: There shall be a minimum of fifteen percent (15%) parking lot

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landscaping, with one tree planted for every seven (7) parking stalls. The 15% landscaping requirements shall be calculated based upon the parking area only. The parking area is defined as the 9-foot by 20-foot parking stall and the access to the parking stall. The landscaping shall include live plant material, including but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

All front, side and rear yards required in the Community Commercial Zone shall be landscape with live plant material including, but not limited to, trees, shrubs and groundcover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect.

- 5) Setbacks:
 - (a) Streetside: A minimum front streetside building setback shall be fifteen (15) feet exclusive of off-street parking in front of the building.
 - (b) Side Building Setback: There shall be no minimum requirement.
 - (c) Rear Building Setback: A minimum rear building setback shall be (10) feet except that:
 - (1) Where a lot is adjacent to a residential zone there shall be a rear building setback on the side adjacent to such residential zone having a width of not less than twenty (20) feet.
 - (2) Where a rear building setback is adjacent to a public street (through lot) the rear building setback shall be the same as the required front setback.
- 6) A thematic architectural style is required in order to provide a unique focal point for the community, subject to the May Ranch Community Architectural Guidelines or City approval.
- 7) Vehicular access to commercial sites shall conform to the requirements of the City Engineer.
- 8) Proposed commercial uses shall be subject to site plan review by the City of Perris Planning Department.

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.

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

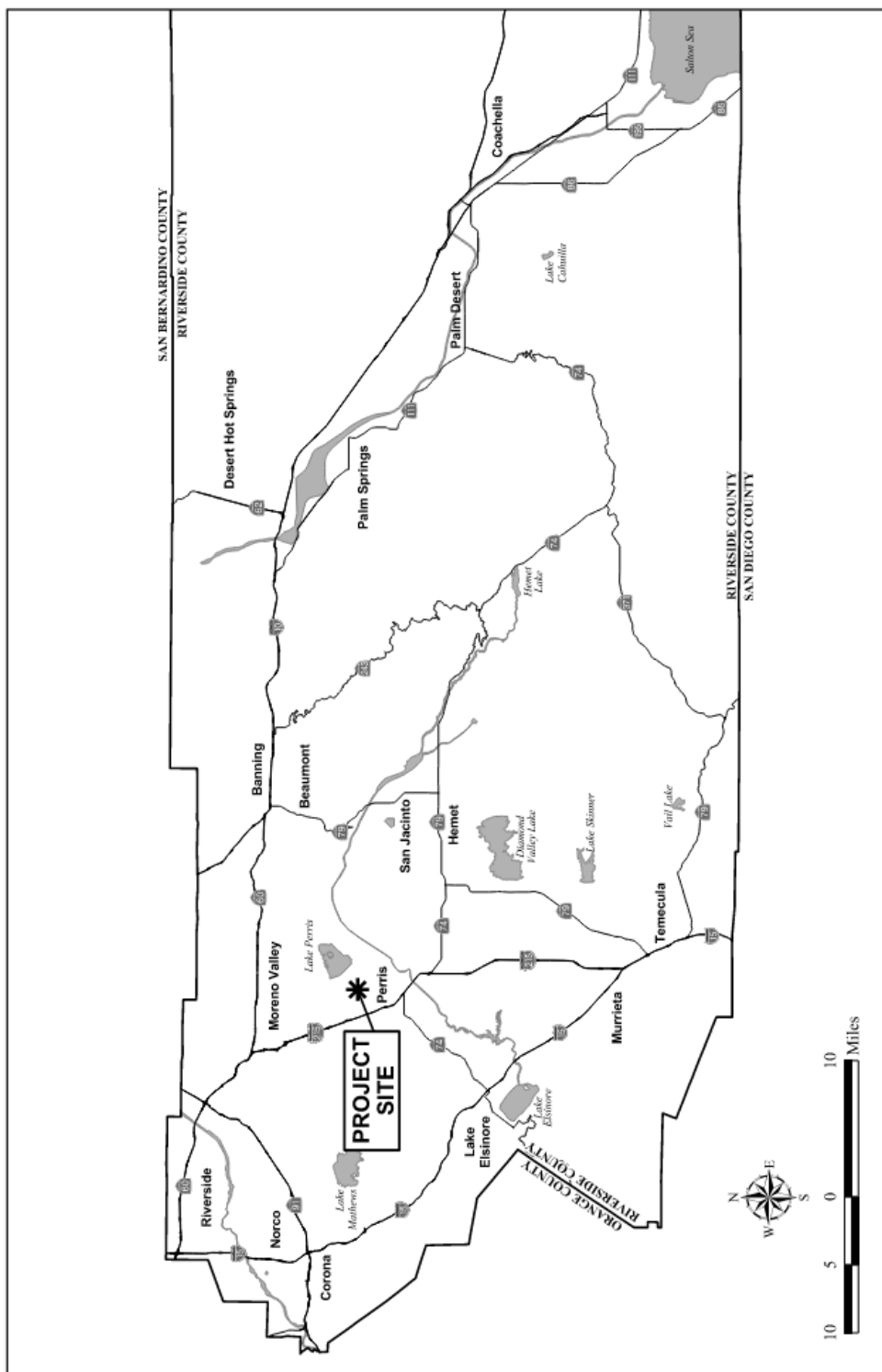
May Ranch Specific Plan Amendment No. 4 lies within a gated planned community situated on 14.86 acres of an approximately 745.3 acre project area located south and southwest of the Ramona Expressway and east of the Perris Valley Storm Drain Channel in the City of Perris. Rider Street and the Colorado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





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.

III. COMPREHENSIVE DEVELOPMENT PLANS

5.2 COMPREHENSIVE DEVELOPMENT PLANS

5.2.1 LAND USE PLAN

5.2.1.1 Approach

May Ranch Specific Plan Amendment No. 4:

Planning Area (PA) 22 (Figure 4 on page V-X) is the one of the last remaining undeveloped Planning Areas within the May Ranch Specific Plan (MRSP). The 16.68 (14.68 net) acre parcel is located at the southwest corner of Evans Rd. and Rider St. The project site is vacant and has been regularly plowed for weed abatement and fire hazard reduction purposes. 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).

5.2.1.2 Objectives of May Ranch Specific Plan Amendment No. 4

MRSP Amendment No. 4 (SPA 21-05249) would make the following changes to the MRSP:

- 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 as described in Table III-1.
- Revise graphics, text and figures to reflect the land use designation change for PA 22 per MRSP Amendment No. 4.

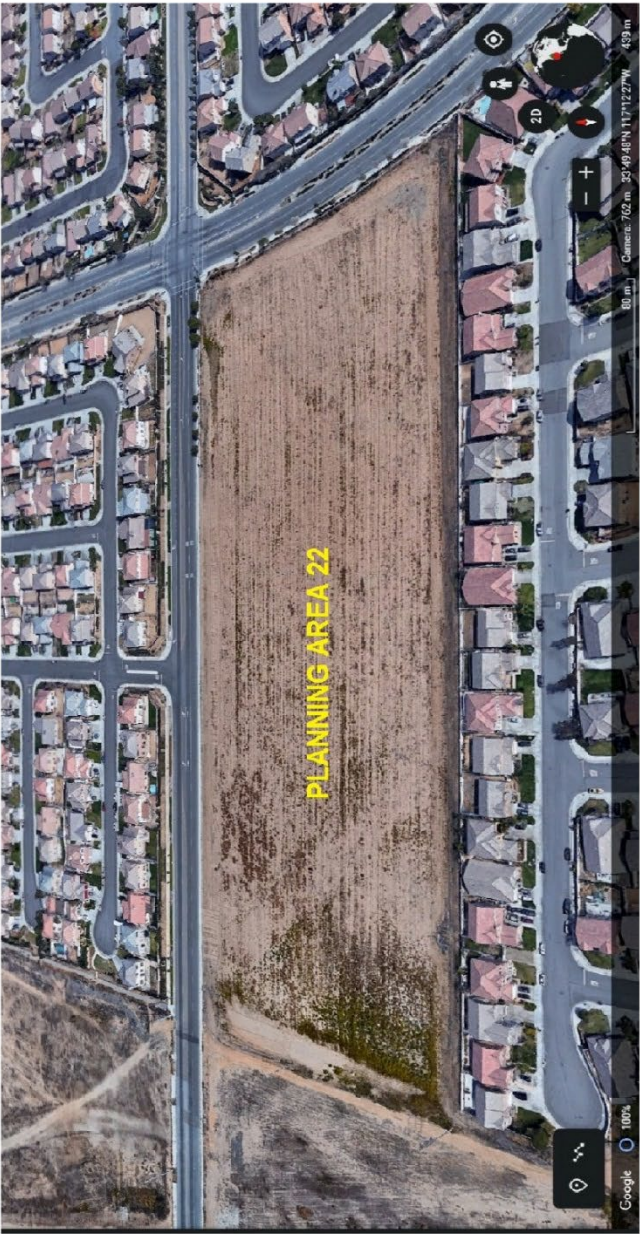
5.2.1.3 Existing Commercial Land Use Designation

PA 22 has a land use designation of Commercial under the existing MRSP. The purpose of the Commercial land use was intended to provide every day goods and services on both the neighborhood and district level. Over time, these services have emerged along the Ramona Expressway corridor. The commercial planning areas within MRSP are identified on the following table. No development plans have been submitted for any of these PAs that total 54.8 acres.

MRSP Commercial Acreage Table V-1

Planning Area	Location	Acres	Development Status
1	Ramona Expressway	10	Vacant
2	Ramona Expressway	29.1	Vacant
27	Evans Rd.	15.7	Vacant

III. COMPREHENSIVE DEVELOPMENT PLANS



PLANNING AREA 22 AERIAL

May Ranch

FIGURE 4

III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.1.4 Proposed Multiple Family Residential Land Use Designation

This amendment is for a new land use on Planning Area 22 of Multiple Family Residential featuring a 300-unit apartment project. This project would add to the inventory of housing from 375 units to 675 units within the MRSP project area. MRSP No. 4 is a request by the Applicant for several discretionary actions that must be approved by the City. These include approval of Development Plan Review (DPR 21-00032), May Ranch Specific Plan Amendment No. 4 (SPA 21-05249), May Ranch Rezone, and certification of an EIR Addendum analyzing the impacts relating to a change in the land use plan to add 300 multiple family units. Table III-1 reflects the project-wide May Ranch Specific Plan as a result of Amendment No. 4.

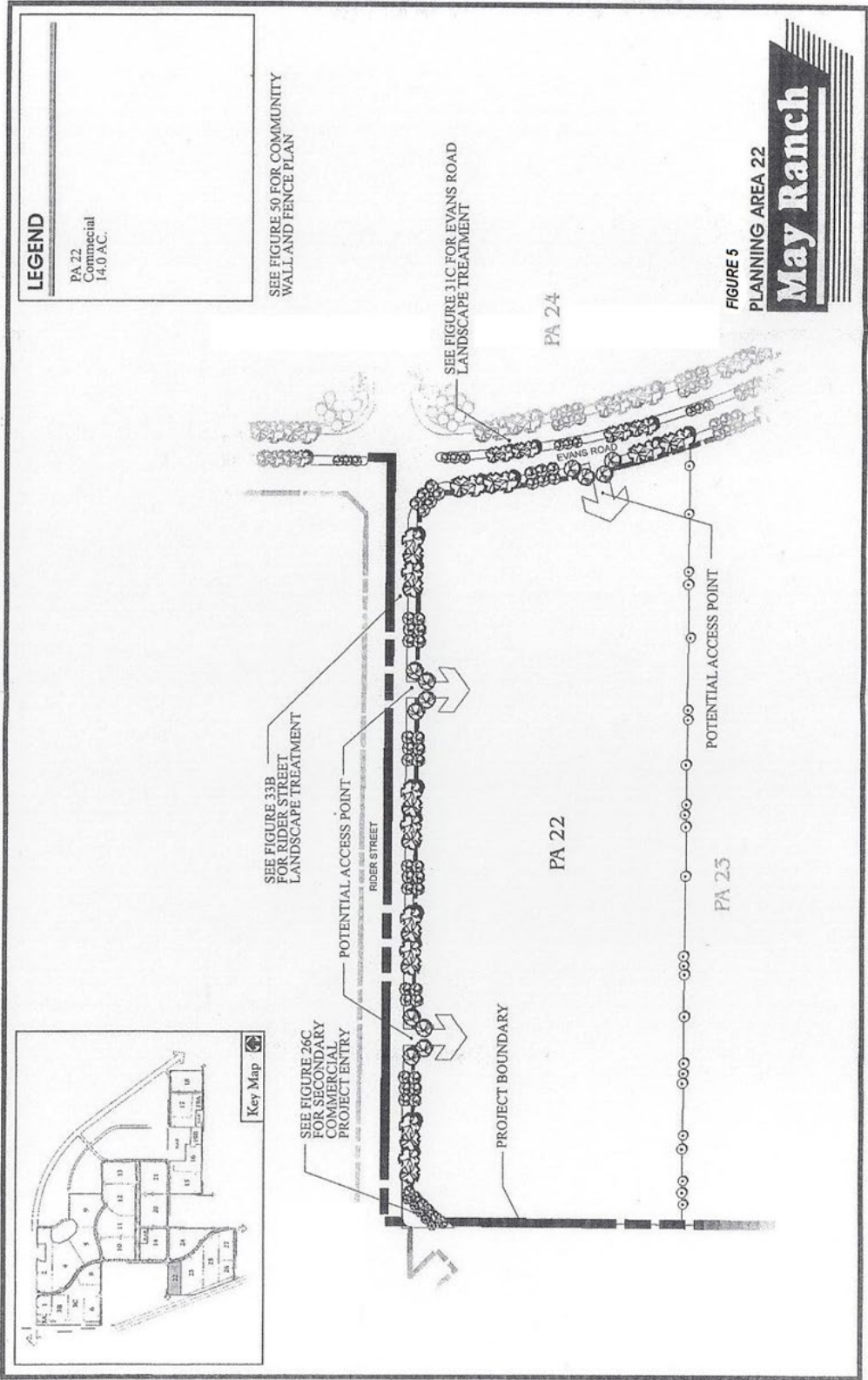
SPECIFIC PLAN AMENDMENT NO. 4
TABLE V-2

Planning Area	Land Use	DUs	Acres
1	Commercial	--	10.0
2	Commercial	--	29.1
3A	R-40	23	5.0
3B	R-40	98	18.0
3C	R-45	216	34.0
4	R-54	209	38.8
5	R-50	180	27.7
6	Park	--	17.0
7	NA	--	--
8	Multi-Family	195	11.0
9	R-40	231	34.2
10	R-20	38	26.9
11	R-20	46	32.7
12	R-72	140	32.9
13	R-72	110	26.1
14	R-45	165	26.0
15	R-72	116	26.5
16	R-60	88	18.9
17	R-50	88	17.8
18	R-50	125	25.3
19A	R-60	65	15.7
19B	Park	--	7.3
20	R-50	175	31.5

III. COMPREHENSIVE DEVELOPMENT PLANS

Planning Area	Land Use	DUs	Acres
21	R-50	175	31.3
22	Multi- Family	300	14.68
23	R-54	203	32.5
24	R-54	199	31.7
25	R-40	232	29.1
26	Multi-Family	180	12.0
27	Commercial	--	15.7
Totals:			
Single-Family Res		2,922	585.6
Multi-Family Res		675	37.68
Commercial		--	51.4
Parks		--	24.3
Linear Parks		--	14.0
Roads		--	52.6

III. COMPREHENSIVE DEVELOPMENT PLANS



III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.1.5 Development Plan Review (DPR 21-00032)

Detailed site planning review of the MRSP No. 4 project Site Plan (Figure 6) 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 proposed multi-family development will include:

- Seven (7) 16-unit, two-story building
- One (1) 8-unit, two story building
- Nine (9) 20-unit three- story buildings
- Recreation Center 5,445 SF:
 - Fitness Center 3,024 SF
 - Pool area 9,000 SF
 - Common Area 9,300 SF
- Active Open Space 45,000 SF:
 - East 18,000 SF
 - West 19,000 SF
 - Dog Park 4,000 SF
 - Private Open Space/Decks 28,302 SF
- 638 parking spaces (636 spaces required)
 - Carports 300
 - Enclosed garages 135
 - Open spaces 203
- Retention/Water Quality Basin 12,393 SF

III. COMPREHENSIVE DEVELOPMENT PLANS



Proposed Site Plan
KAIDENCE PERRIS
Figure 6

III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.1.6 Architecture

The multi-family units envisioned for PA 22 would be 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.

5.2.1.7 Access

Main access to the PA 22 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.

5.2.1.8 Infrastructure

Water and sewer services for PA 22 would 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 provider's conditions and requirements. Per the approved drainage plan, stormwater will flow through on-site drainage facilities and will tie into the existing drainage system (per the approved Perris Valley Master Drainage Plan) which leads 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.

III. COMPREHENSIVE DEVELOPMENT PLANS

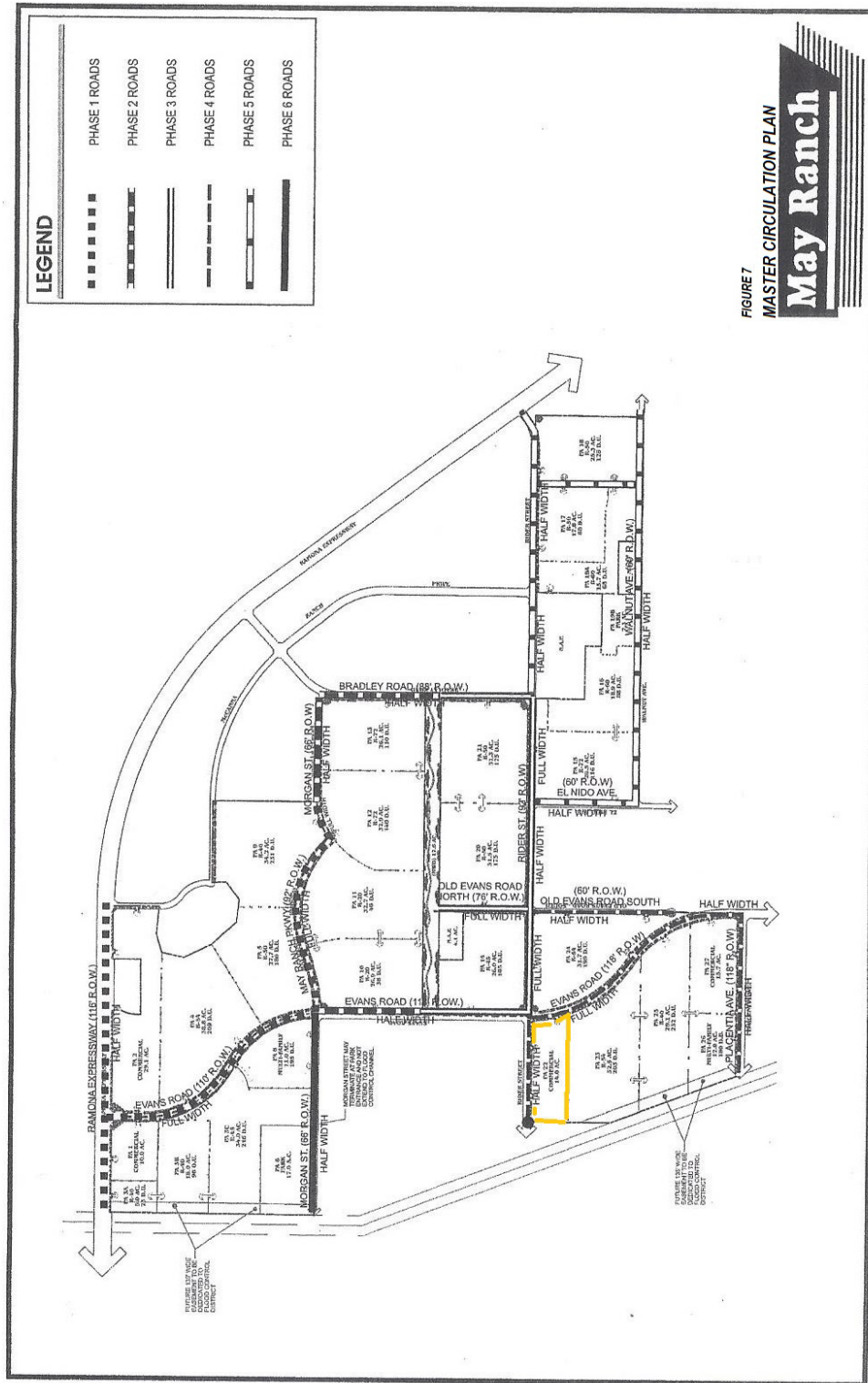
5.2.2 MASTER CIRCULATION PLAN

The Circulation Plan for the MRSP is based on a design which will allow safe and efficient internal circulation and access throughout the project. The primary access points provide a wide circulatory dimension while enhancing the aesthetics of the project through landscaping, beaming, and signage. The planning areas have been developed with an inward orientation to minimize direct access on arterial roads, secondary roads, and collector streets.

5.2.2.1 PLAN DESCRIPTION

The MRSP Master Circulation Plan, (Figure 7), shows the basic roadway design. All roads within the development will be public streets and shall conform with City standards, with the exception of the residential streets, while still providing aesthetic project statements. The system is designed for the efficient movement of traffic with as little disturbance to the residential neighborhoods as possible. Vehicular access within PA 22 shall be private driveways serving each of the apartment buildings.

III. COMPREHENSIVE DEVELOPMENT PLANS

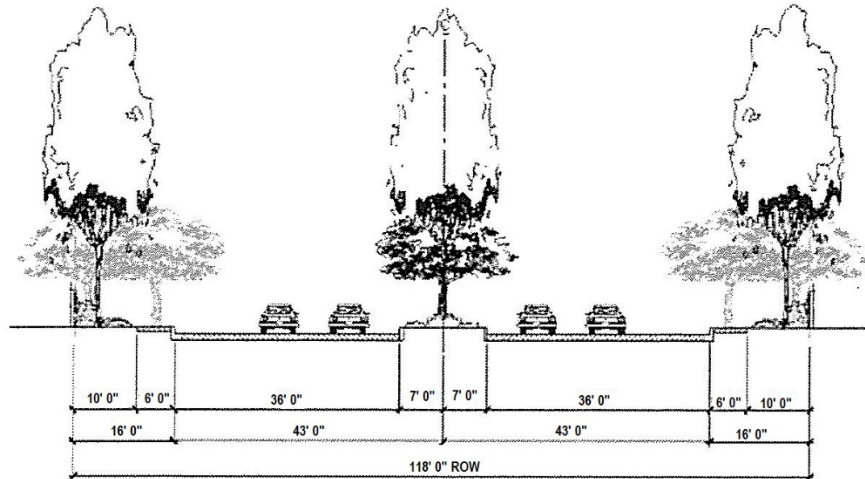


III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.2.3 DEVELOPMENT STANDARDS

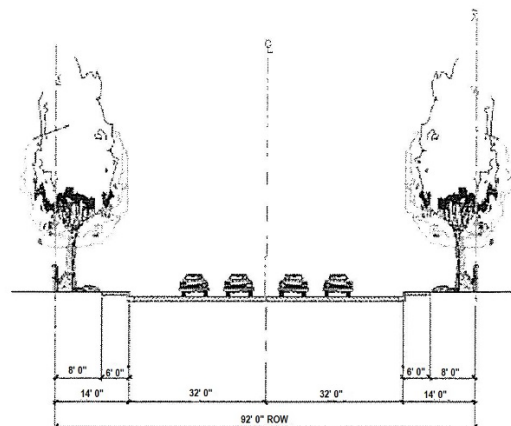
The applicable types of public streets service Planning Area 22 are as follows:

Arterial Highway (Evans Road) — 118-foot right-of-way (110-foot right-of-way with 4-foot-wide easements on both sides of Evans Road. This design will allow for two travel lanes and one parking lane in each direction. A 14-foot wide median will allow for left-hand turn lanes and center landscaping on Evans Road. Additionally, 12 feet of sidewalk and landscaping will be on each side of the roadway.



ARTERIAL HIGHWAY (EVANS ROAD - FULL IMPROVEMENTS)

Arterial Road (Rider Street) — 92-foot right-of-way (This is a Specific Plan-unique roadway classification in that the width of the right-of-way is four feet greater than a secondary road classification). This design allows for 32 feet of pavement in each direction, except at intersections, where the roadway will widen to accommodate left hand turn lanes. The 32-foot pavement is divided into two travel lanes and a bicycle lane in each direction. This design will accommodate a 16-foot right-of-way in each direction for sidewalk and landscaping.



ARTERIAL
(RIDER STREET)

III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.3 MASTER LANDSCAPE PLAN

5.2.3.1 PLAN DESCRIPTION

This section of the Specific Plan will provide a general description and development standards for the landscaping concept within the overall MRSP community, as depicted in the Master Landscape Concept Plan (Figure 8). Entry monumentation will provide initial definition for the site, and will be viewed when approaching the MRSP community from any direction. Once within the community, entry monumentation will continue to be present at key intersections. Monumentation will be developed in a hierarchical format from major project entry to neighborhood entries and will provide initial identification for each residential planning area, and the community as a whole.

The landscape concept plan proposes thematic landscape treatments to identify the specific image of importance of roads servicing the project. This is achieved through the use of canopy trees along the streetscape to provide unity and highlight the collector roads. Clustered vertical accent trees to provide contrast and aesthetic variation at the primary and secondary entries into the project site. The use of flowering shrubs and groundcover will also be incorporated to complement the streetscape tree palette. To complete the overall landscape plan, all proposed walls, fences and signage will be located and designed to work in harmony with the landscape features. All landscaped areas shall be kept free of weeds and debris.

III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.3.2 CONCEPTUAL LANDSCAPING PLAN

As illustrated in Figure 9 on Page XXIII, Conceptual Landscape Plan, project landscaping plays an important role in maintaining project quality and a consistent design theme. This is expressed through landscape setbacks, enhanced entry, active recreation areas, dog park, and common open space.

As illustrated in Figure 10, Master Planting Plan, the plant palette emphasizes low water, drought tolerant materials that produce color and texture that compliments the architecture and other design elements of the project.

5.2.3.3 DEVELOPMENT STANDARDS

a. 118' R.O.W (3/4 width) — Evans Road

The 118' R.O.W. design — fencing (including the use of slump block wall), sidewalk, street trees, and accent plantings — echoes that of May Ranch Parkway. Additionally, a 14' wide median follows the street centerline, from the existing portion of Evans Road to the entry of the current phase; two lanes are developed between the eastern side of the median and the May Farms curb, and a third 12' wide lane along the western side of the median. The portion of Evans Road south of this phase of May Farms is developed as future phases are installed; however, three paved lanes are installed from Evans to Rider Street.

b. Procedures and Standards

- 1) All detailed landscaping programs for planning areas and roadways will be prepared by a licensed landscape architect for review by City staff.
- 2) The landscaping design for the site will include trees, shrubs, and groundcover compatible with natural vegetation on-site, where feasible.
- 3) The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of the landscape maintenance district.
- 4) **Public Landscapes**
A landscaped architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms. While rows of shrubs may be used for a variety of purposes, including screening and property separation, sheared hedges should be kept to a minimum. Use of drought-tolerant plants is highly encouraged, as irrigation water may be diverted away from perimeter landscaped during dry summer months.

The plant list in subsection c above offers a suggested plant palette for the MRSP; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.

III. COMPREHENSIVE DEVELOPMENT PLANS

- 5) **Soil Testing**
Soil samples shall be taken from several locations after the completion of rough grading operations, and an agronomic soils test shall be performed by a reputable agricultural soil testing laboratory. The test shall assess soil fertility needs for general ornamental and water-wise Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.
- 6) **Irrigation**
Irrigation for landscapes should be designed to be as water-efficient as possible. All irrigation systems shall have automatic controllers designed to properly water plan materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices. Drip irrigation is encouraged. Spray systems shall have low-gallage, matched-precipitation heads. Reclaimed water will be used in public landscape areas where available.
- 7) **Maintenance**
 - (a) All public landscapes, including reverse-frontage landscapes, street trees, lighting, and irrigation systems for landscaping within the rights-of-way, shall be maintained by the City of Perris.

III. COMPREHENSIVE DEVELOPMENT PLANS



Conceptual Landscape Plan
KAIDENCE PERRIS
Figure 9

V-XXV

Figure 10

TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	<i>Quercus agrifolia</i>	White Oak	40' x 30'	Standard	A
	<i>Quercus laevis</i>	Swamp White Oak	40' x 30'	Standard	A
	<i>Quercus macrocarpa</i>	Shrub Oak	40' x 30'	Standard	A
	<i>Quercus prinus</i>	Prickly Pear	40' x 30'	Standard	A
	<i>Quercus rubra</i>	Red Oak	40' x 30'	Standard	A
	<i>Quercus sp.</i>	Shrub Oak	40' x 30'	Standard	A
	<i>Quercus sp.</i>	Shrub Oak	40' x 30'	Standard	A
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	<i>Quercus sp.</i>	Shrub Oak	40' x 30'	Standard	A
	<i>Quercus sp.</i> </				

III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.4 MASTER DRAINAGE PLAN

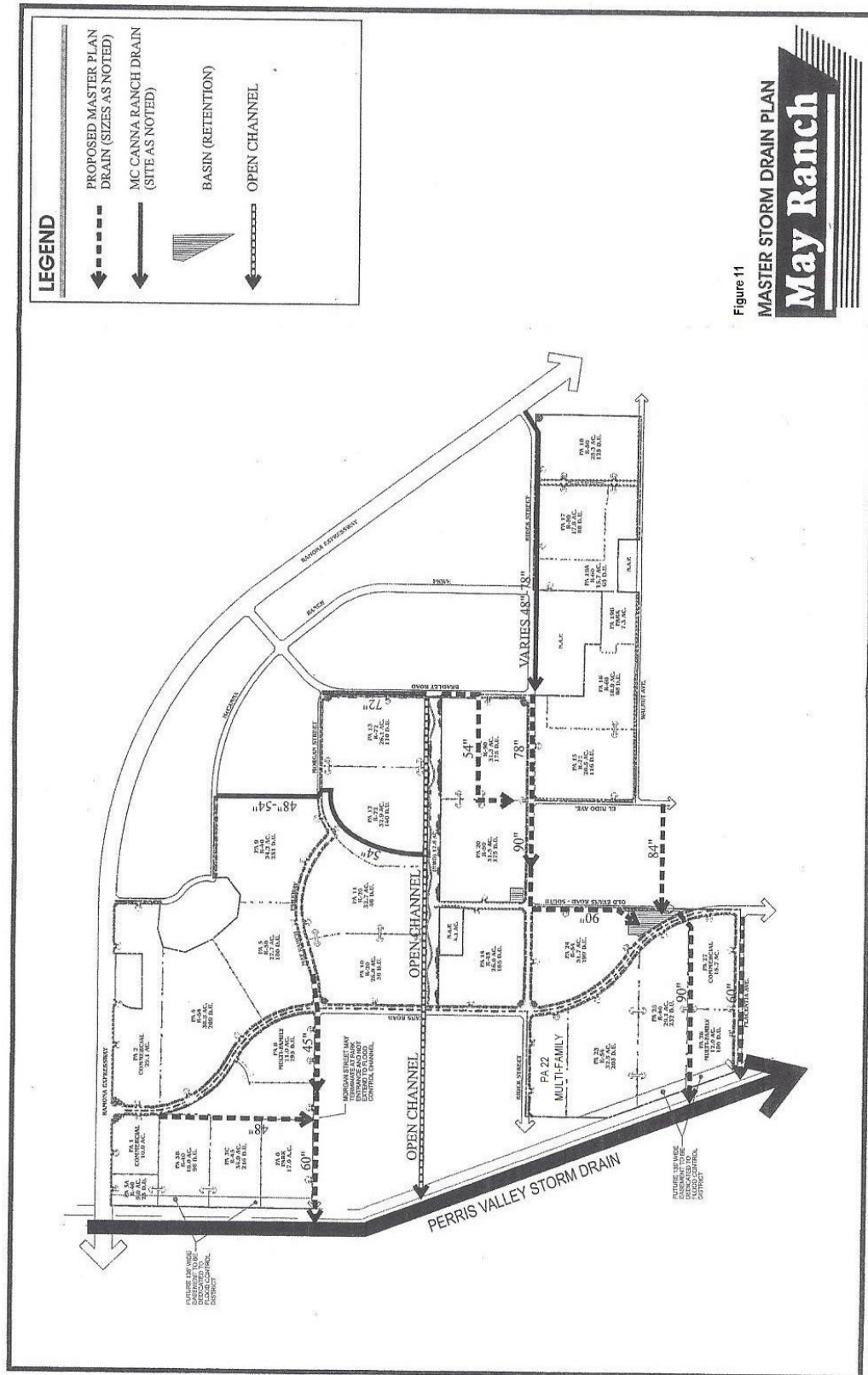
Figure 11 shows the May Ranch Master Storm Drain System that has been constructed within the MRSP. All storm drain systems shall discharge into the Perris Valley Storm Drain located on the western edge of the property.

5.2.4.1 DEVELOPMENT STANDARDS

The following design standards will be followed in preparation of the detailed design for PA 22:

- Protect multi-family residential structures from damage from the 100 year storm.
- Safely discharge all flows leaving the property through a WQMP basin at the southwest corner of the project.
- The system will be designed to meet all applicable standards of the City of Perris and Riverside County Flood Control.

III. COMPREHENSIVE DEVELOPMENT PLANS



III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.5 MASTER WATER AND SEWER PLAN

Sewer disposal and water supply services for the MRSP will continue to be provided by EMWD under MRSP Amendment No. 4. Master Water Plan, (Figure 12) and Master Sewer Plan. (Figure 13) remain in effect under the proposed MRSP Amendment No. 4.

5.2.5.1 PROJCT DESCRIPTION

At Rider Street, the 21-inch line runs easterly within the Rider Street right-of-way and connects to a 24-inch line within the Evans Road right-of-way (where sewage from the northern half combine with the remaining southern portions of the Specific Plan). The 24- inch line runs southerly and ultimately connects to the Perris Valley Treatment and Reclamation Plant.

Reclaimed water supplies are provided by EMWD via an existing 16-inch line traversing the Specific Plan in a north-south alignment along Evans Road. Six-inch and 8-inch lines branch off the existing main lines to provide irrigation for the parks and public landscaping, respectively.

5.2.5.2 DEVELOPMENT STANDARDS

The following design standards will be followed in preparation of the detailed design: All lines will be designed per EMWD arid MWD requirements. The infrastructure system will be designed and installed to meet the requirements of the City of Perris Engineering Department, subject to adoption of the Master Plan of Sewers by EMWD.

- Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- The applicant shall participate in a domestic water program with Eastern Municipal Water District to upgrade/extend domestic water to the project site.
- The developer shall participate in financing the costs of all sewage transmission, treatment, and disposal facilities to serve the specific plan area as required by EMWD.
- Domestic and reclaimed water service to the MRSP community will be provided by the Eastern Municipal Water District. Additional domestic and reclaimed water distribution facilities will be constructed in accordance with street improvement development activities. The use of reclaimed water shall be utilized in open space areas where feasible.

III. COMPREHENSIVE DEVELOPMENT PLANS

KEY MAP

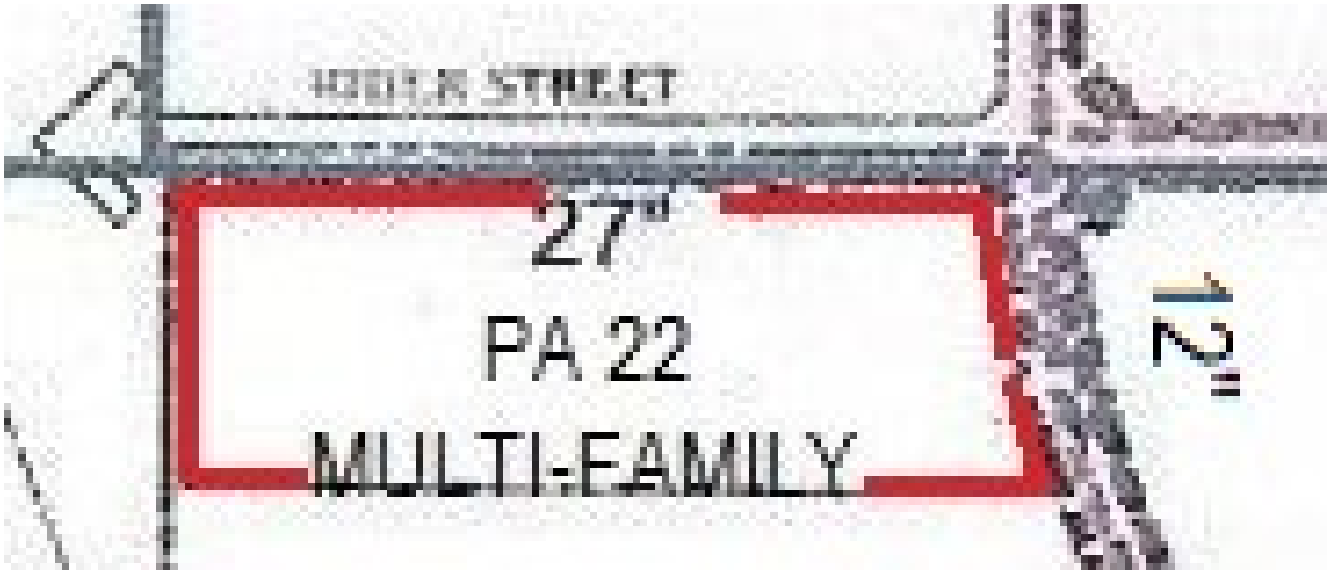
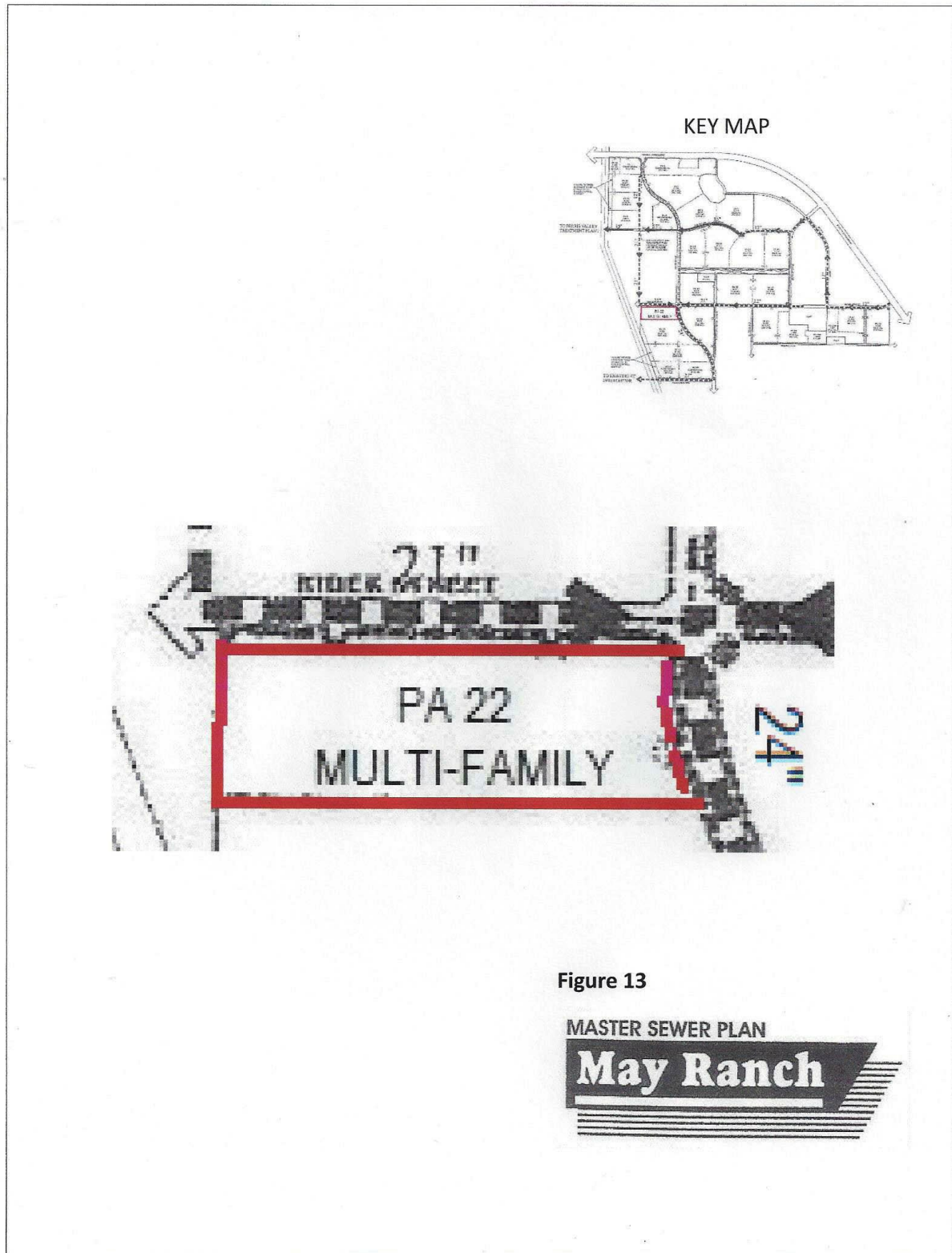


Figure 12



III. COMPREHENSIVE DEVELOPMENT PLANS



III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.6 MASTER PHASING PLAN

The purpose of a phasing plan is to schedule development of property in line with market demand, the need for services, and economic concerns. The Modified Project represents the final phase sequence of the MRSP where supporting infrastructure and services are also constructed to provide for the needs of the new residents.

5.2.6.1 PHASING PLAN – LAND USE

Figure 14 is a graphic representation of the Phasing Plan for the MRSP.

5.2.6.2 PHASING PLAN – CIRCULATION

- a. Rider Street and Evans Road shall be improved along the frontage of PA 22 with ultimate street and parkway improvements in conformance with City of Perris and May Ranch Specific Plan standards.
- b. All underground utilities along with future stub-outs located within the adjoining streets shall be installed prior to final paving.
- c. Any off-site construction related to drainage, underground utilities or street improvements must have necessary right-of-way and agency approvals, i.e. (City, Flood Control, EMWD).
- d. Landscaping and permanent irrigation facilities shall be installed with street improvements. Perimeter walls, if any, shall be installed adjacent to street improvements.
- e. The eventual developer(s) shall bond for signal improvements and install signals as directed by the City of Perris. The developer shall bond for and install said signals as an off-set against the City Traffic Signal Fees. Should the cost of installation of said traffic signals exceed the total fees for traffic signals required by City Ordinance, the City of Perris shall reimburse the developer for all costs in excess of fees.

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III. COMPREHENSIVE DEVELOPMENT PLANS

5.2.7 GRADING CONCEPT PLAN

PA 22 slopes almost imperceptibly southwesterly, toward the Perris Valley Storm Drain and is essentially flat.

5.2.7.1 PLAN DESCRIPTION

Figure 15 shows the Master Grading Concept Plan proposed. The grading operation for the project avoided the need for import or export of materials. Precise grading plans have been prepared with each implementing development.

5.2.7.2 DEVELOPMENT STANDARDS

Grading within the PA 22 shall be performed in accordance with current City of Perris policies and guidelines.

IV. DEVELOPMENT STANDARDS

5.3 MULTI-FAMILY DEVELOPMENT STANDARDS FOR PLANNING AREA 22

Purpose and Intent. The purpose of the Multi-Family Residential Zone is to provide areas for apartment and condominium developments. The actual development product for this land use category will be based on market trends at the time of processing.

- a. Uses Permitted. The following general uses shall be permitted in the Multi-Family Residential Zone:
 - 1) Multiple dwellings, including cooperative apartment houses, condominium dwellings and townhomes.
- b. Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the Multi-Family Zone:
 - 1) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - 2) Fences and walls.
 - 3) Private garages and carports.
 - 4) Swimming pools and spas, tennis and racquet courts, fitness rooms, Bar-be-ques, tot-lots, and other recreation facilities, provided that these facilities are enclosed with a non-climbable fence or wall of at least six (6) feet in height.
 - 5) Offices, laundry room facilities, maintenance buildings, and other uses customarily incidental and subordinated with the primary uses.
 - 6) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (a) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (b) All operations are carried on within the dwelling;
 - (c) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (d) No motor other than electrically drive motors shall be used in connection therewith and that the total horsepower of such motors shall not exceed three horsepower, or one horsepower for any single motor;
 - (e) No merchandise or articles shall be displayed for advertising purposes;
 - (f) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling.
 - (g) No assistants shall be employed in connection therewith;

IV. DEVELOPMENT STANDARDS

- (h) The premises shall not be used as a place of business or point of sale of the products of such home occupation;
- (i) All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties;
- (j) Professional offices of a physician, chiropractor, surgeon, dentist, optometrist, lawyer, music teacher, or art teacher, when situated within a dwelling provided that not more than twenty-five percent of the ground floor area of such dwelling shall be so occupied.

7) Patio covers.

c. Parking Requirements. The Multi-family Residential Zone, the following shall apply:

- 1) Parking shall be screened from street view and adjacent developments by a berm and/or wall (minimum of three [3] foot in height), with landscaping.
- 2) Lights illuminated a parking space shall be arranged and screened to reflect light away from adjoining residences and streets. Lights shall be a maximum height of sixteen (16) feet.
- 3) Off-street parking area shall be surfaced with permanent pavement.
- 4) Except where a wall is provided, a minimum six (6) inch high curb shall be constructed so that no part of a vehicle extends beyond the property line.
- 5) Parking spaces are driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle.
- 6) Off-street parking spaces shall be connected with a public street by a paved driveway which affords safe and convenient ingress and egress. A minimum width of driveways shall be twenty-four (24) feet if ingress and egress are the same. If ingress and egress are separate drives, then the minimum width shall be twelve (12) feet.
- 7) All required parking spaces shall be located on the lot, or on a contiguous lot, upon which the use is located. Required parking spaces shall not be located on an adjacent lot in another zone.
- 8) (a) Number of parking spaces:

Studio/1 bedroom	1.5 spaces
Two bedroom	2 spaces
Three bedroom	2.5 spaces

Additionally, off-street parking shall be provided at a rate of one (1) space for every

IV. DEVELOPMENT STANDARDS

five (5) units in the development for guest, staff and additional parking for residents vehicles.

- 9) Parking for recreational vehicles, haul trailers, and/or semi-trucks shall be prohibited on site.
- d. Temporary Uses: The following temporary uses are permitted in the Multi-family Residential Zone:
- 1) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department.
 - 2) Temporary construction facility during construction.
 - 3) Temporary homefinders information center.
 - 4) Temporary real estate offices and model homes located within a subdivisions, to be used only for and during the original sale of the subdivision.
- e. Development Standards.
- 1) Maximum Structure Height: Maximum height for buildings in the Multi-family Residential Zone shall be three (3) stories or forty-one (41) feet above grade for residential buildings and common area buildings. Accessory buildings shall be subject to the provisions of the Perris City Code.
 - 2) Minimum Lot Size: Each lot shall have a minimum area of five (5) acres.
 - 3) Maximum Site Landscaping: Each lot shall have a minimum of 15 percent landscaping.
 - 4) Maximum Lot Coverage: 50 percent lot coverage shall include all buildings, carports, garages, etc., but not driveways, walkways, or uncovered parking areas.
 - 5) Standards for Outdoor Living Space: All multi-family dwelling units constructed in the city shall provide private and common open space for the enjoyment of their residents in accordance with the following requirements:
 - (a) Private Open Space.

Each individual ground floor unit shall be provided with a minimum of ninety square feet of contiguous and usable outdoor living space for Plan 841 and 114 square feet for all other units, exclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, minimum forty-two (42) inches in height and the rectangle inscribed within such private open space shall not have a dimension less than six feet. Patios and balconies may be included in the calculation of private open space.

Each individual dwelling unit, a multifamily dwelling having no ground floor living area shall be provided with a minimum of ninety square feet of above ground

IV. DEVELOPMENT STANDARDS

private open space for Plan 841 and 114 square feet for all other units and the rectangle inscribed therein shall have no dimension less than six feet. All above ground private open space shall have at least one exterior side open above the railing height.

Each square foot of private usable open space provided beyond the minimum requirements of this section shall be considered equivalent to one and one-half square feet of the required common open space provided in the multiple-family dwelling project other than in a common pooled area. In no case shall private open space constitute more than forty percent of the total required common open space of the project.

Private open space shall be adjacent to and not more than four feet above or below the floor level of the dwelling unit served.

(b) Common Open Space.

Each unit of a multi-family dwelling shall be provided with a minimum of one hundred fifty square feet of common open space, exclusive of driveways and sidewalks. Portions of yards (excluding the front yard and private open spaces) which are contiguous to all units in a multiple-family complex, pools, paved recreation areas, dog parks, and indoor recreational facilities may be included in the calculation of common open space. Not less than thirty percent of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant materials with permanent irrigation facilities and automatic timers installed.

6) Setbacks:

(a) Streetside: A minimum streetside setback shall be twenty-five (25) feet for each building.

(b) Side Building Setback: A minimum side building set back shall be ten (10) feet.

(1) Where a side building setback is adjacent to a public street (corner lot) the side building setback adjacent to said street shall be fifty (50) feet where off-street parking is provided in this side yard; fifteen (15) feet if off-street parking is provided elsewhere.

(c) Rear Building Setback: A minimum rear building setback shall be ten (10) feet, except that:

(1) Where a lot is adjacent to a different zone there shall be a rear building setback on the side adjacent to such zone having a width of not less than twenty (20) feet.

(2) Where a rear building setback is adjacent to a public street (through lot), the rear building setback on the side adjacent to said street shall be fifty (50) feet where off-street parking is provided in

IV. DEVELOPMENT STANDARDS

the rear; fifteen (15) feet if off-street parking is provided elsewhere.

- 7) A thematic architectural style is required in order to provide a unique focal point for the community subject to the May Ranch Community Architectural Guidelines or City approval.
- 8) Vehicular access to multi-family sites, that are not addressed in these Development Standards, shall conform to the requirements of the City Engineer.
- 9) Proposed multi-family uses shall be subject to site plan review by the City of Perris Planning Department.

f. Density Regulations.

- 1) The density in the Multi-Family Residential Zone shall not exceed twenty-one (21) dwelling units per gross acre.
- 2) Each dwelling unit shall have a minimum living floor area of eight hundred (800) square feet, including walls and excluding garage.

g. Special Regulations.

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are screened from public view by landscaping, walls, fences, and/or architectural structures. All fences, walls, and structures shall be of similar and compatible construction and appearance to the main building. This provision excludes chimneys and similar architectural elements, which are specifically permitted. Violation of special regulations is a zoning code infraction and is subject to the issuance of a citation.