



PARK WEST

SPECIFIC PLAN

AMENDMENT No.2



CITY OF PERRIS, CALIFORNIA

OCTOBER 24, 2006

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Draft Submitted: October 24, 2006

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 PROJECT SUMMARY

The ParkWest Specific Plan is a proposal for a 534.3-acre planned community within the City of Perris. The proposed Specific Plan includes 1,553 single-family detached homes and 474 townhome units for a total of 2,027 dwelling units with an overall gross project density of 3.8 dwelling units per acre. Other land uses proposed for the community include 35.6 acres reserved as regional detention/open space, 6.5 acres reserved as water treatment basins, 12.3 acres provided as an elementary school site, 15.0 acres of landscaped paseos, 37.8 acres of total park space, and 90.2 acres dedicated as MSHCP Conservation Area. The project phasing will be consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the City of Perris contemplated San Jacinto River Plan ("SJR") and Perris Valley Storm Drain Project. Development beyond Phase I may not proceed prior to City and Agency approval of the SJR and Perris Valley Storm Drain Project.

1.2 PROJECT LOCATION

The project site is bordered by Nuevo Road to the north, Dunlap Road to the east, and the Perris Valley Storm Drain to the west. The project's southerly boundary extends beyond San Jacinto Avenue (see Exhibit 1, *Regional Map* and Exhibit 2, *Location Map*). I-215 can be accessed from Nuevo Road and San Jacinto Avenue; the proposed Evans/Ellis Interchange will provide an additional future freeway access point.

1.3 MARKET CHARACTERISTICS

The ParkWest planned community has been designed in response to prevailing market conditions and will be completed in phases, over an estimated ten year build-out period. Each phase will consist of residential products and related uses. Public facilities required to serve each phase will be substantially completed prior to residential occupancy within each phase.

1.4 DESIGN OBJECTIVES

The ParkWest Specific Plan has been designed to respond to the demand for a family-oriented residential community. Comments and suggestions from the City of Perris staff have been instrumental in formulating the concepts for this document. This planned residential development has several goals and objectives for the purpose of providing a balanced residential community. These include:

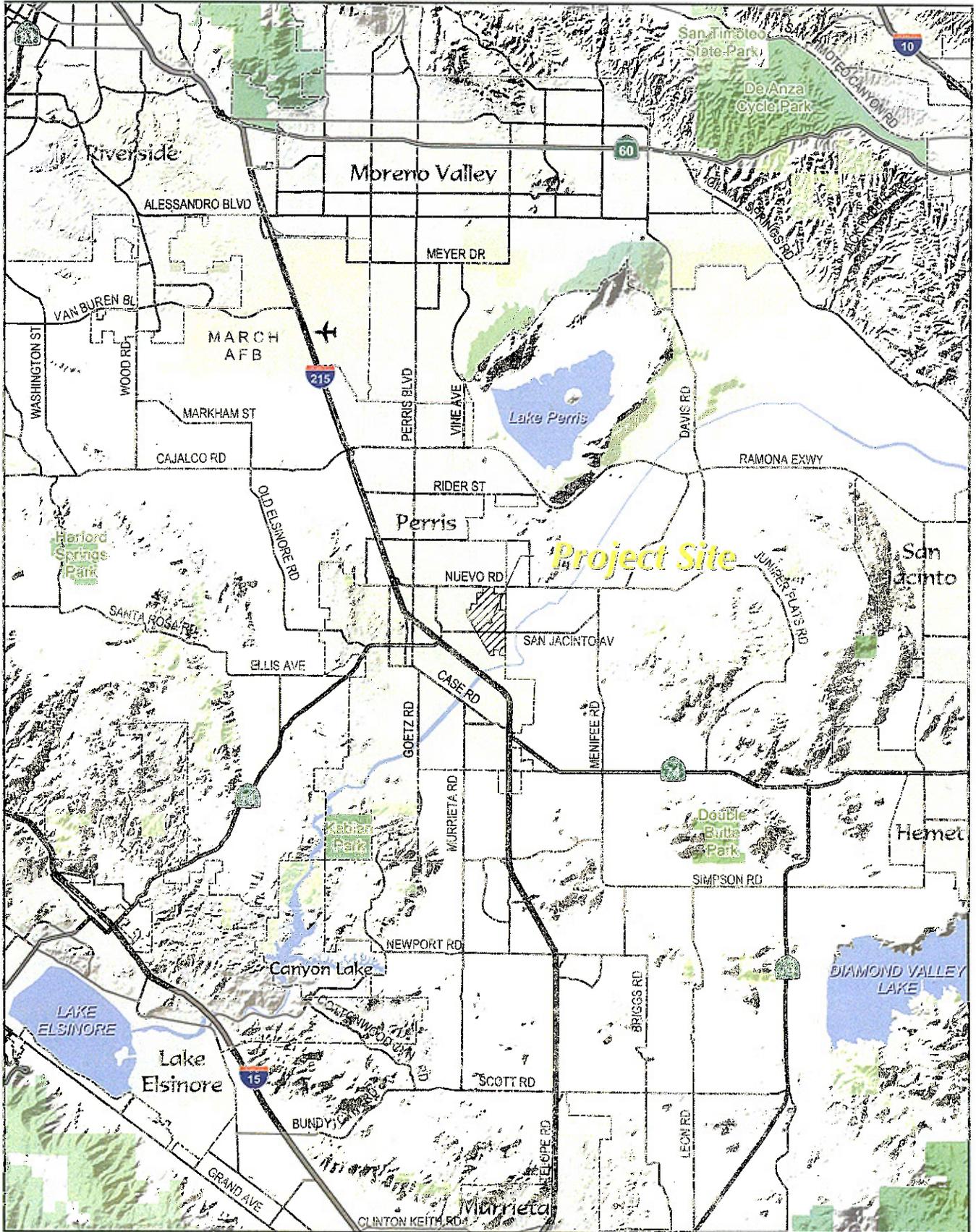


Exhibit I
 Regional Map
PARKWEST



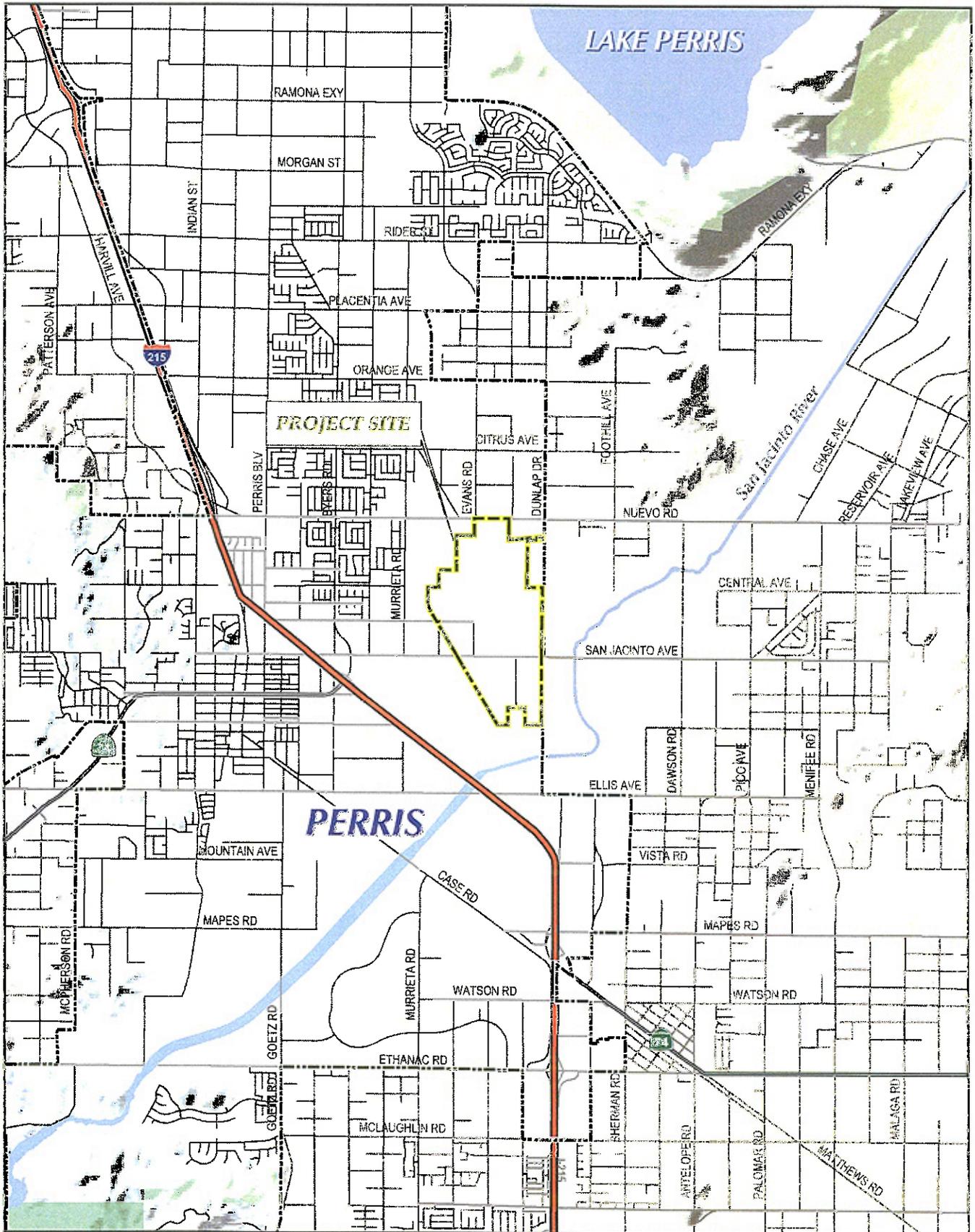


Exhibit 2
Vicinity Map
PARKWEST



1. The basic building blocks of the community should be neighborhoods with defined boundaries, individual characteristics, and a central focus on an amenity or public facility.
2. Neighborhoods should be laid out so that in a few minutes residents can walk from their homes to parks, and other amenities of daily life.
3. Streets should be safe and comfortable for pedestrians and bicycles as well as motor vehicles.
4. Buildings should be designed and sited to define streets and open spaces.
5. Providing a variety of housing types and prices to satisfy the expected lifestyles and income levels of future residents.
6. Providing compatible land uses, design treatments and infrastructure extensions with development projects adjacent to the site.

1.5 PLAN PROCESSING

The ParkWest project site, located within the City of Perris, is currently designated as a Specific Plan on the City's Zoning Map and General Plan. This Specific Plan prepared in form, format, and technical detail consistent with the Guidelines of the City of Perris and State of California Planning and Zoning Laws and Subdivision Map Act will implement the City's General Plan vision.

Unless otherwise provided, ambiguities occurring concerning the content and appropriate application of the ParkWest Specific Plan shall be resolved by the Planning Director of the City of Perris or his/her designee, in a manner most consistent with the intent, goals and policies set forth by City Council in accordance with the provisions of the City's Development Code.

In addition to the foregoing, City and Developer hereby agree that any revisions to the Specific Plan that are required, directly or indirectly, as a result of the approval of the River Project shall not require an amendment to the Specific Plan or this Agreement but may be approved administratively by the City Manager with the consent of the City Council without the formal hearing procedures normally required for a Specific Plan.

The ParkWest Specific Plan Amendment would reduce residential densities, remove the Community Commercial designation, provide for the addition of a school site, and establish zoning powers for the subject property. The Specific Plan must be reviewed and acted upon in advertised public hearings before the City of Perris Planning Commission and City Council. The environmental documentation for this plan will be prepared under the direction of the City of Perris Planning Department.

In addition, the project Phasing Plan, as described in Section 2.9, *Land Use Phasing Plan*, proposes to allow the development of those portions of the project site that are located outside of the existing floodway within Phase I. Implementation of subsequent phases of the proposed development relies on the completion of improvements to the Perris Valley Storm Drain and San Jacinto River by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). Implementation of these improvements would establish a regional detention basin (in Planning Areas 17A, 17B, and 17C of the Specific Plan) for conveyance of regional drainage through the project site toward the Perris Valley Storm Drain. However, the entire acreage of these Planning Areas may not be needed

for detention basin purposes. The actual sizes of these basins will be determined as part of the San Jacinto River Plan, which is being prepared by the RCFC&WCD. It is anticipated that excavation of the regional detention basin would provide a sufficient amount of fill material required to remove the remaining portions of the project site from the mapped floodplain and floodway. Until these improvements are completed by the RCFC&WCD, construction of Phases II and III would not be allowed.

2.0 MASTER PLAN

2.0 MASTER PLAN

PROJECT DESCRIPTION

The ParkWest development incorporates planning and design flexibility to establish a viable, high quality community. The 2,027-unit project will be developed on 534.3 acres at an overall density of 3.8 units per acre. Single-family detached units on lots ranging from 5,000 to 7,000 square feet will be the predominant housing type. The character and topography of the project site lends itself to the proposed land uses. The *Land Use Plan* (Exhibit 3) illustrates the ParkWest development.

The planned community approach to development incorporates a variety of land uses that will provide a dynamic and diversified community. The recreational needs of the residents will be supplied within the project site creating convenience while reducing off-site travel. The intent of the master planned community is to assure that the project will function properly in accordance with the various land uses and circulation issues. In addition, it allows for sewer, water, reclaimed water and drainage to be efficiently utilized and to meet the needs of a growing community. A comprehensive master plan, such as the proposed ParkWest Specific Plan, presents the opportunity to create unifying design themes in the land use distribution. This can be accomplished through implementation of common streetscape and landscape elements, fencing and wall designs, colors and textures, thematically integrated signage, common architectural objectives and appropriately scaled street furnishings. A detailed set of Design Guidelines and Standards is provided throughout this Specific Plan. Subsequent Tentative Tract Maps will be reviewed for consistency with the Design Guidelines and Standards contained herein.

2.1 LAND USE PLAN

The ParkWest Land Use Plan encompasses 534.3 acres and accommodates the development of residential, public facilities, open space, MSHCP Conservation area, educational and recreational uses. The majority of the plan is devoted to residential uses resulting in a total of 2,027 dwelling units. The 14.8-acre community park and 5.0-acre neighborhood park will be centrally located within the community and will provide convenient recreational opportunities for future residents of the project. Located adjacent to the community park site will be a 12.3-acre elementary school that will provide educational services to future residents of the project vicinity. In addition, an 18.0-acre community park will be located south of Planning Area 15/16 to provide larger scale recreational opportunities within the townhome community. Approximately 57.1 acres are provided as water treatment basins, regional detention basins, landscaped paseos, and natural open space, with an additional 90.2 acres dedicated as MSHCP Conservation Area. Development beyond Phase I may not proceed prior to City and Agency approval and implementation of the San Jacinto River ("SJR") and Perris Valley Storm Drain Project. The proposed land use plan intends to represent the best balance between housing types while providing maximum opportunities for open space and recreational amenities and minimal impacts to surrounding land uses.

The distribution of dwelling units and average densities of planning areas are shown on Table 2-1, *Land Use Statistical Summary*. All areas designated for residential use may be developed with fewer dwelling units without requiring a change in the Specific Plan.

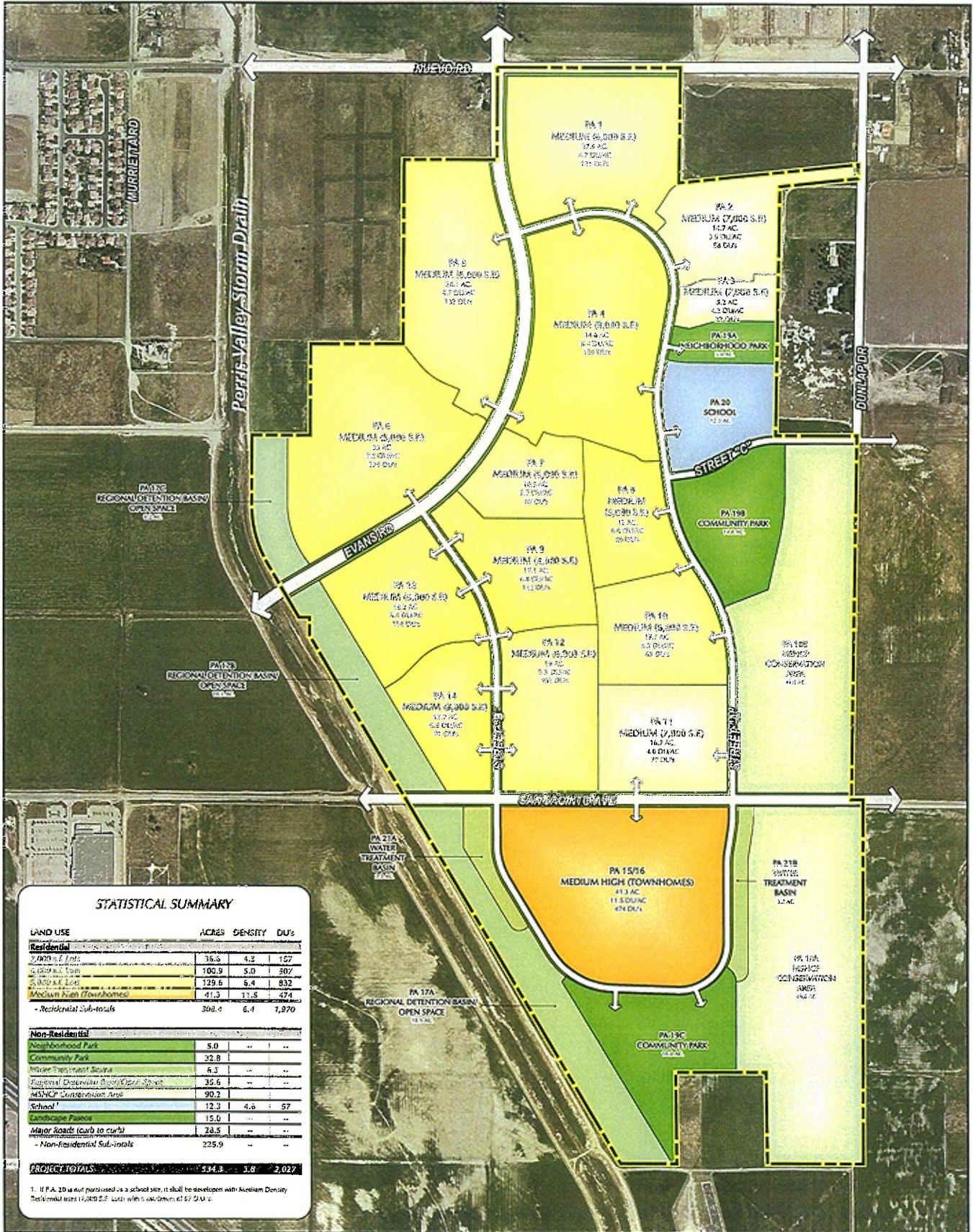


Exhibit 3
Master Plan Land Use Plan
PARKWEST

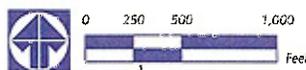


TABLE 2-1, LAND USE STATISTICAL SUMMARY

LAND USE DESIGNATION	PLANNING AREA	GROSS ACREAGE	DENSITY	DWELLING UNITS
R-5,000	4	34.6	5.4	186
	6	33.0	7.2	239
	8	13.0	6.6	86
	9	17.1	6.5	112
	13	18.2	6.5	118
	14	13.7	6.6	91
SUBTOTAL		129.6	6.4	832
R-6,000	1	27.6	4.7	131
	5	28.1	4.7	132
	7	10.5	5.7	60
	10	15.7	5.3	83
	12	19.0	5.3	101
SUBTOTAL		100.9	5.0	507
R-7,000	2	14.7	3.9	58
	3	5.2	4.2	22
	11	16.7	4.6	77
SUBTOTAL		36.6	4.3	157
SINGLE FAMILY SUBTOTAL		267.1	5.6	1,496
Multi-Family Townhomes	15 /16	41.3	11.5	474
MULTI-FAMILY SUBTOTAL		41.3	11.5	474
Neighborhood Park	19A	5.0	--	--
Community Parks	19B-C	32.8	--	--
School	20	12.3	(4.7)	(57)
Water Treatment Basin	21A-B	6.5	--	--
Regional Detention Basin Open Space	17A-C	35.6	--	--
MSHCP Conservation Area	18A-B	90.2		
Landscaped Paseos	--	15.0	--	--
Major Roads (Curb-to-Curb)	--	28.5	--	--
NON-RESIDENTIAL SUBTOTAL		225.7	(4.7)	(57)
PROJECT TOTAL		534.3	3.8	2,027

Notes:

1. If Planning Area 20 is not purchased as a school site, it shall be developed with Medium Density Residential uses (minimum 7,000 s.f. lot sizes) with a maximum of 57 dwelling units.

Planning area boundaries may be modified with the approval of the Planning Director. Additionally, in the event that the proposed 12.3-acre elementary school site within Planning Area 20 is not purchased for use as a school site, it shall be developed with Medium Density Residential uses on 7,000 s.f. minimum lot sizes with a maximum of 57 dwelling units. In the event that Planning Area 20 is purchased for use as a school site, the Specific Plan provides for the merger of the 57 dwelling units into other Planning Areas within Phases II and III.

Except as provided above, the total number of dwelling units allowed within each planning area can exceed the Specific Plan by 10 percent as long as the cumulative total does not exceed 2,027 dwelling units. This allows the transfer of dwelling units between similar planning areas only, while controlling the total number of units allowed for the project. The City and developer shall use all reasonable efforts to relocate the lost density and/or developable residential acreage into other

Specific Plan Planning Areas. These Specific Plan Planning Areas include MSHCP Conservation areas (Planning Areas 18A and 18B).

The following are components of the ParkWest Community Land Use Plan:

The Residential Component is intended to provide various housing types, densities and prices to meet the needs of a wide range of household incomes. The community and neighborhood parks and proposed school site are centrally located near the residential neighborhoods providing recreational and educational opportunities within easy walking distance to all homes. The primary residential unit categories are:

1. Single-Family Detached housing to include conventional single-family units on a range of lot sizes, including 5,000 SF, 6,000 SF, and 7,000 SF lots.
 - R-5,000- 6 planning areas totaling approximately 832 homes on 129.6 acres of land with an average density of 6.4 dwelling units per acre. Planning areas average approximately 21.58 acres in size.
 - R-6,000 – 5 planning areas totaling approximately 507 homes on 100.9 acres of land, with an average density of 5.0 dwelling units per acre. Each R-6,000 neighborhood averages approximately 20.14 acres in size.
 - R-7,000 - 3 planning areas are designated R-7,000 for a total of 157 homes on 36.6 acres of land with an average density of 4.3 units per acre. The three Planning Areas average approximately 12.36 acres in size.
2. Multi-Family Residential developments designated as Planning Area 15/16 will contain 474 dwelling units on 41.3 total acres. Housing types within this planning area will consist of townhomes. Planning Areas 15 and 16 will be located adjacent to an 18.0-acre community park that will border approximately 19.0 acres of the Regional Detention Basin in Planning Area 17A, and 48.6 acres of MSHCP Conservation Area in Planning Area 18A. The community park will offer future residents in Planning Area 15/16, as well as the rest of the ParkWest community, large scale recreational opportunities (soccer fields, basketball courts, and more). Additionally, Planning Area 15/16 will be situated in close proximity to mass transit commuting opportunities available along San Jacinto Avenue.

The Elementary School Component, designated as Planning Area 20, will provide educational opportunities for residents of the community and surrounding environs. The school site comprises approximately 12.3 acres, and is centrally located within the Specific Plan. In the event that the 12.3-acre site is not acquired by the Perris Elementary School District for use as an educational facility, Planning Area 20 will be developed as a residential neighborhood comprised of a maximum of 57 units on 7,000 square foot minimum lots. This alternative use, if implemented, shall be considered to be in substantial conformance with this Specific Plan.

The Open Space and Parks Component provides a network of landscaped parks, open space, and trails which connect the community internally. All community components, including residential units, educational and recreational facilities, are easily accessed by pedestrians throughout each phase of construction. The 14.8-acre and 18.0-acre community parks are located adjacent to the

MSHCP conservation area and each will provide organized team sports opportunities, including baseball, softball and soccer. The 5.0-acre neighborhood park is centrally located within the heart of the community, adjacent to the elementary school, and will contain a restroom facility, tennis courts, basketball courts, volleyball courts, picnic areas, and a tot lot. Development Impact Fees will be used to fund public facilities within the project boundaries. Specific improvements to the open space and parks system will be defined within the Design Guidelines process and will be consistent with the City's Parks Master Plan. The open space components include:

1. Regional Detention Basins/Open Space: Several large regional detention basins will traverse the property along the western and southern boundaries for the dual purpose of providing project-wide drainage courses conveying storm water to the Perris Valley Storm Drain and San Jacinto River, and passive and active recreation opportunities for the community's residents. These detention basins will be designed to detain regional drainage, including project runoff, prior to conveyance to the San Jacinto River. Storm drains and other drainage facilities will be designed and developed in accordance with requirements of the City Engineer and the Riverside County Flood Control and Water Conservation District (RCFC&WCD).
2. Water Treatment Basins: Two Water Treatment Basins on a total of 6.5 acres are proposed for the project. These water treatment basins will receive the first ½-inch of water diverted from the storm drain system. These water treatment basins will provide a first-flush treatment of on-site flows through percolation and infiltration into the soil. Flows in excess of ½-inch will be conveyed directly to the regional detention basin. All project storm drains and the water treatment basins will be designed and developed in accordance with requirements of the City Engineer and the RCFC&WCD.
3. Parks: One 14.8-acre community park (PA 19B) is centrally located, one 18.0-acre community park (PA 19C) is located in the southern portion of the site adjacent to the MSHCP Conservation Area, and one 5.0-acre neighborhood park (PA 19A) is located in the northern portion of the site adjacent to the elementary school. These park facilities will include recreational facilities oriented to informal and/or organized sports, such as baseball, soccer, and ball courts. Concessions, restrooms and parking will be provided.
4. Landscaped Areas: The landscaping for ParkWest will enhance major entries and all roadways, and will support the design theme by providing increased visual imagery. It is anticipated that all common landscape areas and parkways shall use reclaimed water, if available. If reclaimed water is not available upon submittal of a grading plan, then the installation of a reclaimed water system shall not be required. Special landscaped areas include neighborhood entries, expanded parkways along various roadways, and side yard conditions on public streets. Landscaped areas are further discussed in Section 2.3 of this Master Plan.

2.2 CIRCULATION PLAN

2.2.1 VEHICULAR CIRCULATION

The Vehicular Circulation Plan presents the overall concept of traffic movement proposed within the ParkWest Specific Plan (See Exhibit 4). The project includes the following General Plan road classifications:

- Primary Arterial (118 foot ROW) - Nuevo Road and Evans Road
- Secondary Arterial (100 foot ROW) – San Jacinto Avenue
- Modified Secondary Arterial (88 foot ROW) - Dunlap Road
- Collector Road (66 foot R.O.W.) - Streets “A” and “B”

The ParkWest project will provide approximately 15.0 acres of landscaped paseos adjacent to project roadways, as described in Section 2.3, *Conceptual Landscape Plan*. Minor landscape paseo realignments along roadways, to accommodate ultimate subdivision designs, may be approved by the Director of Planning without an amendment to the Specific Plan.

On a conceptual level, the system has been designed in such a way as to optimize the hierarchy between existing access routes, such as Nuevo Road and San Jacinto Avenue, and the circulation and access routes proposed in the Specific Plan. As such, the primary entries into the ParkWest project will be provided via internal project collector and local roads extending from Evans Road, San Jacinto Avenue, and Dunlap Road.

Additionally, local entry points are planned off San Jacinto Avenue, Evans Road, and Dunlap Road. The local entry points that juncture off of San Jacinto Avenue serve the residential neighborhoods to the north and south. The local entry points that are planned off of Dunlap Road serve the residential neighborhoods to the west, while the local entry points off of Evans Road serve the residential neighborhoods located on either side of the roadway.

The basic structure of the plan is oriented around the project’s two primary internal collector roads (Streets “A” and “B”), which are designed to balance traffic distribution and provide a smooth transition between the arterial system, residential neighborhoods, and park facilities. The internal collector roads will be designed for safety and will incorporate a combination of curves and road elevations approved by the City Engineer.

In addition, several local street conditions are proposed depending on final subdivision layout and recommendations contained in subsequent traffic studies. Illustrative cross-sections for neighborhood streets are depicted on Exhibit 6, *Internal Project Street Cross-Sections*.

The classification of General Plan level roads has been designed pursuant to negotiations with the City of Perris, and are depicted on Exhibit 4, *Vehicular Circulation Plan*, and on Exhibit 5, *General Plan Roadway Cross-Sections*. Some street sections proposed for local roads and interior subdivision streets differ from typical City standards yet provide comparable public safety.

Development of the site will occur over several phases, as described in Section 2.9, *Land Use Phasing Plan*. Vehicular access to the project site in Phase I will be provided via Evans Road

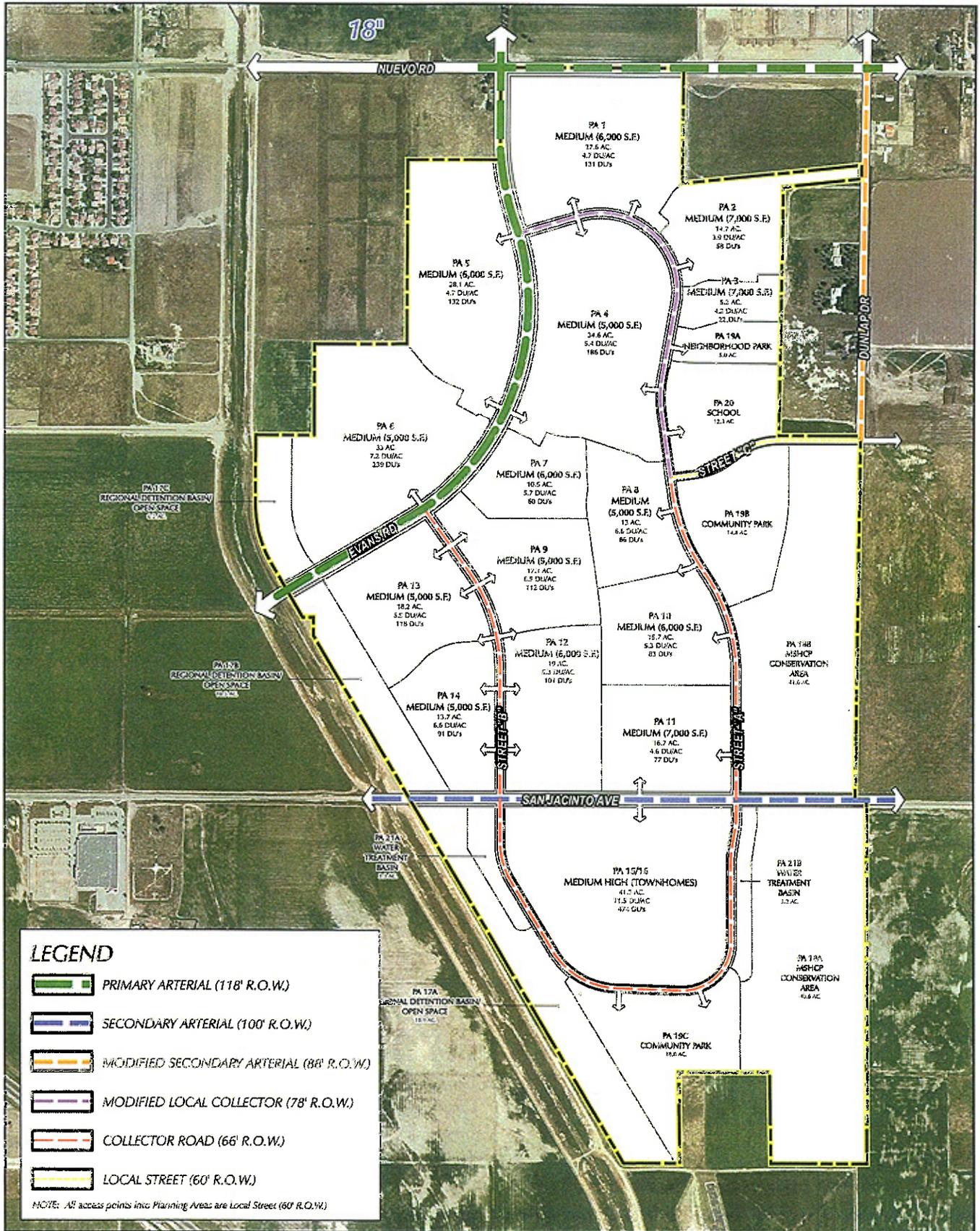


Exhibit 4
Vehicular Circulation Plan

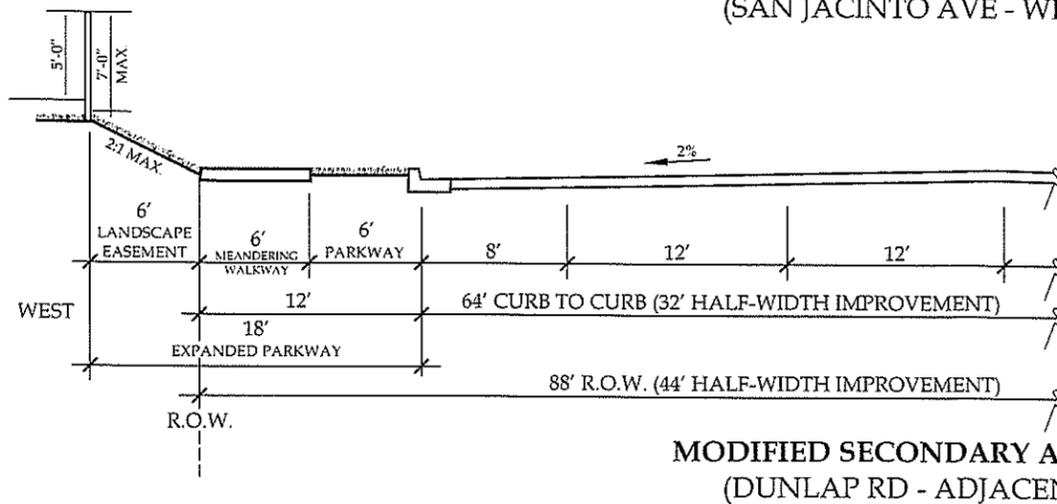
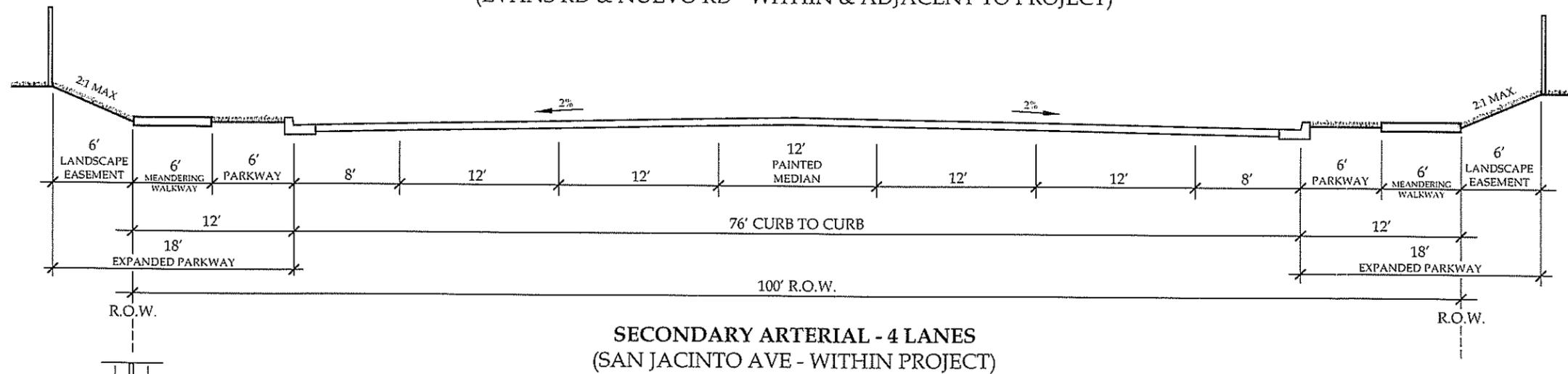
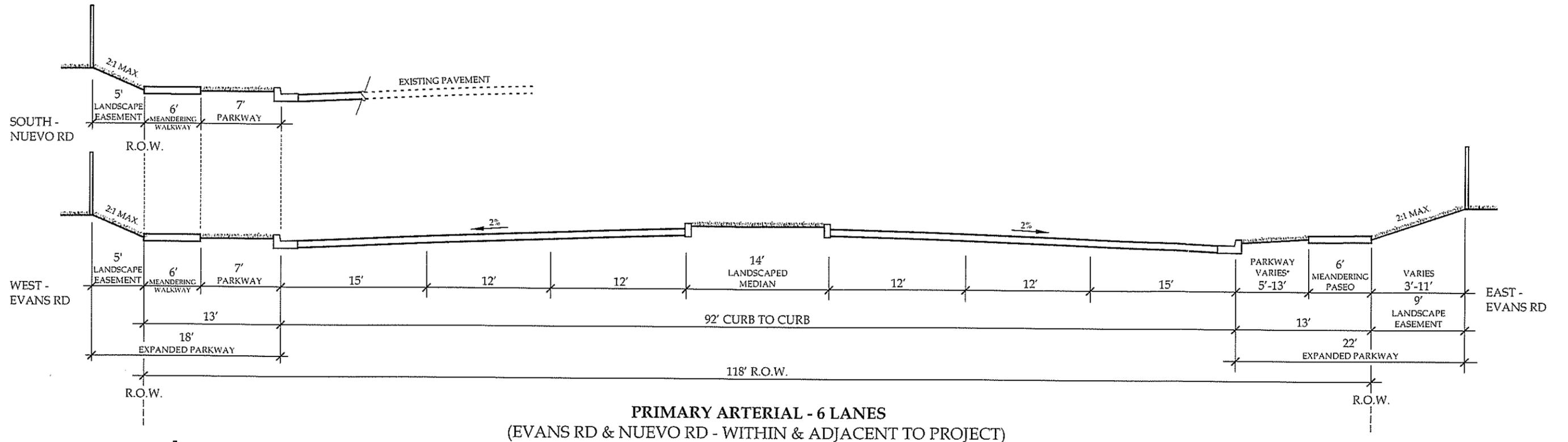
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(between Nuevo Road and the southern boundary of Planning Area 5), San Jacinto Avenue (between Street "A" and Murrieta Road), Dunlap Road (between Nuevo Road and Street "C"), Street "A" (between Evans Road and San Jacinto Avenue), and Street "C" (between Dunlap Road and Street "A"). A series of internal local roadways will complete the circulation elements within Phase I. Circulation facilities required for subsequent phases of the development will be determined at the time of tentative map preparation, and will be subject to approval by the City of Perris.

1. Primary Arterial, 118-foot R.O.W. (Exhibit 5): Nuevo Road and Evans Road are proposed as Augmented Arterials. The standard for Augmented Arterials includes a variable 3- to 11-foot landscape easement along the eastern portion, and a 5-foot landscape easement on the west side. The standard also includes a minimum 13-foot landscape parkway (including a 6-foot meandering paseo on the east side of Evans Road) along both sides of the roadway, two 15-foot traffic lanes, four 12-foot traffic lanes, and a 14-foot landscaped median. As part of the project, the project applicant or master developer will participate on a fair share basis with the City to cooperate with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) to design and construct a bridge crossing over the Perris Valley Storm Drain at Evans Road.

The applicant will be responsible only for improving those segments of Nuevo Road and Evans Road that are adjacent to Planning Area 1 as two-lane roadways. The remaining segments of Evans Road through the project site shall be constructed as full-width improvements.

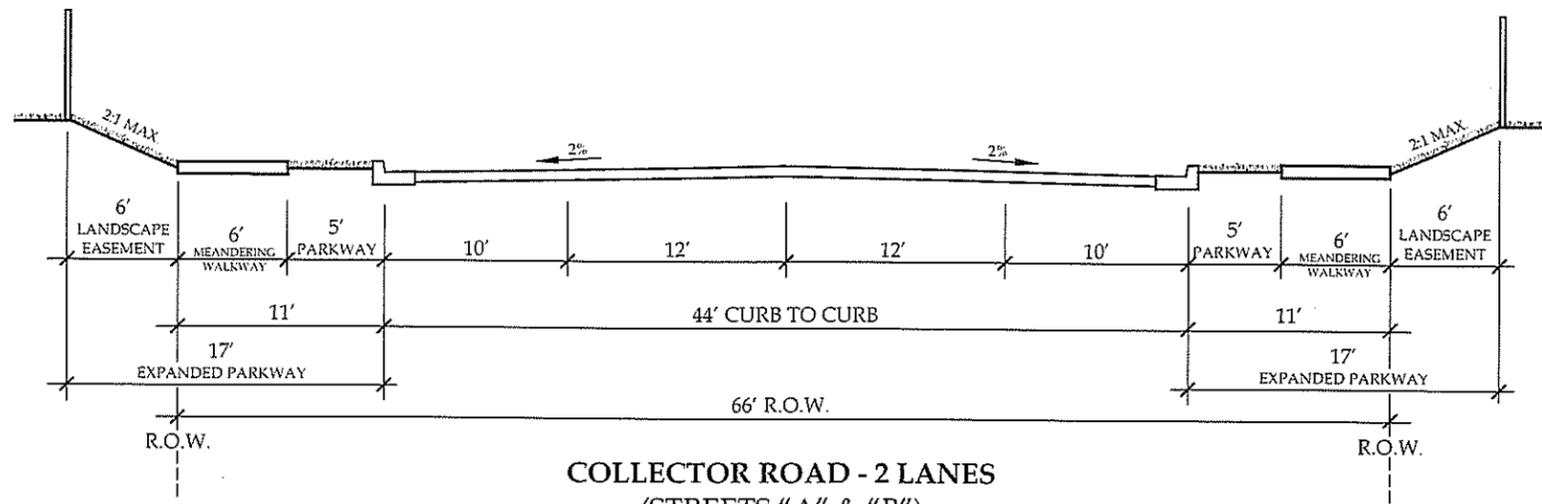
2. Secondary Arterial, 100-foot R.O.W. (Exhibit 5): San Jacinto Avenue is designated as a Major Highway. San Jacinto Avenue transverses the project site in an east-west alignment. The standard includes a 6-foot landscape easement on both sides of the roadway, two 12-foot landscape parkways (including 6-foot detached sidewalks), two 8-foot parking lanes, four 12-foot traffic lanes, and a 12-foot painted median. A bridge crossing over the Perris Valley Storm Drain at San Jacinto Avenue, if required, would be constructed by the City and/or the RCFC&WCD in the future.
3. Modified Secondary Arterial, 88-foot R.O.W (Exhibit 5): Dunlap Road, which is aligned in a north-south orientation along the eastern project boundary, is designated as a Secondary Highway. The standard for this roadway includes a 6-foot landscape easement along the western side of the roadway, two 12-foot landscape parkways (including 6-foot detached sidewalks), two 8-foot bike lanes, and four 12-foot traffic lanes. The applicant will be responsible only for constructing two traffic lanes within Dunlap Road for the portion of Dunlap Road between Street "C" and Nuevo Road.



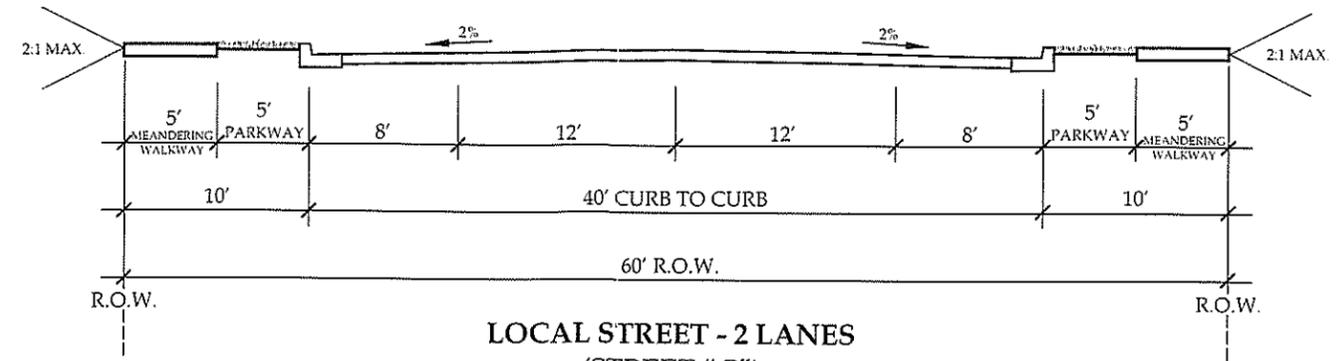
* PARKWAY WIDTH VARIES EXCEPT AT INTERSECTIONS, WHERE MEANDERING PASEO WILL BE CURB-ADJACENT TO PROVIDE PEDESTRIAN INGRESS AND EGRESS.

Exhibit 5
GENERAL PLAN ROADWAY CROSS-SECTIONS
PARKWEST

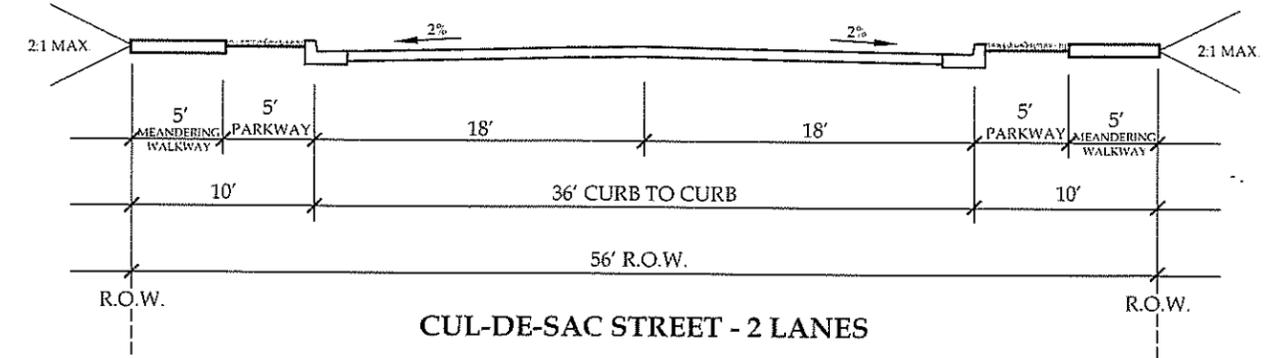
not to scale



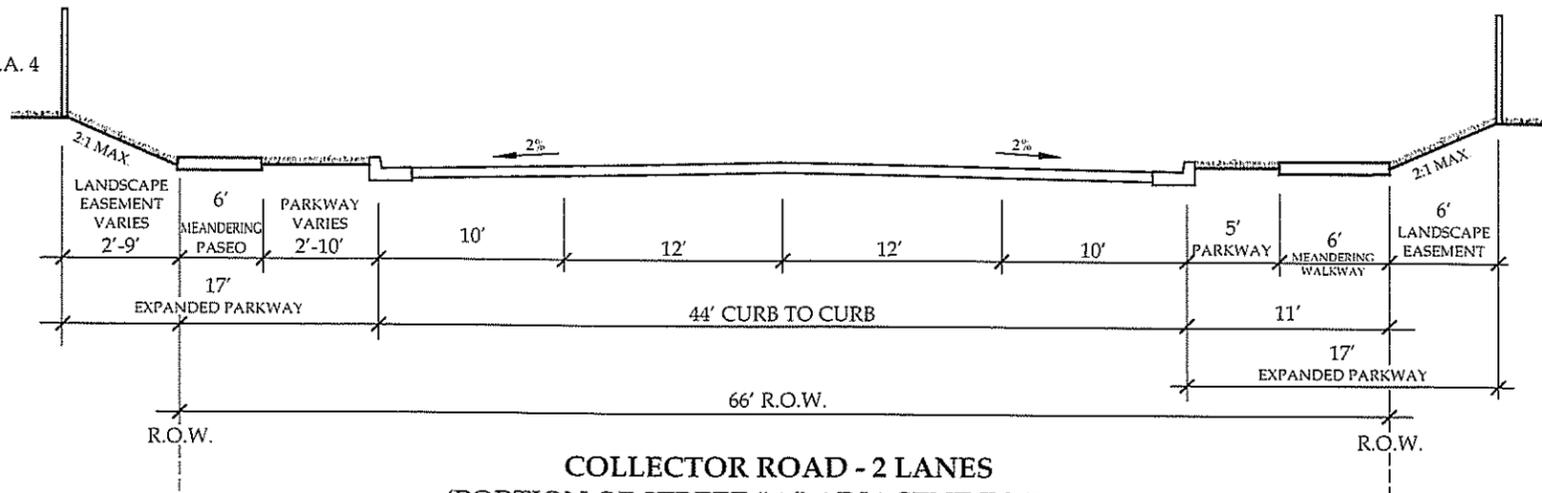
**COLLECTOR ROAD - 2 LANES
(STREETS "A" & "B")**



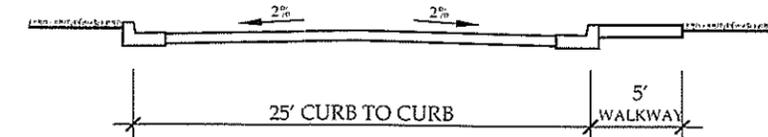
**LOCAL STREET - 2 LANES
(STREET "C")**



CUL-DE-SAC STREET - 2 LANES



**COLLECTOR ROAD - 2 LANES
(PORTION OF STREET "A" ADJACENT TO P.A. 4)**



**PRIVATE DRIVEWAY - 2 LANES
(MULTI-FAMILY AREA)**

Exhibit 6
INTERNAL PROJECT ROADWAY CROSS-SECTIONS

PARKWEST

not to scale

4. Collector Road, 66-foot R.O.W. (Exhibit 6): Internal project circulation will be provided by two internal Collector Roadways (Streets "A" and "B"), which provide connections to Evans Road and San Jacinto Avenue. These collector roads will include two 11-foot landscape parkways (including 6-foot detached sidewalks), two 10-foot traffic lanes, and two 12-foot traffic lanes. Street A will also act as a barrier to the MSHCP Conservation Area.

A special treatment will be applied to that portion of Street A which abuts Planning Area 4, as depicted on Exhibit 6. The standard for this portion of Street "A" includes a 17-foot wide expanded parkway along the southern and western edge of the roadway, which includes a 6-foot landscape easement outside of the right-of-way, a 6-foot meandering paseo, and a variable 2- to 10-foot wide landscaped parkway adjacent to the road. Within the roadway are two 10-foot wide traffic lanes and two 12-foot traffic lanes. The northern and eastern edge of this portion of the roadway also will feature a 17-foot expanded parkway, and will include a 6-foot detached sidewalk and 5-foot landscaped parkway within the right-of-way, with an additional 6 feet of landscaped area provided outside the right-of-way. This special treatment along this portion of Street "A" will enhance the pedestrian connectivity of the Specific Plan.

5. Local Street, 60-foot R.O.W. (Exhibit 6): A 60-foot wide local road will be incorporated into the individual planning areas for interior circulation and also will provide a connection to Dunlap Road to the east (Street "C"). The road will include two 12-foot traffic lane, two 8-foot parking lanes, and a 10-foot landscaped parkway, including 5-foot detached sidewalks. Construction of these local streets will be the responsibility of the merchant builder(s).
6. Cul-de-Sac Street, 56-foot R.O.W. (Exhibit 6): Several cul-de-sac streets are proposed for the project. These cul-de-sacs will extend from the local roadways and will provide access to individual lots. The cross-section for these roadways consists of two 18-foot travel lanes and a 10-foot landscaped parkway, including two 5-foot curb-adjacent sidewalks.
7. Private Driveway (Exhibit 6): A private driveway is proposed to provide access from Streets "A" and "B," as well as from San Jacinto Avenue, to the townhomes proposed within Planning Area 15/16. This private driveway will consist of a 5-foot wide sidewalk on one side of the roadway and 25 feet of travel lanes.

2.2.2 PEDESTRIAN CIRCULATION

A network of pedestrian trails is provided throughout the ParkWest community. The trail network will provide connections to various neighborhoods, park facilities, and open space areas. The locations of these pedestrian facilities are depicted on Exhibit 7, *Pedestrian Circulation Plan*. The project trails include:

1. 6-foot Meandering Paseos: A six-foot meandering paseo will be provided on both sides of Evans Road and Street "A" adjacent to Planning Area 4. These paseos will be provided within a variable-width landscaped parkway, and will provide access between the residential neighborhoods and the passive and active recreational opportunities provided by the project's community park and open space areas.
2. 6-Foot and 5-foot Walkways: Six-foot walkways will be provided on the south side of Nuevo Road, west side of Evans Road, west side of Dunlap Road, and along both sides of

San Jacinto Avenue, Street "A," and Street "B." Along the project's internal roadways and along Street "C," a system of 5-foot walkways will be provided to connect individual residential lots to the project's 6-foot walkway and meandering paseo network.

3. Regional Multi-Use Trail: A regional multi-use trail will traverse the Regional Detention Basin/Open Space Planning Areas (Planning Areas 17A, 17B, and 17C), as depicted on Exhibit 18, *Regional Multi-Use Trail Cross-Section*. The regional multi-use trail will have several points of access from adjacent planning areas. The multi-use regional trail also will provide a connection to the off-site segments of the regional trail system (See Exhibit 7). The applicant shall provide an open space easement over Planning Areas 17A-17C, which will allow the City to construct the multi-use trail facility. The regional trail will be consistent with the future improvements designed for the San Jacinto River/Perris Valley Storm Drain project to the west and south.
4. Pedestrian Connections at Cul-de-Sacs (Exhibit 8): Where a cul-de-sac abuts against any of the project's collector or General Plan roadways, a pedestrian connection will be provided. This connection will consist of a 5-foot public walkway along the cul-de-sac bulb, which will connect to a 6-foot meandering paseo or 6-foot walkway along the collector and/or General Plan roadways. The point of connection will be landscaped with accent trees and groundcover, and a community theme wall and pilasters will further enhance these features.

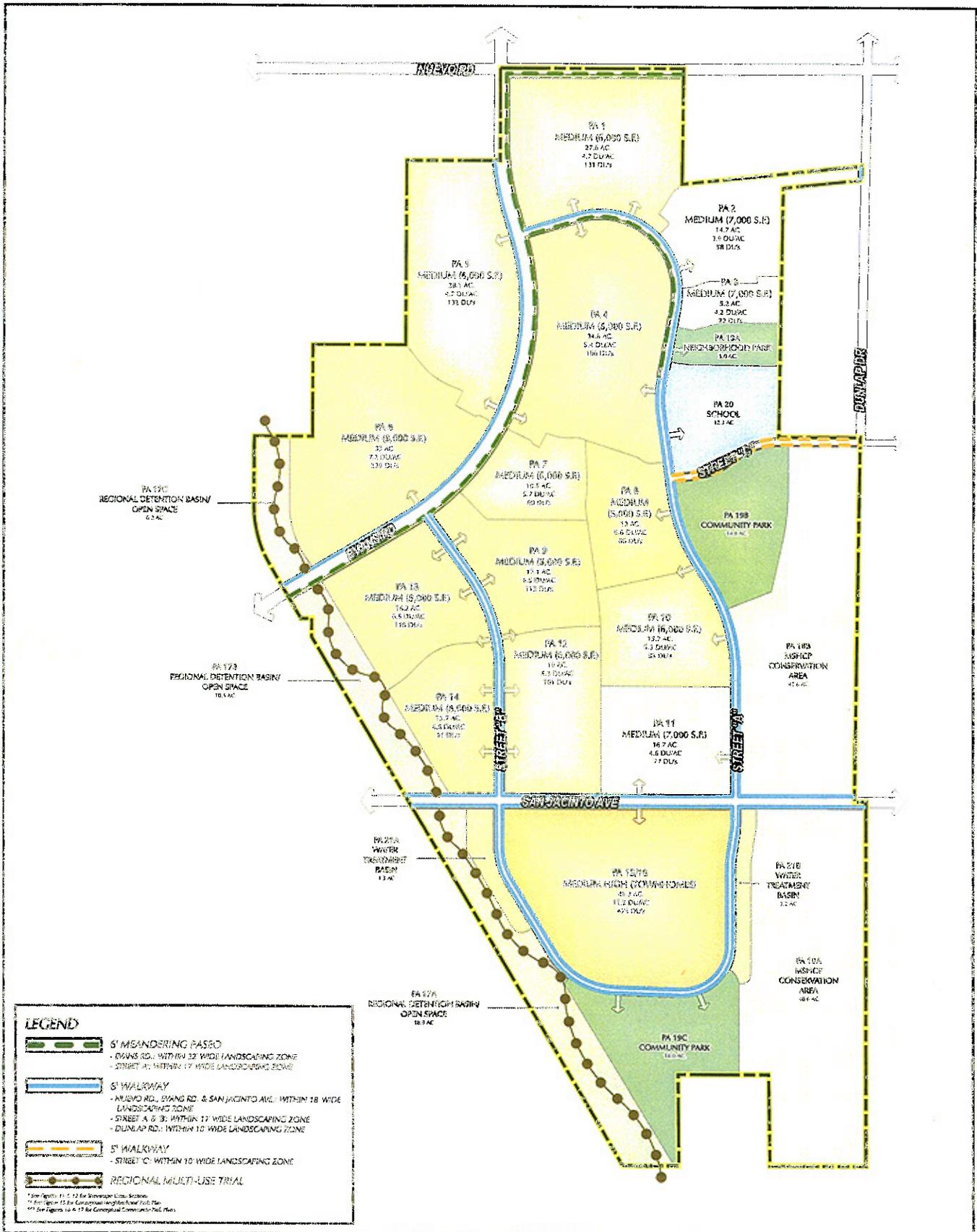
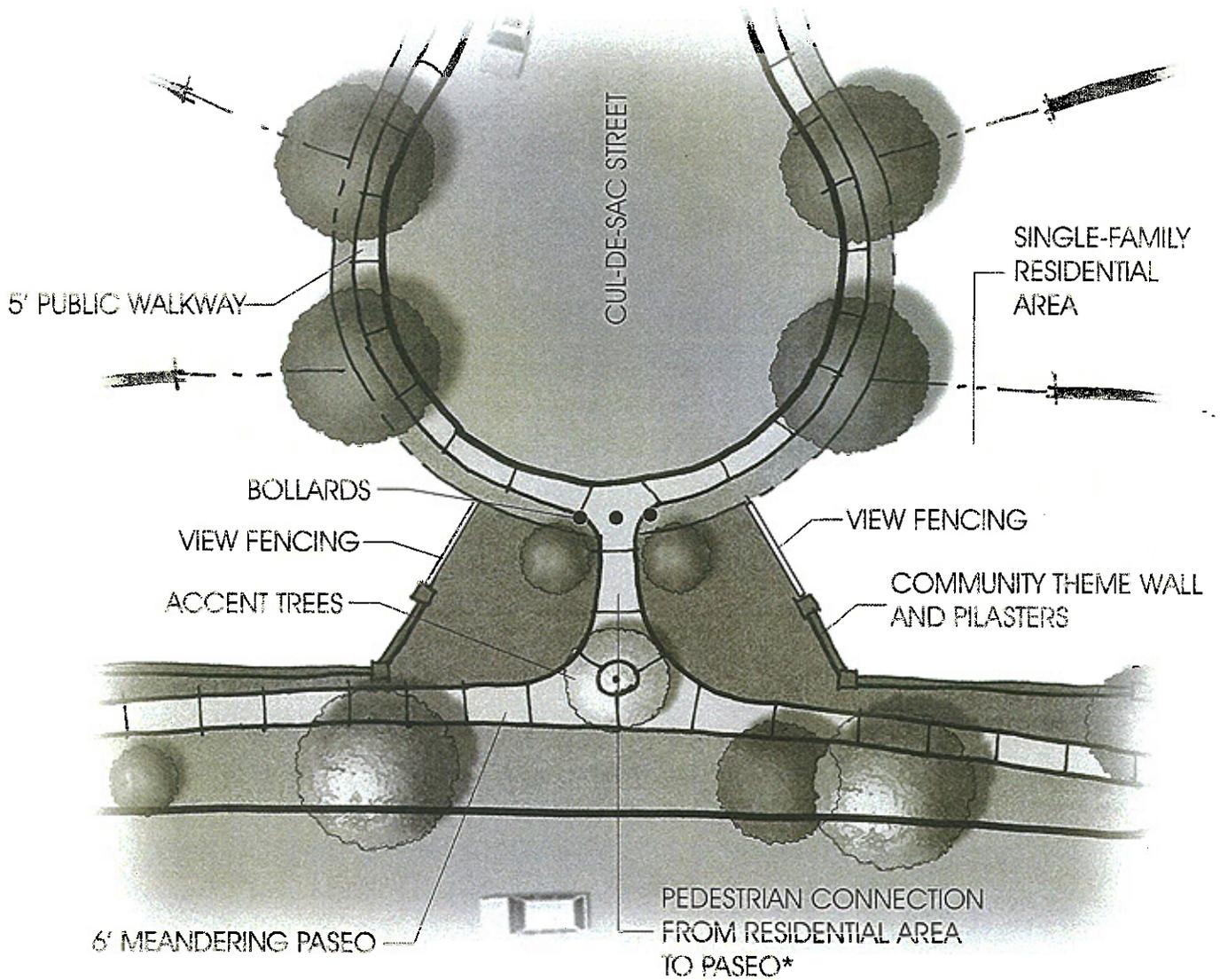


Exhibit 7
Pedestrian Circulation Plan
PARKWEST



* Landscaping of pedestrian connections at cul-de-sacs shall not obstruct views of cul-de-sac from adjacent roadways for security reasons.

Exhibit 8

PEDESTRIAN CONNECTION AT CUL-DE-SACS

PARKWEST

not to scale

2.3 CONCEPTUAL LANDSCAPE PLAN

The landscape design scheme for the ParkWest project will serve to enhance the overall image and character of the project (see Exhibit 9). The landscape plan is intended to provide a project identity and cohesiveness throughout the development and to visually soften the hardscape and urban core environment. Landscaping is to be used to create screens and buffers between areas of differing land use intensity, complement architectural elevations and rooflines, and to provide shade, shelter, texture, color, form, and visual relief.

The recreation element is further enhanced by the landscape design of the project. The recreational element includes the community parks, pedestrian circulation elements, and open space areas. The recreation and landscape elements play an important role in maintaining the overall project design theme while emphasizing community continuity.

A detailed set of Design Guidelines which provide specific criteria and standards for all landscape elements of the ParkWest project will be prepared at the time of each Tentative Tract Map submittal in accordance with City requirements.

The components of the landscape plan are described in the following pages.

2.3.1 STREETSCAPES

The Streetscape along thoroughfares and internal project collector roads will be landscaped in accordance with the landscape design theme, as depicted on Exhibits 10 and 11. Several enhanced intersections throughout the project will support the theme and further unite the project. Such trees as the Sweet Gum, London Plain Tree, and Palm will be used in these areas (See Plant Palette). A planting plan for public and private neighborhood streets within the individual planning areas will provide a neighborhood landscaping theme. Low shrubs will be planted adjacent to all solid walls and fences whenever a public area meets a private area. Such shrubs as compact xylosma, violet trumpet vine, and firethorne will be used for this purpose.

2.3.2 SPECIAL LANDSCAPE FEATURES

Each of the entries at the intersection of internal collector roads and General Plan roadways (Evans Road and San Jacinto Road) and each main entry into individual residential neighborhoods will incorporate thematic statements through the use of accent plantings. These features are described below:

Primary Entries: At each of the major connections between General Plan roadways and internal project collectors, Primary Entry Statements will be provided. The locations of these entries are depicted on Exhibit 9, *Conceptual Landscape Plan*, and Exhibit 12, *Primary Entries*, depicts the typical amenities of these features. These primary entries will consist of tract entrance designations consisting of a neighborhood identification sign on a decorative wall surrounded by a 25-foot minimum radius of landscaping treatments consisting of street and accent trees, shrubs, and groundcover. Additionally, these primary entry treatments will include enhanced paving within the crosswalks.

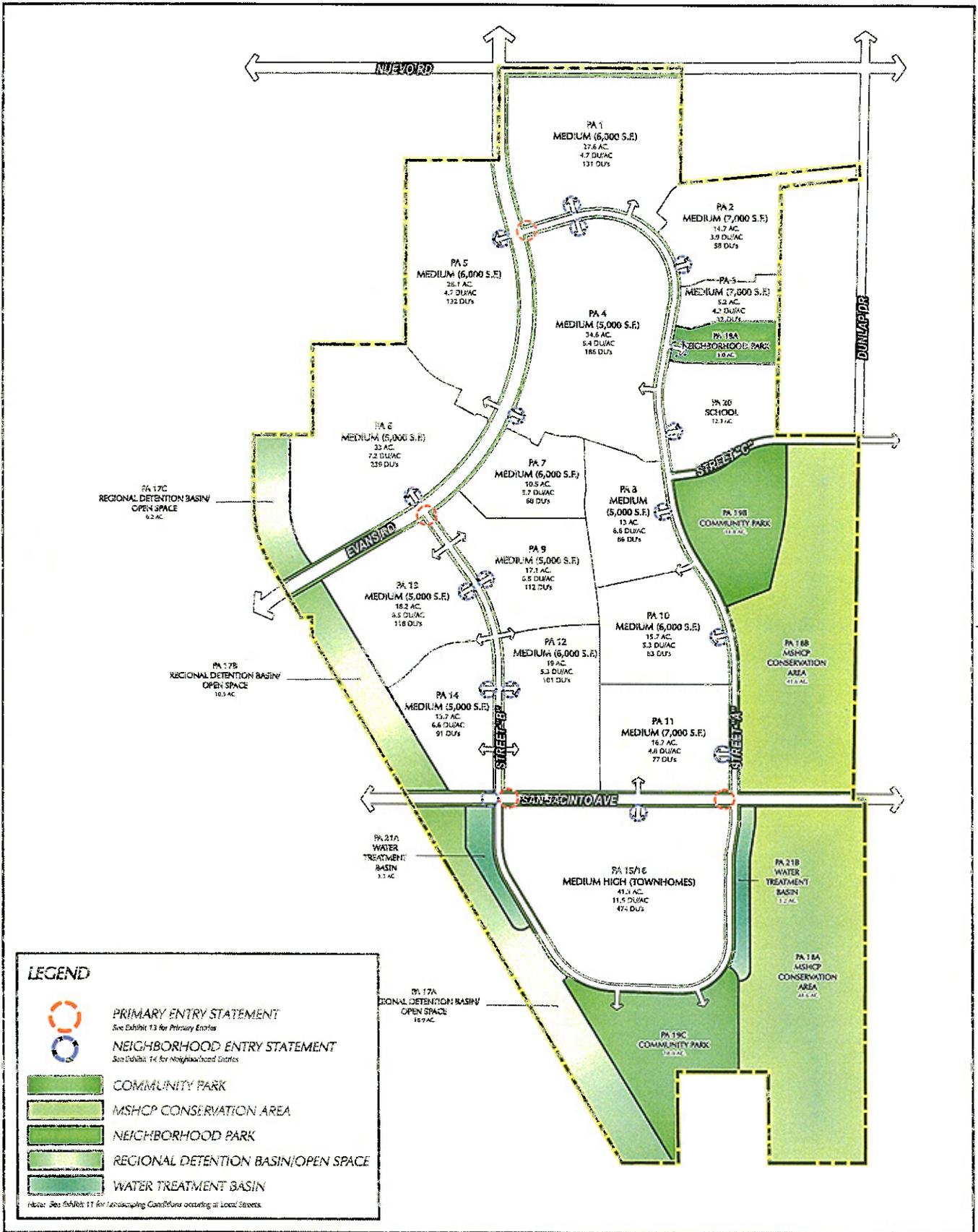
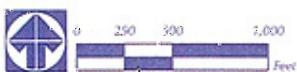
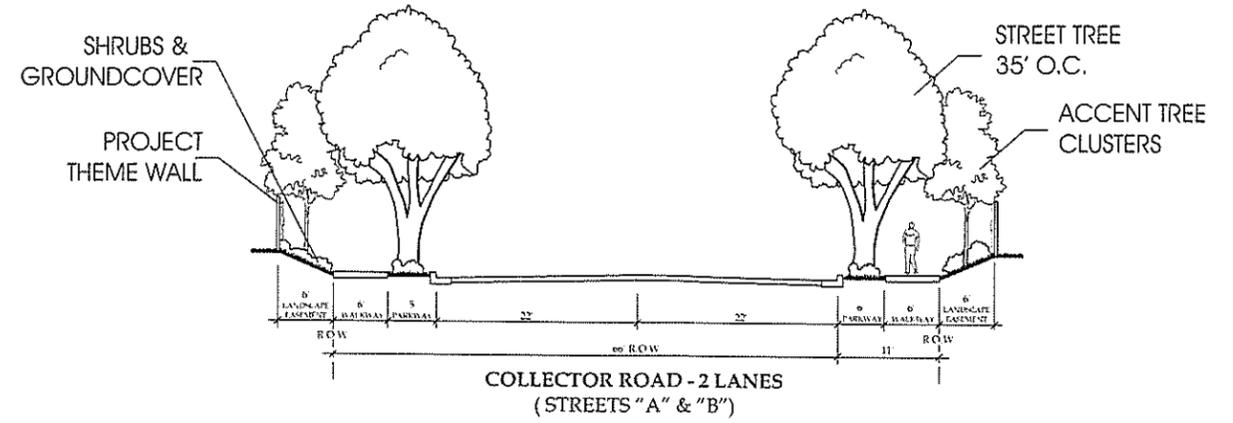
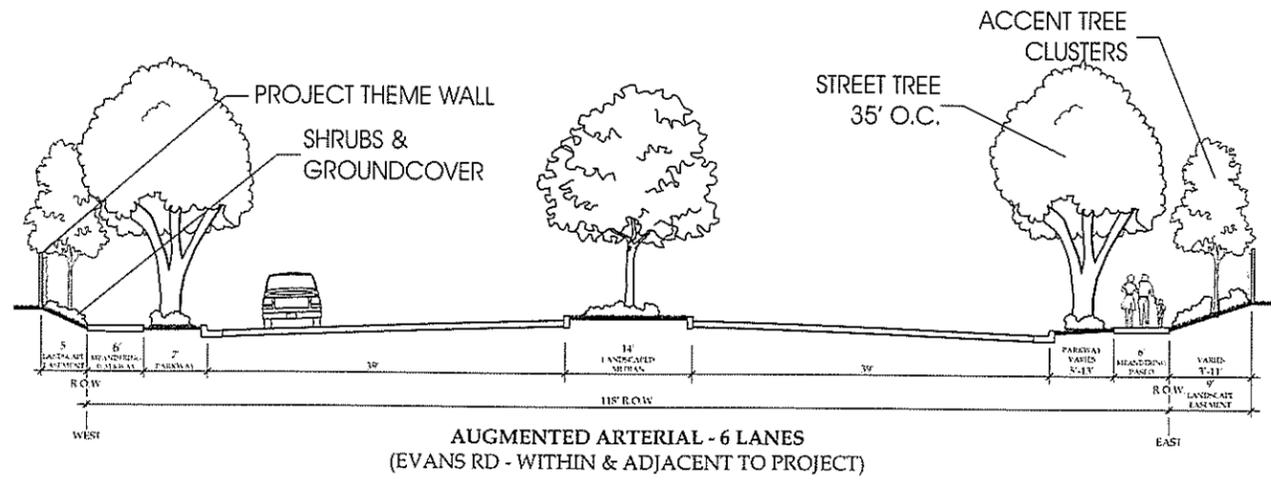


Exhibit 9
Conceptual Landscape Plan
PARKWEST





NOTE: ON STREETS "A" & "B" SOUTH OF SAN JACINTO AVE., WALKWAY LOCATED ON INSIDE LOOP.

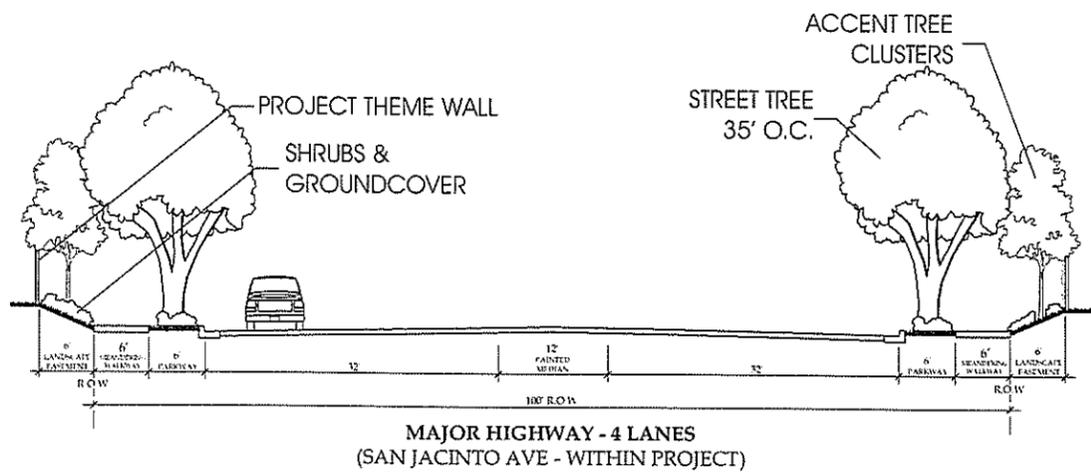
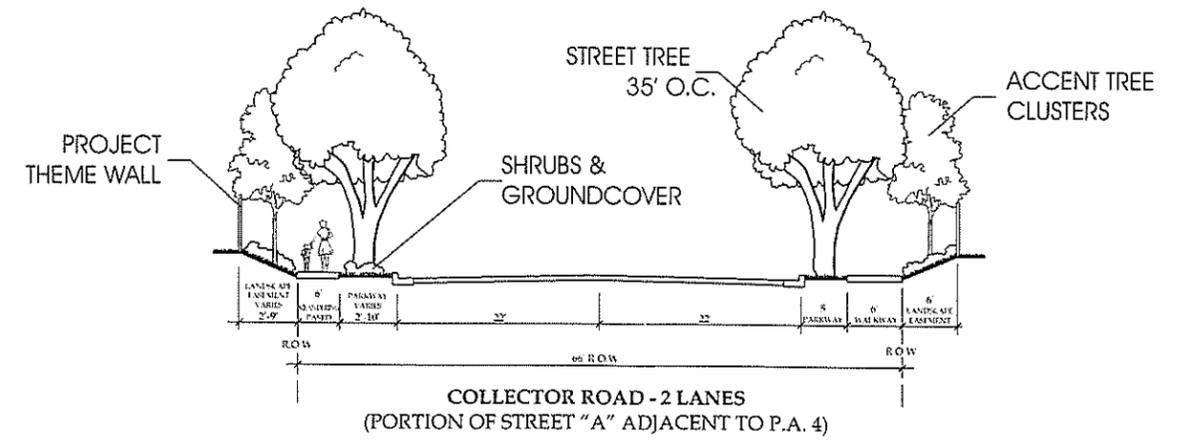
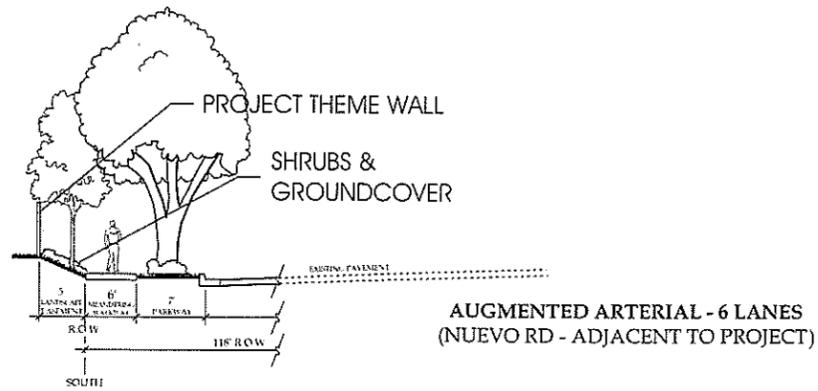
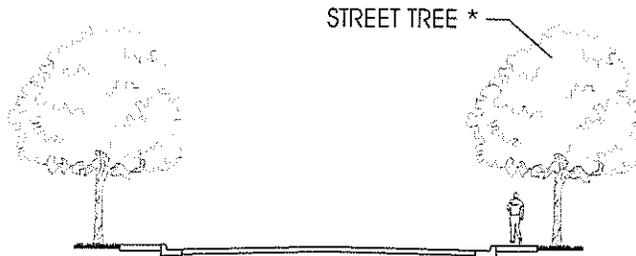


Exhibit 10
STREETSCAPE CROSS-SECTION - CONDITION 1
PARKWEST

not to scale



LOCAL STREET - 2 LANES
(STREET "C")



CUL-DE-SAC STREET - 2 LANES



PRIVATE DRIVEWAY - 2 LANES
(MULTI-FAMILY AREA)

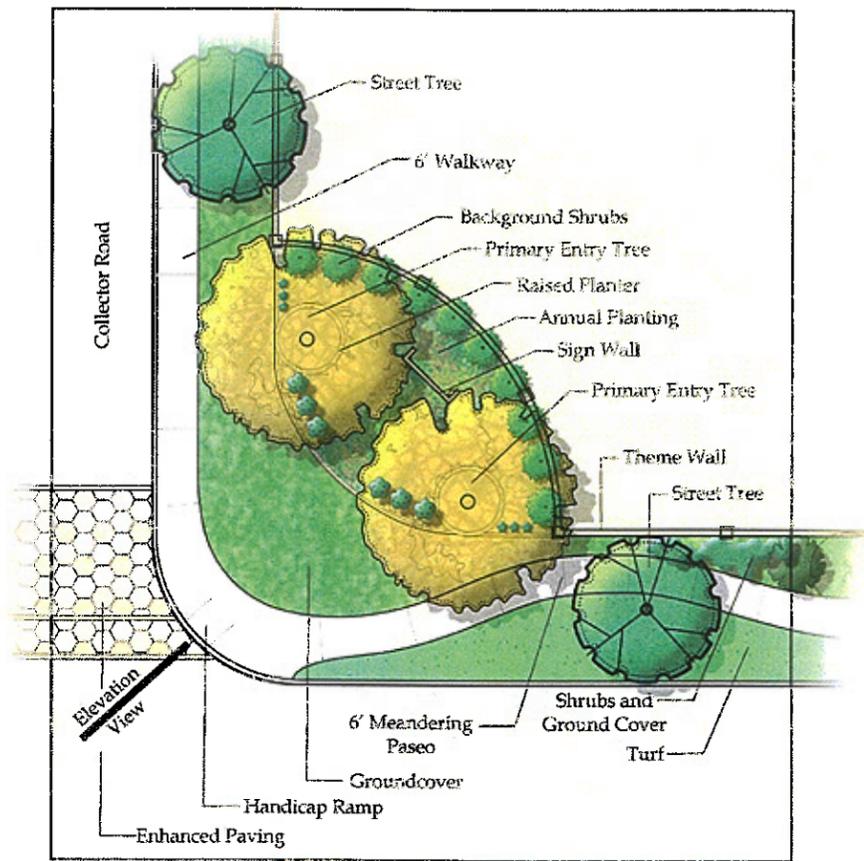
* Local and Cul-de-sac street tree plantings
to be 1 tree per lot in front yard.

Exhibit 11

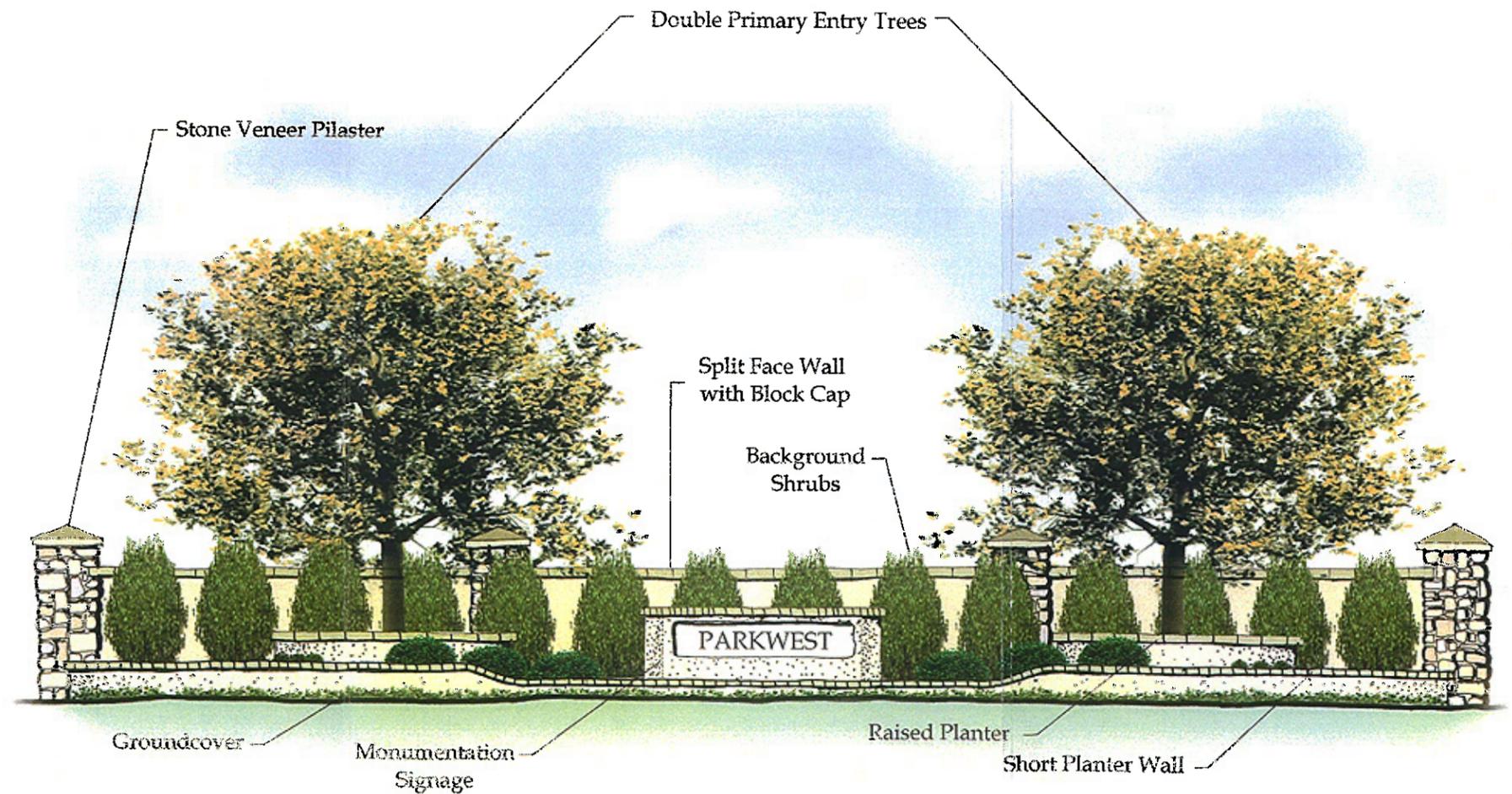
STREETScape CROSS-SECTIONS - CONDITION 2

PARKWEST

not to scale



Plan View



Elevation

Exhibit 12
PRIMARY ENTRIES
PARKWEST

not to scale

Neighborhood Entries: At the main entrance into each individual neighborhood, neighborhood entries will be provided. The locations of these entries are depicted on Exhibit 9, *Conceptual Landscape Plan*, and Exhibit 13, *Neighborhood Entries*, depicts the typical amenities of these features. Each neighborhood entry will consist of a small identification sign on a decorative wall surrounded by a 15-foot minimum radius of landscaping treatments including street and accent trees, shrubs, and groundcover. Additionally, crosswalks within the neighborhood entries will include enhanced paving to further identify the neighborhood.

Sideyard Conditions: Special design criteria for sideyard conditions facing public streets are included to maintain a visually appealing neighborhood streetscape and a maintenance efficient landscape. Builder-installed irrigation, low and high walls, and maintenance friendly trees, groundcovers and/or shrubs are included (See Exhibit 14).

All special landscape features shall be maintained by the City Landscape Maintenance District.

2.3.3 NEIGHBORHOOD PARK

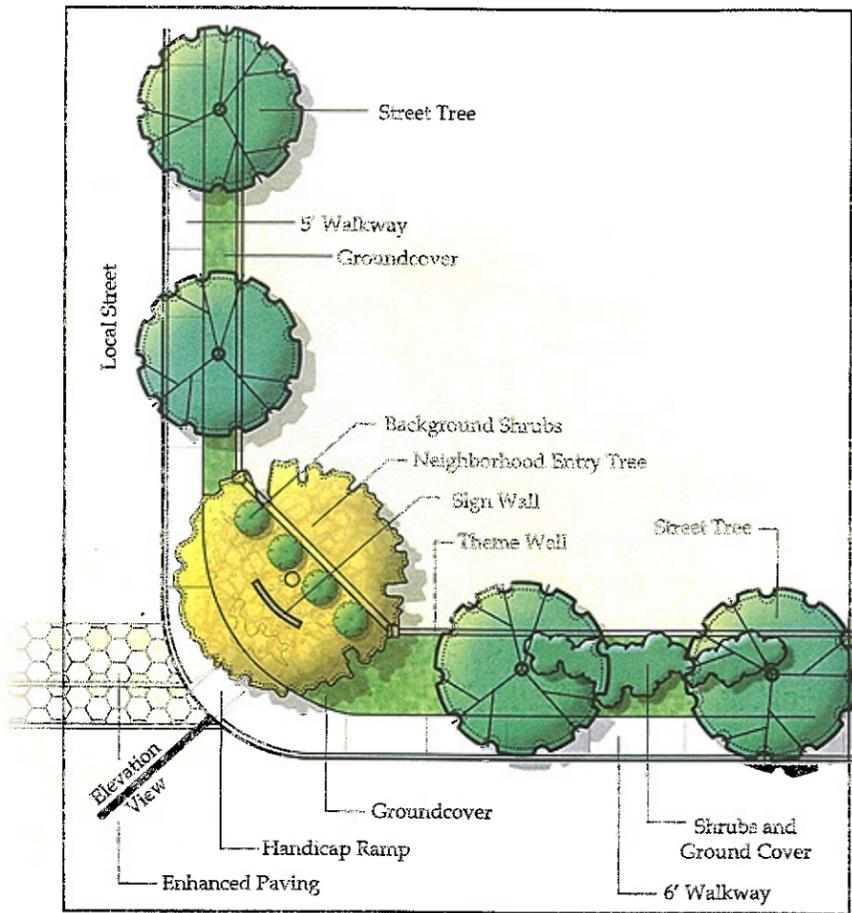
The 5.0-acre neighborhood park was chosen for its centralized location within the community (see Exhibit 15). It is planned to feature a restroom facility, tennis courts, basketball courts, volleyball courts, picnic areas, and a tot lot. The neighborhood park will include at least four (4) open picnic tables, five (5) Barbeques, and seven (7) trash enclosures.

2.3.4 COMMUNITY PARKS

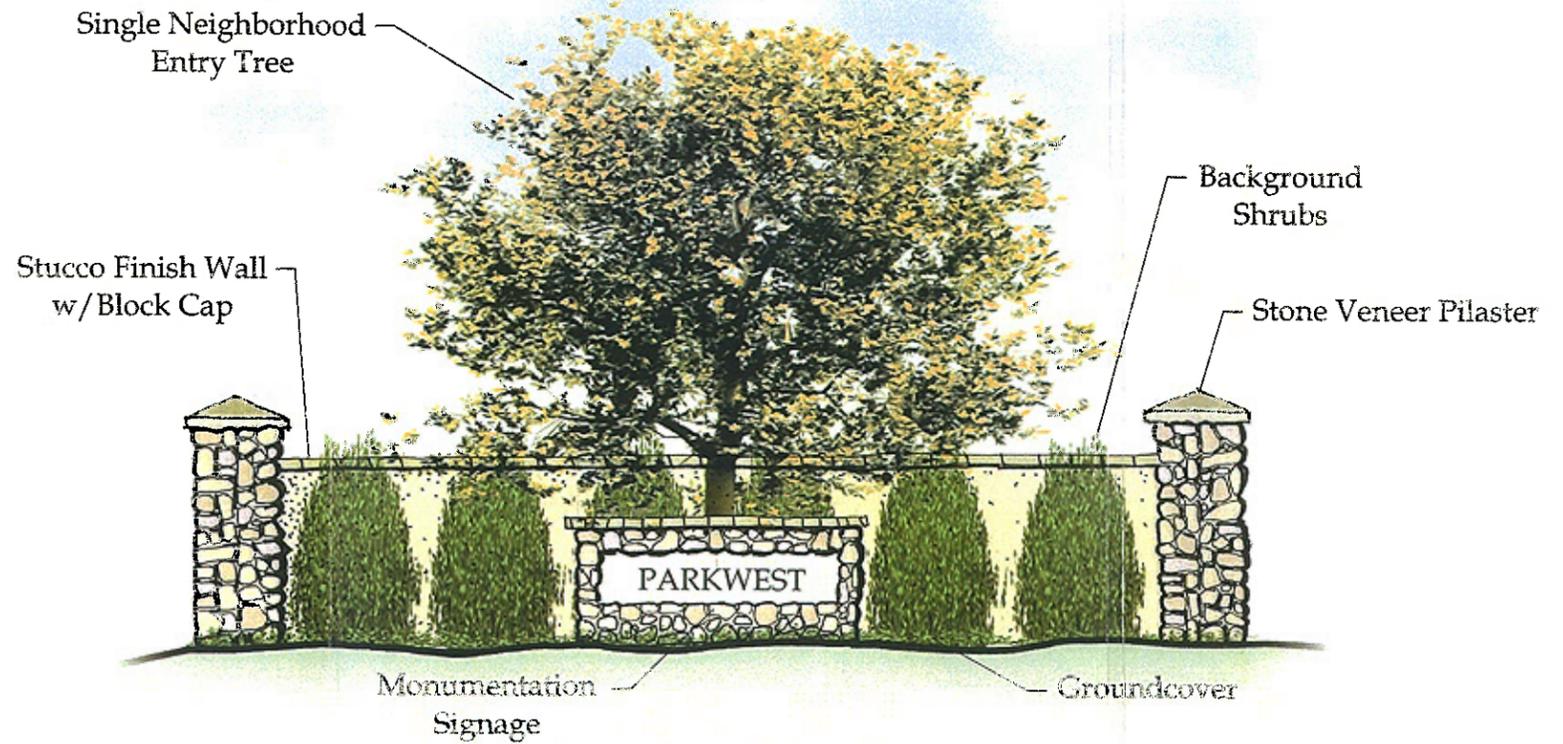
The most significant features of the community will be the 18.0-acre southerly-located Community Park and the 14.8-acre centrally located Community Park proposed for Planning Areas 19C and 19B, respectively (see Exhibits 16 and 17). The locations of these parks were chosen based on their adjacency to the MSHCP Conservation Area and role as soft barriers to that area relative to the residential planning areas. As depicted on Exhibit 16, the community park in PA 19B is planned to include two (2) baseball diamonds, three (3) softball diamonds, tennis courts, basketball courts, volleyball courts, a community recreation/concessions/maintenance/public restrooms facility, picnic areas, a tot lot, and parking adjacent to the project's collector roadways (Streets "A" and "C").

The community park located in PA 19B will include at least eleven (11) open picnic tables, sixteen (16) barbeques, and twenty (20) trash receptacles.

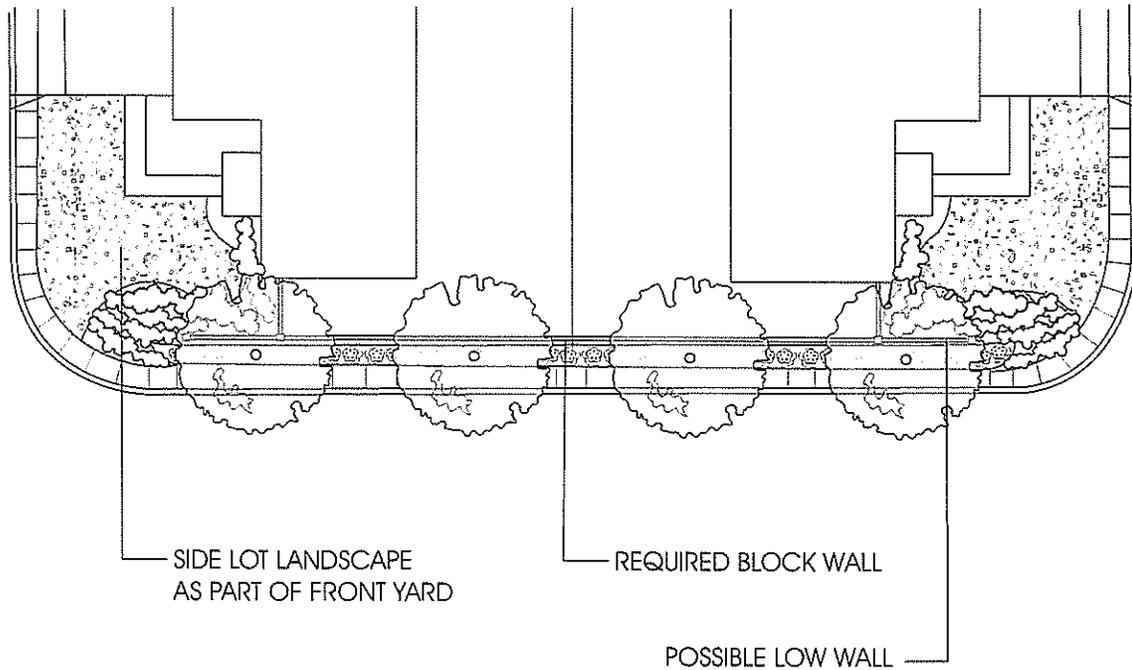
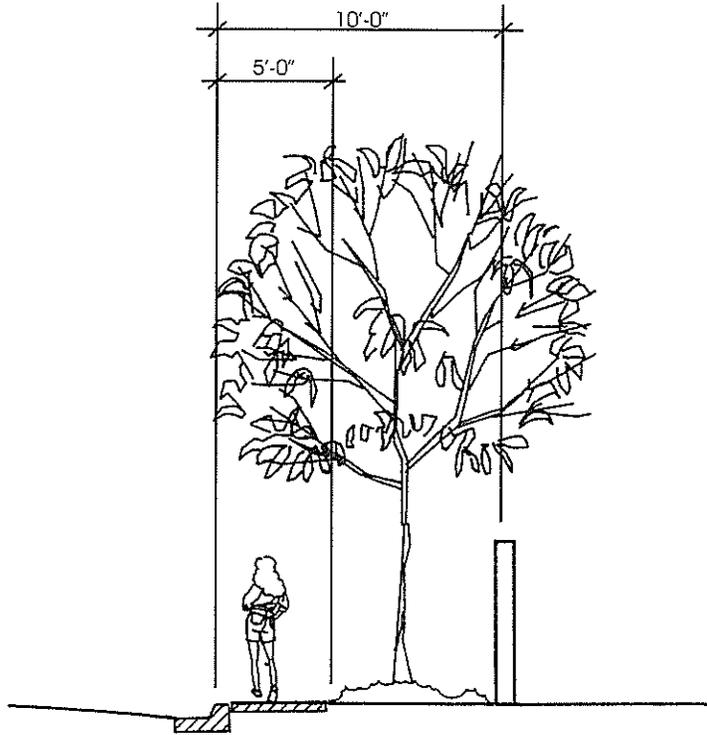
As depicted on Exhibit 17, the community park in PA 19C is planned to include five (5) soccer fields, basketball courts, volleyball courts, a community recreation/concessions/maintenance/public restrooms facility, picnic areas, a tot lot, and parking adjacent to the project's collector roadways. The community park located in PA 19C will include at least twelve (12) open picnic tables, sixteen (16) barbeques, and twenty (20) trash receptacles.



Plan View



Elevation

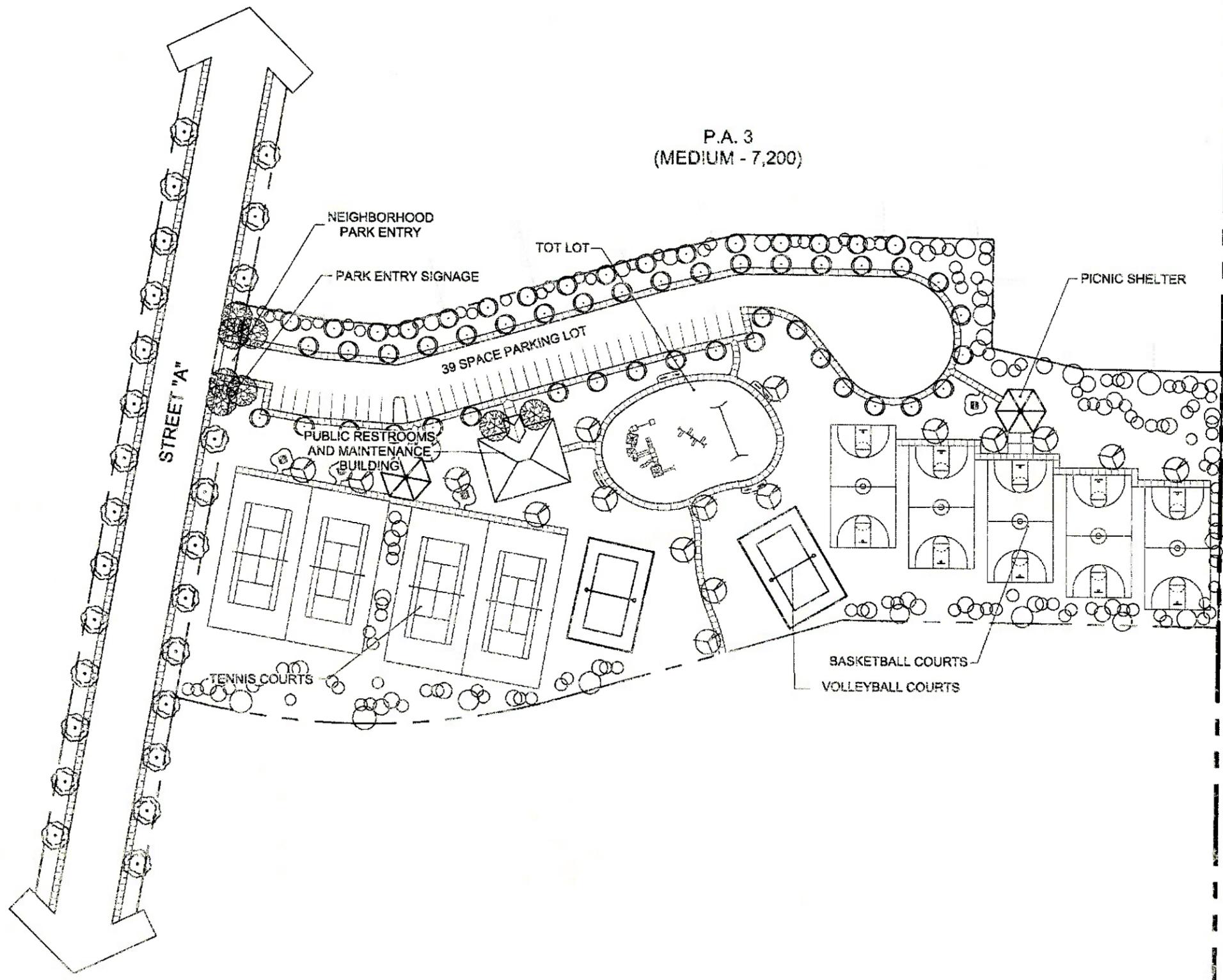


NOTE: SUCH FEATURES SHALL BE MAINTAINED BY THE CITY LANDSCAPE MAINTENANCE DISTRICT.

Exhibit 14
SIDEYARD CONDITIONS

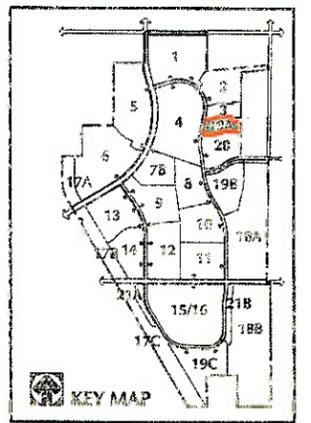
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not to scale



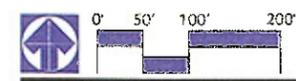
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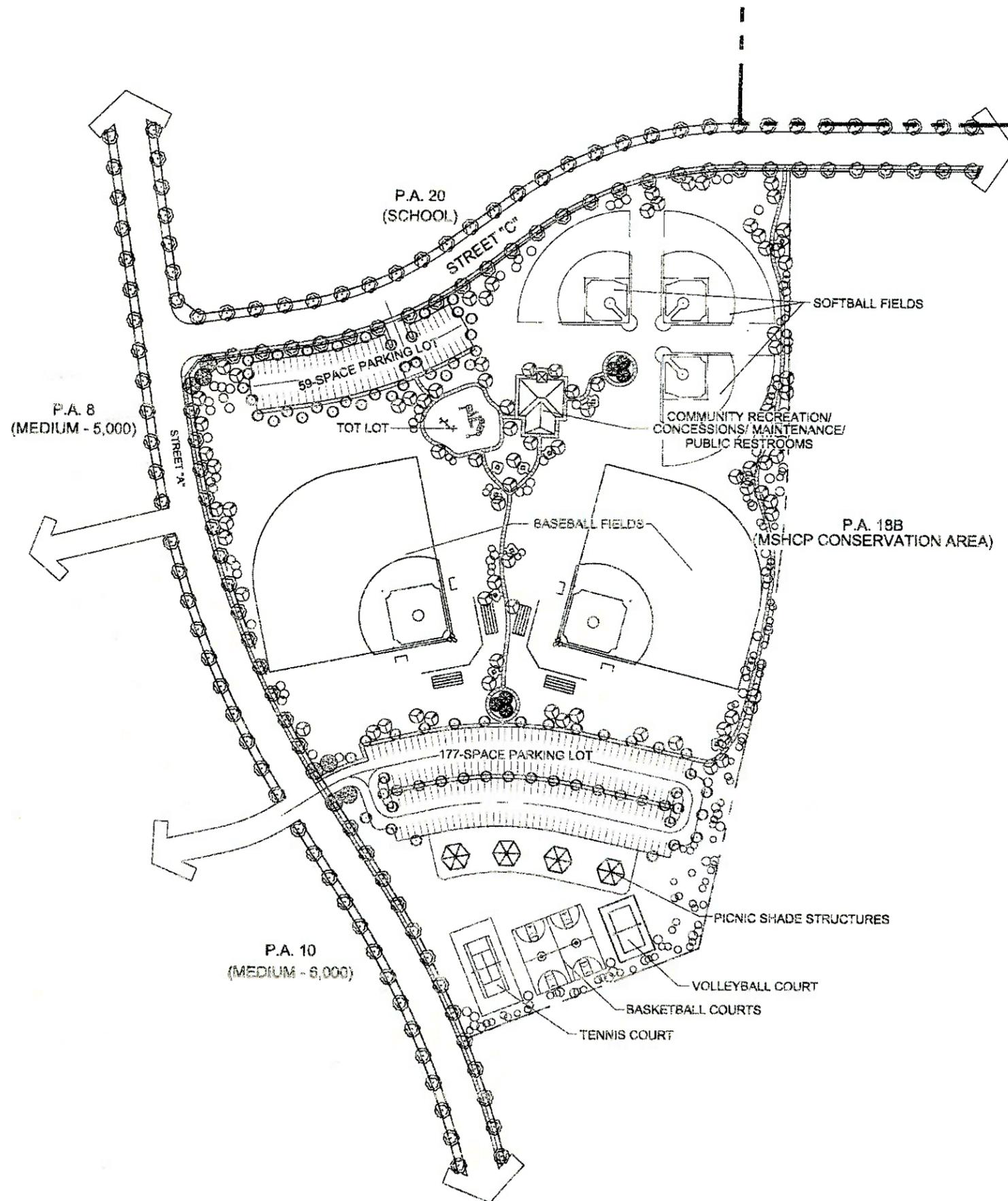
ALL PARK PLANS ARE CONCEPTUAL. PARK DESIGNS ARE BASED ON GUIDELINES FROM THE CITY OF PERRIS PARKS AND RECREATION MASTER PLAN, SECTIONS 4.4.1 AND 4.4.2, REGARDING PARK DEVELOPMENT. FINAL PARK LAYOUT AND AMENITIES WILL BE AGREED UPON DURING THE CONSTRUCTION PHASE OF THE PROJECT BY THE BUILDER AND THE CITY.



CONCEPTUAL NEIGHBORHOOD PARK PLAN - PLANNING AREA 19A

PARKWEST





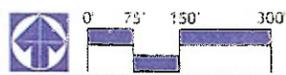
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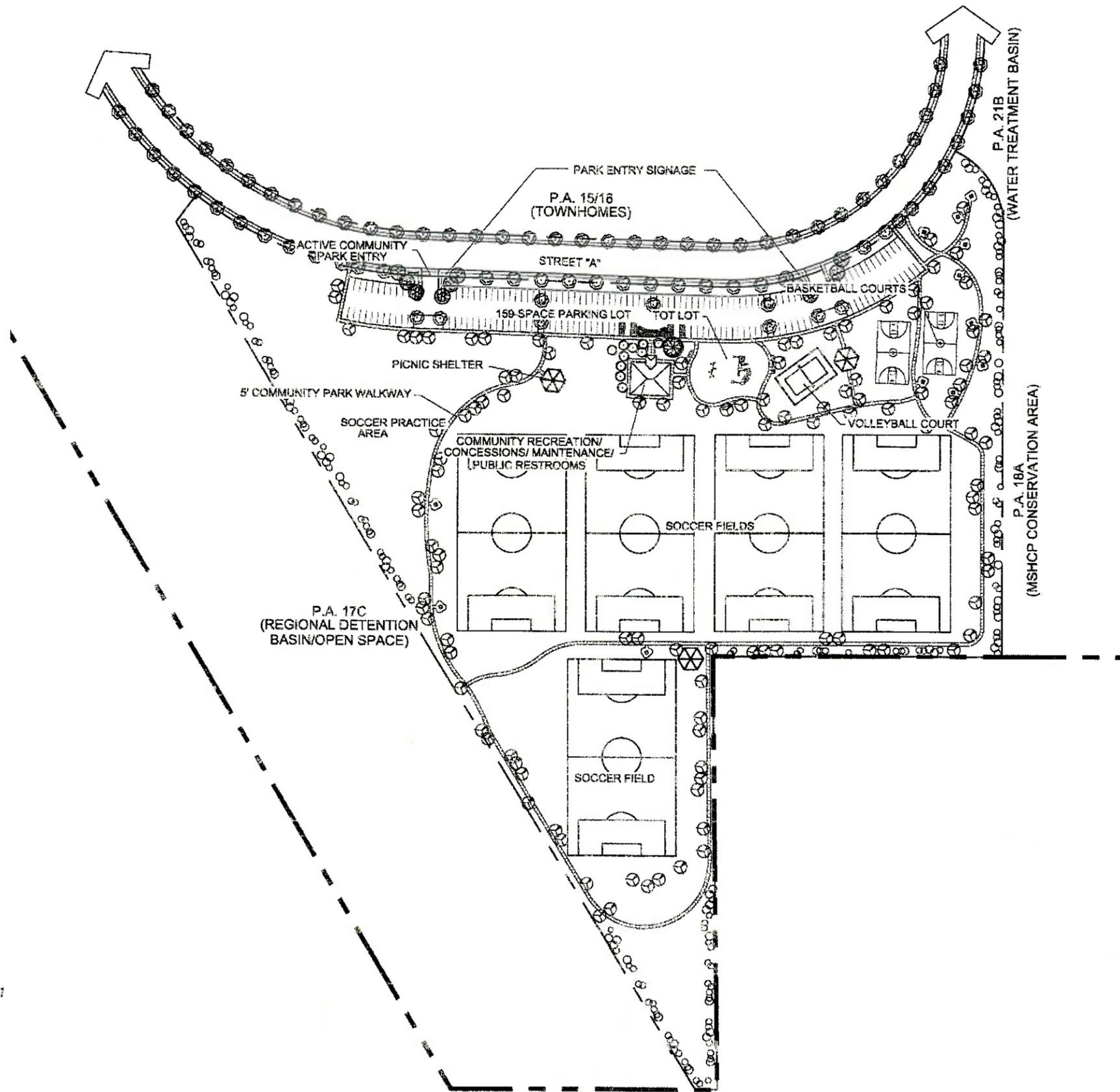
ALL PARK PLANS ARE CONCEPTUAL. PARK DESIGNS ARE BASED ON GUIDELINES FROM THE CITY OF PERRIS PARKS AND RECREATION MASTER PLAN, SECTIONS 4.4.1 AND 4.4.2, REGARDING PARK DEVELOPMENT. FINAL PARK LAYOUT AND AMENITIES WILL BE AGREED UPON DURING THE CONSTRUCTION PHASE OF THE PROJECT BY THE BUILDER AND THE CITY.



Exhibit 16

PARK PLAN - PLANNING AREA 19B
PARKWEST





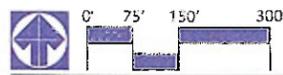
NOTE:

ALL PARK PLANS ARE CONCEPTUAL. PARK DESIGNS ARE BASED ON GUIDELINES FROM THE CITY OF PERRIS PARKS AND RECREATION MASTER PLAN, SECTIONS 4.4.1 AND 4.4.2, REGARDING PARK DEVELOPMENT. FINAL PARK LAYOUT AND AMENITIES WILL BE AGREED UPON DURING THE CONSTRUCTION PHASE OF THE PROJECT BY THE BUILDER AND THE CITY.



Exhibit 17

CONCEPTUAL COMMUNITY PARK PLAN - PLANNING AREA 19C
PARKWEST



Aside from the 18.0-acre and the 14.8-acre Community Parks, additional in-lieu park fees may be generated by the project consistent with the City's Parks Master Plan. Park fees contributed by the project applicant shall be used to finance park facilities within Planning Areas 19B and 19C.

2.3.5 OPEN SPACE

The major open space features are the 90.2-acre MSHCP Conservation Area in Planning Areas 18A and 18B and the 35.6-acre regional detention basin/open space area in Planning Areas 17A, 17B, and 17C. Areas 17A-C will serve to provide storm water retention during a 100-year flood incident and will also provide visual aesthetic value. The open space area is strategically located at the confluence of the San Jacinto River and the Perris Valley Storm Drain. A regional multi-use trail facility, as conceptually depicted on Exhibit 18, *Regional Multi-Use Trail Cross-Section*, will be provided within the open space corridor, and will provide active and passive recreational opportunities for future project residents and visitors.

2.3.6 WATER TREATMENT BASINS

Approximately 6.5 acres will be devoted to the water treatment basins within Planning Areas 21A and 21B. These water treatment basins will incorporate landscaped areas for the dual purpose of providing project-wide drainage courses and access to the open space areas. The water treatment basins will be designed to receive runoff from the project's storm drain system and to treat the "first flush" quantities, prior to being released to the regional detention basin. The water treatment basins will be located adjacent to the regional detention basin located in Planning Area 17A and the MSHCP Conservation Area in Planning Area 18A.

2.3.7 WALLS AND FENCES

The walls and fences within the ParkWest project will be constructed according to the Community Walls and Fences Plan as depicted in Exhibit 19. All walls within the project will be treated with a graffiti resistant finish.

A Perimeter Wall will surround the perimeter of ParkWest (excluding open spaces) and run adjacent to all major roadways. The perimeter wall will be constructed of stone veneer pilasters and a precision block wall with a stucco finish. An alternative wall design may be implemented with approval from the Planning Director. (See Exhibit 20).

View Fencing will be placed in segments of the project where views should not be blocked. The view fence shall be constructed of stone veneer pilasters with a concrete cap, or as approved by the Planning Director. The vertical element will be made of tubular steel and will be the same height in each pilaster.

Vinyl Fencing will be allowed in residential areas in a backyard-to-backyard situation only.

Block walls will be placed within the residential areas at side yard conditions facing public streets.

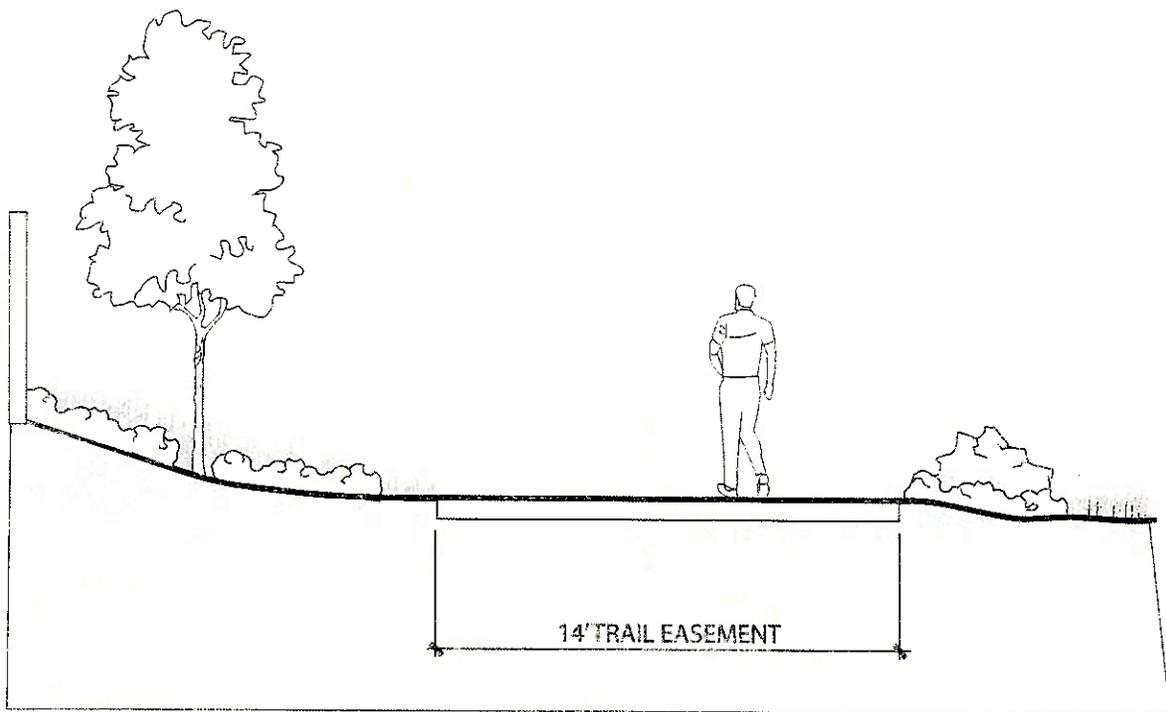


Exhibit 18
REGIONAL MULTI-USE TRAIL CROSS-SECTION

PARKWEST

not to scale

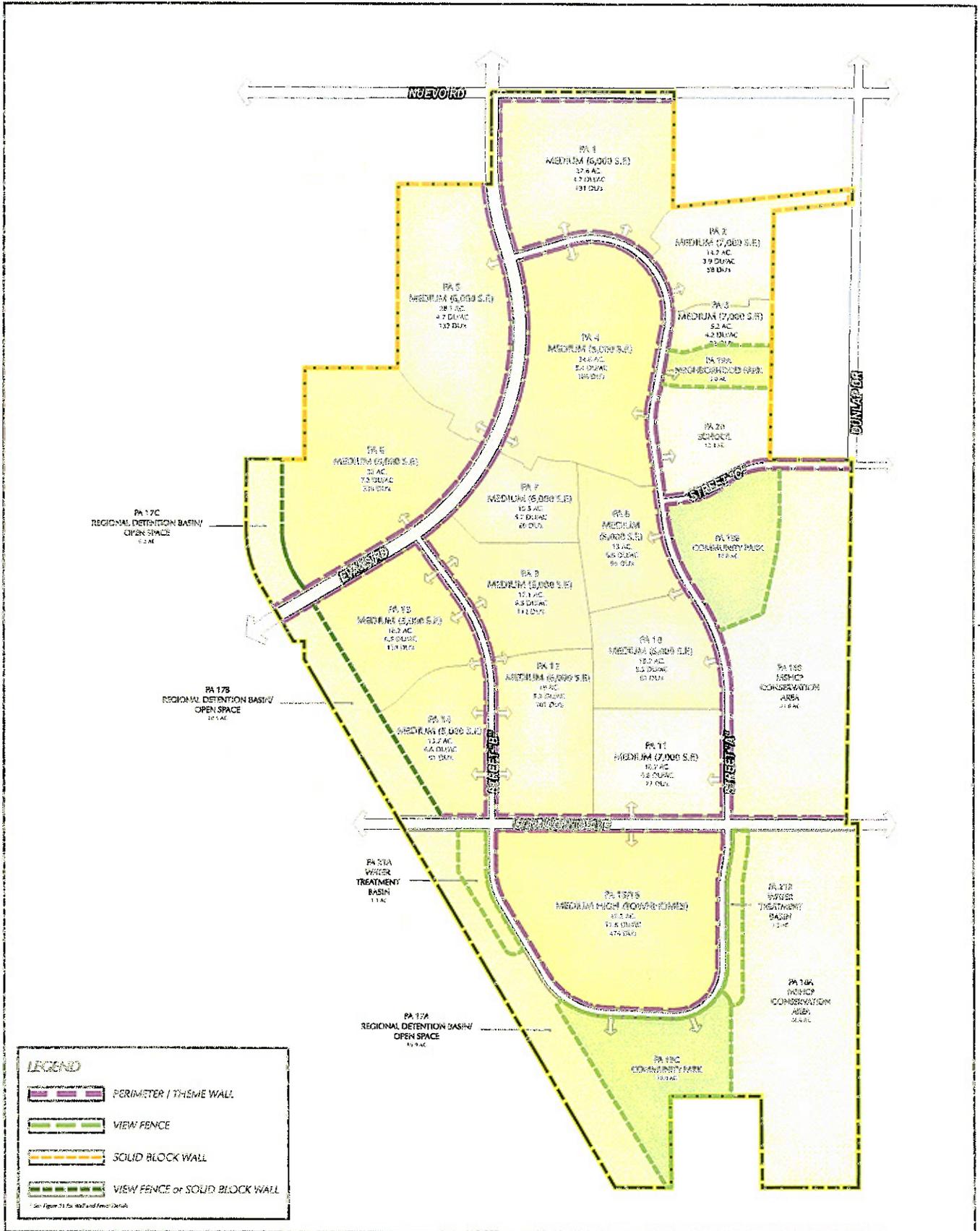
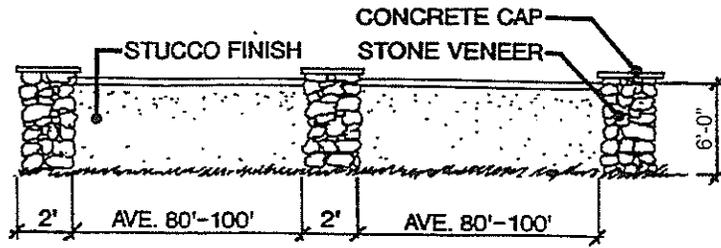
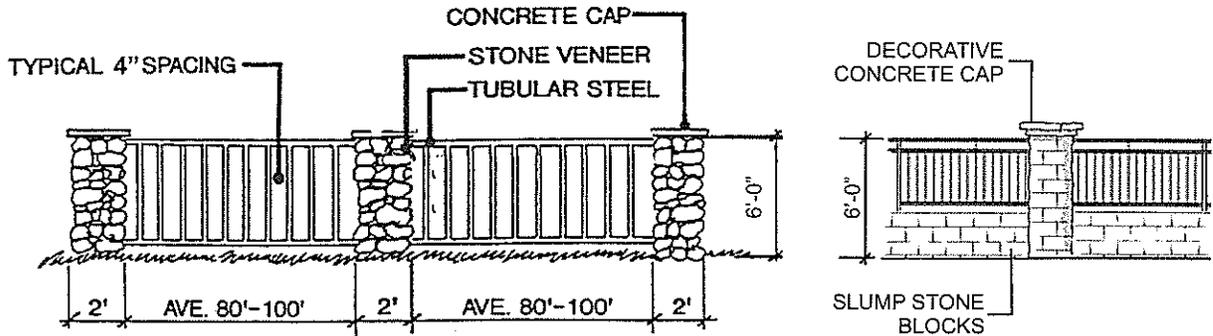


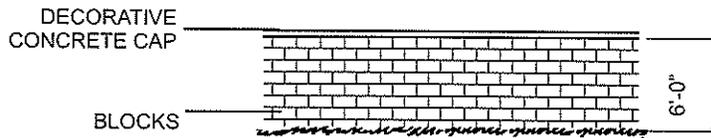
Exhibit 19
Wall and Fence Plan
PARKWEST



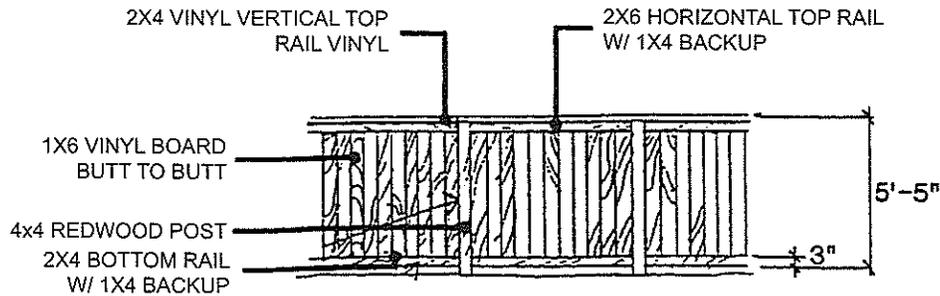
PERIMETER/THEME WALL



VIEW FENCING



SOLID BLOCK WALL



Vinyl Fencing
 (made to look like wood)

Exhibit 20
WALL AND FENCE DETAILS

PARKWEST

The materials identified on Table 2-2 have been selected for their contribution to the project theme, their adaptability to climatic and soil conditions, and with a concern for long-term cost effective maintenance. Street trees shall have a minimum container size of 15 gallons, and have trunks of at least 2 inches in diameter. Individual tract developers shall provide at least one model home sample within each model complex with a "xeriscape concept" to encourage the use of drought tolerant plant materials.

TABLE 2-2, PARKWEST PLANT PALETTE

BOTANICAL NAME	COMMON NAME
TREES, EVERGREEN	
<i>Albizia julibrissin</i>	Silk Tree
<i>Arbutus menziessii</i>	Madrone
<i>Brachychiton acerifolius</i>	Australian Flame Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Fraxinus raywood</i>	Raywood Ash
<i>Maytenus boaria</i>	Mayten Tree
<i>Pinus canariensis</i> *	Canary Island Pine
<i>Pinus halepensis</i> *	Allepo Pine
<i>Pinus pinea</i> *	Italian Stone Pine
<i>Prunus carolinian</i>	Carolina
<i>Pyrus aristocat</i>	Aristocat
<i>Quercus agrifolia</i> *	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Rhus lancea</i>	African Sumac
TREES - DECIDUOUS	
<i>Alnus rhombifolia</i> *	White Alder
<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Koelreuteria bipinnata</i> *	Chinese Flame Tree
<i>Lagerstoemia indica</i>	Crepe Myrtle
<i>Liquidambar styraciflua</i> *	Sweet Gum
<i>Liriodendron tulipifera</i> *	Tulip Tree
<i>Platanus Acerifolia</i> *	London Plane Tree
<i>Platanus occidentalis</i> *	American Sycamore
<i>Platanus racemosa</i> *	California Sycamore
<i>Populus canescens</i> *	Gray Poplar
<i>Prunus cerasifera 'Thundercloud'</i>	Purple Leaf Plum
<i>Pyrus calleryana 'Aristocrat'</i>	Ornamental Pear
<i>Pyrus calleryana 'Bradford'</i>	Ornamental Pear
SHRUBS	
<i>Abelia 'Edward Goucher'</i>	Edward Goucher Abelia
<i>Arctostaphylos species</i>	Manzanita
<i>Cassia artemisioides</i>	Feathery Cassia
<i>Ceanothus species</i>	California Lilac
<i>Eleagnus pungens</i>	Silver Berry
<i>Escallonia fradesii</i>	No Common Name
<i>Euonymus fortunei</i>	No Common Name

BOTANICAL NAME	COMMON NAME
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Ilex species</i>	Holly
<i>Juniperus species</i>	Juniper
<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus ilicifolia</i>	Hollyleaf Cherry
<i>Pyracantha species</i>	Firethorn
<i>Raphilepis indica</i> 'Springtime'	Pink Indian Hawthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Ribes sanguinum</i>	Pink Winter Currant
<i>Ribes speciosum</i>	Fuchsia - Flowering Gooseberry
<i>Ternstroemia gymnanthera</i>	Ternstroemia
<i>Viburnum tinus</i> 'Spring Bouquet'	Laurustinus
<i>Xylosma congestum</i>	Xylosma
<i>Xylosma congestum</i> 'Compacta'	Compact Xylosma
SUB SHRUBS	
<i>Acanthus mollis</i>	Bear's Breech
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Arctostaphylos species</i>	Manzanita
<i>Ceanothus species</i>	California Lilac
<i>Clivia miniata</i>	Clivia
<i>Heleanthemum nummularium</i>	Sunrose
<i>Hemerocallis species</i>	Day Lily
<i>Iris douglasiana</i>	Beardless Iris
<i>Juniperus species</i>	Juniper
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Lavandula angustifolia</i>	English Lavender
<i>Liriope gigantea</i>	Liriope
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Mimulus cardinalis</i>	Monkey Flower
<i>Moraea bicolor</i>	Fortnight Lily
<i>Penstemon species</i>	Beard Tongue
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Tulbagnia violancea</i>	Society Garlic
VINES	
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Cissus antarctica</i>	Kangaroo Treevine
<i>Cissus hypoglauca</i>	No Common Name
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Doxantha unguis-cati</i>	Cat's Claw Vine
<i>Ficus pumila</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Jasminum polyanthum</i>	No Common Name
<i>Parthenocissus tricuspidata</i>	Boston Ivy

BOTANICAL NAME	COMMON NAME
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Wisteria floribunda</i>	Japanese Wisteria
GROUNDCOVERS	
<i>Ajuga reptans</i>	Carpet bugle
<i>Arctostaphylos</i>	Manzanita
<i>Baccharis pilularis 'Twin Peaks'</i>	Coyote Bush
<i>Duchesnea indica</i>	Indian Mock Strawberry
<i>Juniperus species</i>	Juniper
<i>Nandina domestica 'Harbour Dwarf'</i>	Dwarf Heavenly Bamboo
<i>Pelargonium pelatatum</i>	Ivy Geranium
<i>Potentilla species</i>	Cinquefoil
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Vinca minor</i>	Dwarf Periwinkle

Note: All trees should not be planted closer than six (6) feet to flatwork (i.e. sidewalks).

* The use of this tree should be minimized. If planted, a root barrier system shall be installed.

2.4 WATER PLAN

The ParkWest project site is located within the 1,627-foot elevation water service zone of the Eastern Municipal Water District (EMWD), the public agency responsible for the provision of both water and sewer service to the project site. The water distribution, waste water collection, and, if available, reclaimed water distribution systems will be designed so that the proposed facilities will be adequately sized to meet the requirements of the ParkWest development, while meeting the requirements of the EMWD and the City of Perris. These facilities will be installed in accordance with the requirements and specifications of the Riverside County Health Department. Cost for the capital facilities will be financed through Mello-Roos assessment districts or through the private financing by the developer.

Exhibit 21 illustrates the Water Plan for ParkWest. Existing waterlines include an 18-inch diameter line within Nuevo Road and a 12-inch diameter line within Dunlap Drive which extends 2,600 feet south of Nuevo Road.

The average day and peak day water demands for the project are based upon the proposed land uses and the anticipated population size based upon the proposed land plan's dwelling unit count. The average daily water demand is estimated to be approximately 1.3 million gallons; the peak day demand is estimated to be approximately 3.9 million gallons.

The system's hydraulic analysis was based on the following:

1. Peak day flow demand and no-fire flow, with a minimum static pressure of 40 psi and head loss not to exceed 3.5 feet/1,000 feet in the pipe.
2. Peak day demand and fire flow of 1,000 gpm for a residential fire with a 20 psi residual pressure minimum.

The water plan illustrates the proposed water distribution facilities based on the above criteria.

The ParkWest community will connect with the existing waterlines at the project site. A 16-inch line is proposed at the northern entrance into the project within Evans Road. The line will travel from the existing Nuevo Road pipe to the western project boundary within the Evans Road alignment. A circuitous connection to the proposed 16-inch water line within Evans Road will be made via 12-inch water lines within Streets "A" and "B." A proposed 12-inch line between Street "A" and Dunlap Road via Street "C" also will be provided.

TABLE 2-3, WATER DEMAND

LAND USE	ACRES	DWELLING UNITS	AVERAGE DAY DEMAND (GALLONS)	PEAK DAY DEMAND (GALLONS)
Residential:				
SFD	267.2	1,553	1,024,980	3,074,940
Multi-Family	41.3	474	265,440	796,320
Parks	37.8	--	--	--
Open Space/Water Treatment/Detention Basins	42.1	--	--	--
Major Roads and Landscaped Paseos	43.5	--	--	--
TOTAL			1,290,420	3,871,260

Notes:

1. Residential Average Day Demand = 200 gal/cap/day, 3.3 people/DU for single-family, and 2.8 people/DU for multi-family.
2. Peak Factor = 3(Average Day Demand)

EMWD is proposing to replace the existing 18-inch diameter line in Nuevo Road between Murrieta and Evans with a 30-inch diameter line. At ultimate development, a 4 million gallon off-site reservoir will be required to meet the needs of the project. It is also anticipated that EMWD is planning a regional waterline within Evans Road, thus modifications to this plan may be necessary upon design completion.

2.5 RECLAIMED WATER PLAN

Eastern Municipal Water District (EMWD) distributes treated effluent from a 36" diameter pipeline originating at the Moreno Valley Treatment Plant (and in the future from the Perris Valley Treatment Plant). The line flows by gravity from north to south in Evans Road, east in San Jacinto Avenue, and south in Dunlap Drive. The reclaimed water is principally used for agricultural irrigation within the EMWD's service area. According to information provided by EMWD, reclaimed water is not currently available for this project. Consequently, if reclaimed water is not available to the project site upon submittal of the grading plan, then reclaimed water facilities shall not be required. In this instance, project-related water demand would be met by domestic water facilities, as described above in Section 2.4.

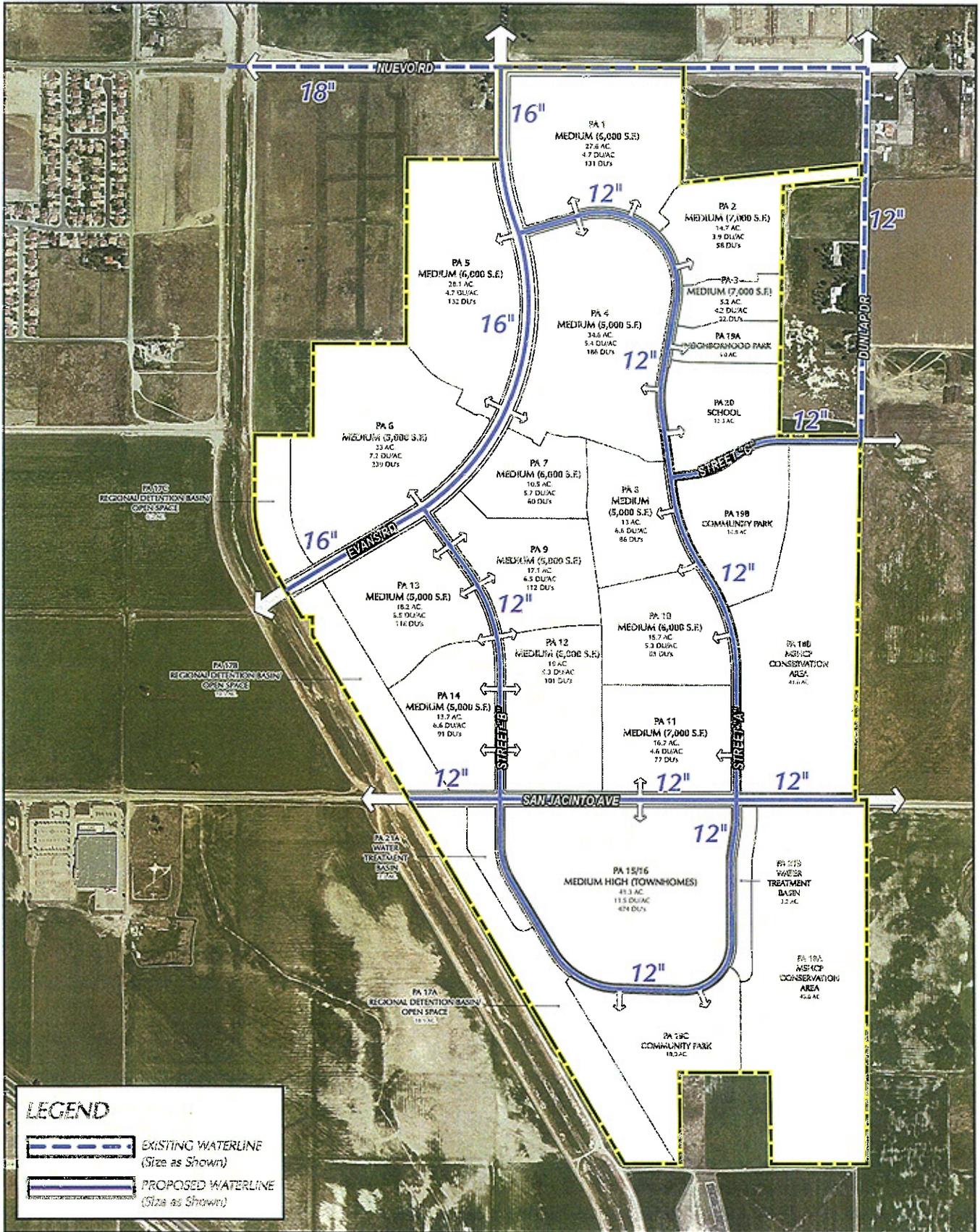


Exhibit 21
Water Plan
PARKWEST

2.6 SEWER PLAN

Exhibit 22 illustrates the Sewer Plan for ParkWest. Sewage generated from the ParkWest project will be treated at EMWD's Perris Valley Treatment Plant located off of Case Road three miles south of the project site. At present, an existing sewer line is located within the alignment of Murrieta Road, located approximately ¼-mile west of the project site. This sewer line measures approximately 42 inches at the intersection with Nuevo Road, and transitions to a 48-inch line near the intersection with San Jacinto Avenue.

The average daily flow from the project is based upon the proposed land plan's density and population factor. The average daily flow is estimated to be approximately 0.65 million gallons per day.

The proposed plan divides the site into two gravity sewer systems, discharged to the proposed Northwest Perris interceptor. The two systems roughly encompass the northern quarter and the southern three quarters of the project.

The northern collection system flows from on-site north to a proposed 15" line in Nuevo Road. This line will then connect to the 42" interceptor line within Murrieta Road to the west.

The southern collection system will direct on-site flows towards a proposed 12" line in San Jacinto Avenue. This 12" line will then connect to the existing 48" interceptor line within Murrieta Road to the west.

TABLE 2-4, WASTE WATER GENERATION

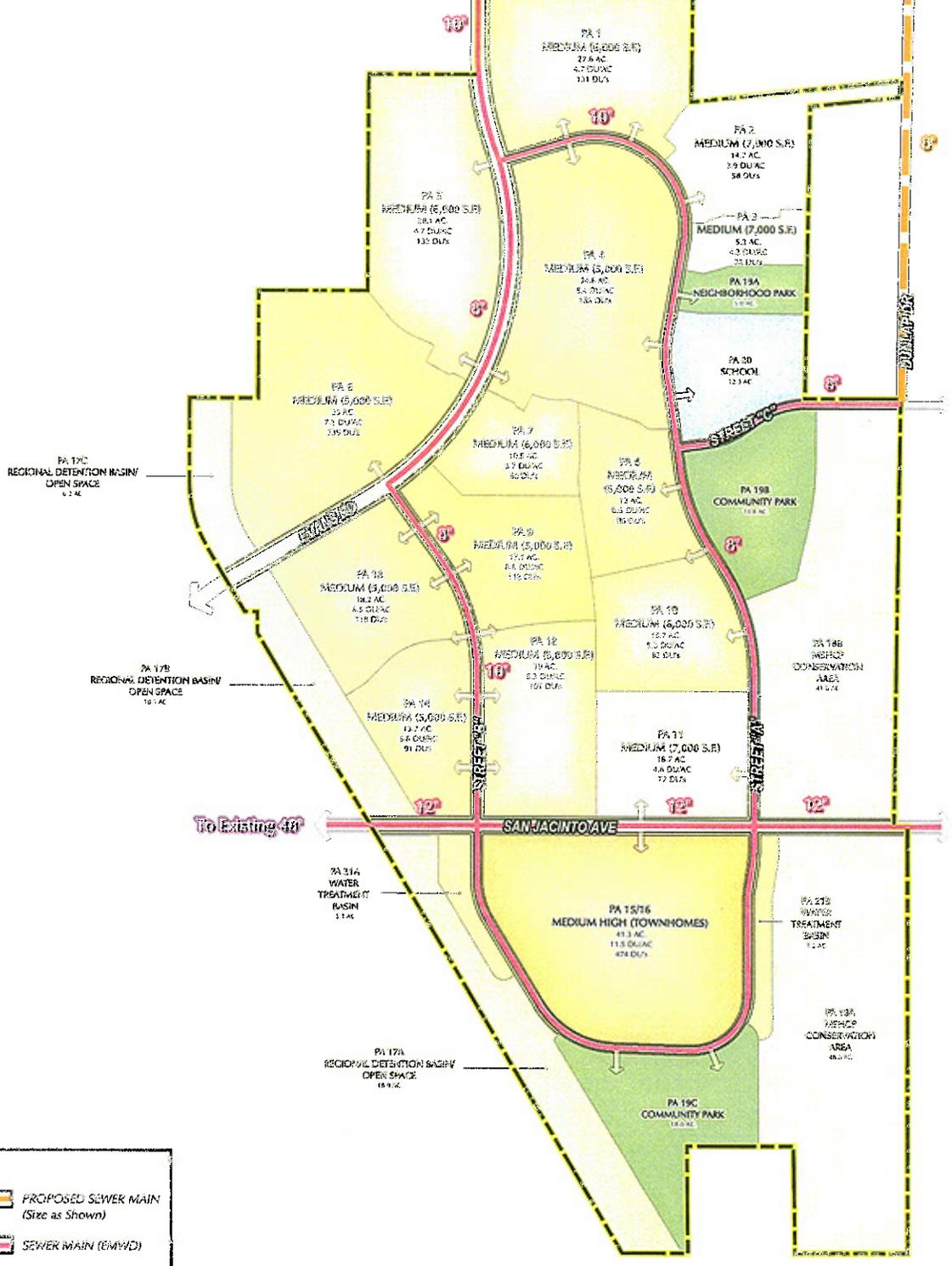
LAND USE	ACRES	DWELLING UNITS	AVERAGE DAY GENERATION (GALLONS)
RESIDENTIAL			
SFD	267.2	1,553	512,490
Multi-Family	41.3	474	132,720
TOTAL	308.5	2,027	645,210

Note:

- 1) Residential average daily generation based on 100 gallon/day x 3.3 persons per dwelling unit for single-family and 2.8 persons per dwelling unit for multifamily.

To Existing 42"
at Marrieta Road

Proposed 15"
Per EMWD Master Plan



LEGEND

- PROPOSED SEWER MAIN (Size as Shown)
- SEWER MAIN (EMWD)
- FUTURE SEWER MAIN (By Others)

Exhibit 22
Sewer Plan
PARKWEST

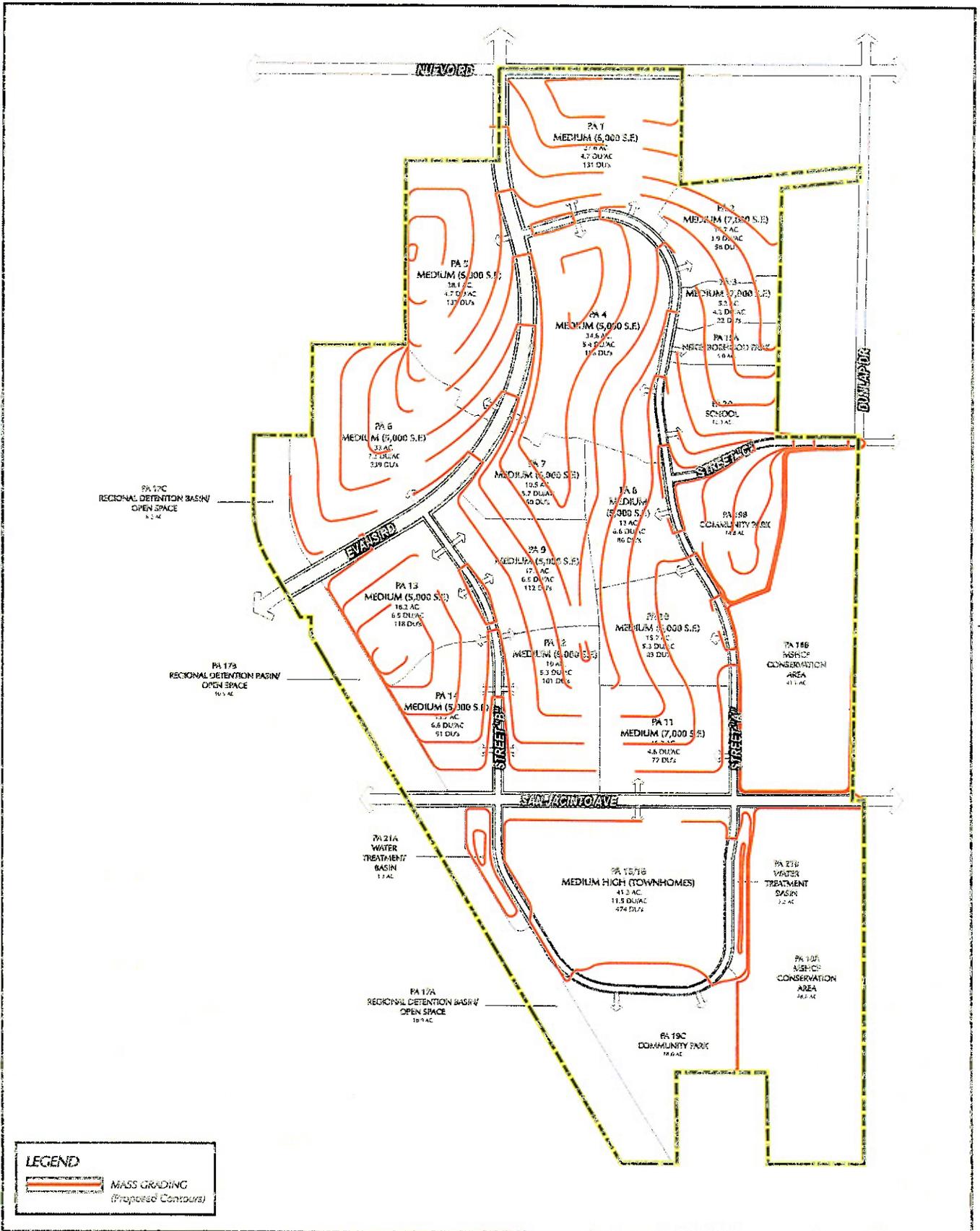
2.7 GRADING PLAN

The Grading Plan, as depicted in Exhibit 23, illustrates a near balanced earthwork situation so neither off-site import nor export of dirt will be required. Fill material is generated for earthwork balance through the excavation of the two 3.3-acre water treatment basins in Planning Areas 21A and 21B. Grading for Phase I of the Specific Plan will require excavation of Planning Areas 6, 7, 9, 12, 13, 14, and portions of 8, 10, and 11. This amount of excavation will yield approximately 412,000 cubic yards of dirt to be placed in Phase I. Fill material for the remaining phases of the Specific Plan will be provided from the Riverside County Flood Control and Water Conservation District (RCFC&WCD).

After final grading, all developed land will remain above 100-year flood levels in accordance with the procedures outlined in the RCFC&WCD Hydrology Manual. The initial grading phase will include those areas outside of the 100-year floodplain, and will include that portion between the floodplain and the floodway. The floodway is approximately defined by the 1,416.8-foot contour as outlined in a Federal Emergency Management Agency (FEMA) letter of map revision dated April 1, 2002 (Case No. 01-09-524P). Subsequent grading phases will not be possible prior to implementation of regional flood control improvements on the San Jacinto River and Perris Valley Storm Drain, as proposed by the RCFC&WCD. Upon implementation of those improvements, it will be necessary for the project applicant to request a Conditional Letter of Map Revision (CLOMR) from the FEMA in order to remove the remaining portions of the proposed development areas from the mapped floodplain, prior to issuance of the affected grading permits.

The water treatment basins, in addition to serving as a borrow area, may provide access to the future open space and recreation opportunities that the RCFC&WCD will provide as a part of the San Jacinto River and Perris Valley Storm Drain Plan.

Grading in the proposed water treatment basins will reach a maximum depth of eight feet in the central areas with side slopes not exceeding 3:1.



LEGEND

 MASS GRADING
(Proposed Contours)

Exhibit 23

Conceptual Grading Plan

PARKWEST



2.8 DRAINAGE PLAN

The ParkWest site is situated in an agricultural region with characteristically flat grades which drain to the south at less than 0.5%. The site is situated such that the land around San Jacinto Avenue is subject to shallow inundation from ponded water behind the I-215 freeway caused by the 100-year storm runoff from the San Jacinto River and Perris Valley Storm Drain. Improvements which are planned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD) for drainage improvements in the area include the Perris Valley Storm Drain Channel which runs along the western boundary, and the San Jacinto River channelization located to the south of the property. Upon completion of the San Jacinto River channelization improvements and construction of the detention basins, those affected portions of the project site proposed for residential development would be removed from the floodway, and ponding in these areas would no longer occur. The project developer also has proposed improvements within the project site to convey storm runoff as depicted in Exhibits 24 and 25. Components of the drainage plan include:

1. Surface Streets
2. Below ground storm drains and street drainage
3. Minor diversion berms and/or swales
4. Perris Valley Storm Drain
5. Water Treatment Basins within Planning Areas 21A and 21B

Prior to completion of Phase I, a borrow area and temporary detention basin will be created in Planning Areas 6, 7, 9, 12, 13, 14, and portions of 8, 10, and 11. Upon completion of Phase I of the Specific Plan, on-site drainage will be directed to storm drains located in local streets, where stormwater flows will then be conveyed to storm drains located in Evans Road and Street "A." These storm drains will discharge flows into the temporary retention basin in Phase I.

The drainage plan for the buildout of the Specific Plan provides for storm water run-off control. As shown in Exhibit 25, the temporary detention basin would be back-filled and replaced with residential development. The plan also illustrates the use of street drainage and below ground storm drains for conveying on-site run-off to the Perris Valley Storm Drain. The storm drains will range in size from 36" to 48". Prior to discharging into the Perris Valley Storm Drain the first ½-inch of runoff will be diverted into water treatment basins that will be constructed within Planning Areas 21A and 21B, pursuant to NPDES requirements.

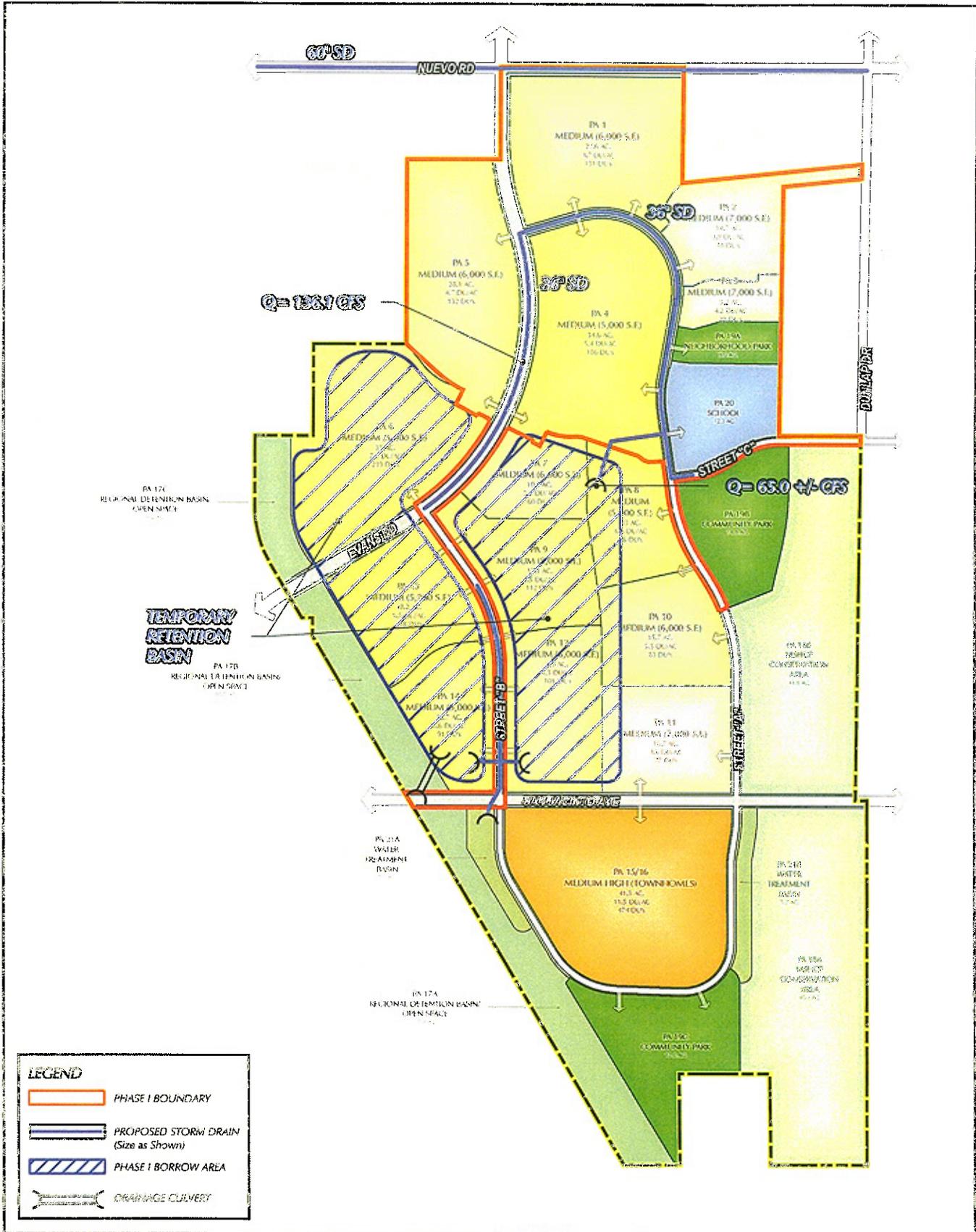


Exhibit 24

DRAINAGE CONCEPT FOR PHASE I DEVELOPMENT

PARKWEST



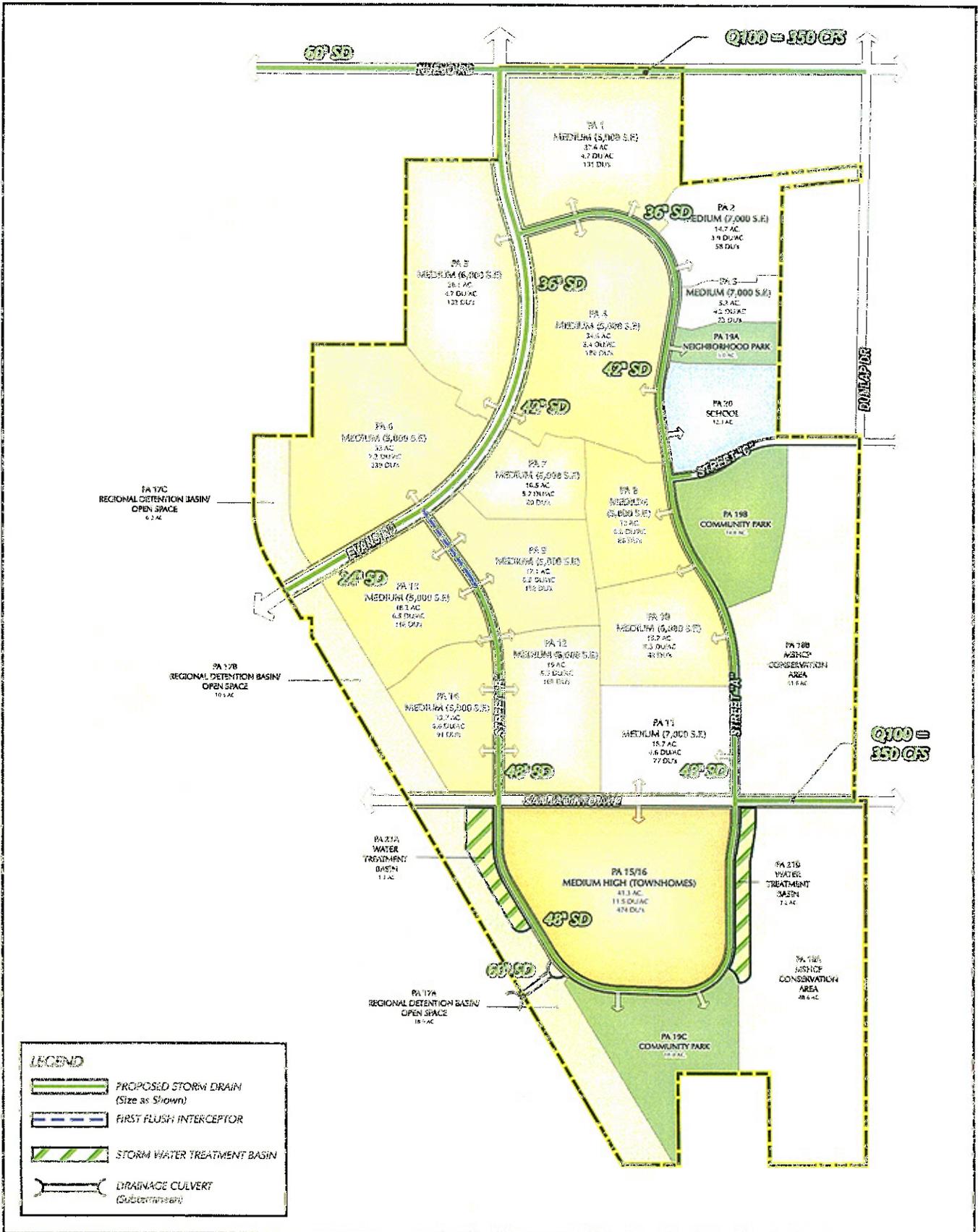
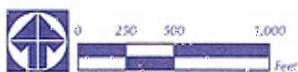


Exhibit 25

DRAINAGE CONCEPT SPECIFIC PLAN BUILDOUT

PARKWEST



2.9 LAND USE PHASING PLAN

The ParkWest project is planned to be constructed in phases over an approximate 10-year period beginning in 2006. The exact period of construction depends on market conditions. Project phasing is shown in Exhibit 26.

Grading is also anticipated to occur in phases. Mitigation for erosion, and bonding for fiduciary stability must be obtained, in addition to other requirements of the City Engineer.

Portions of the park improvements will be completed concurrently in each phase of the residential development, except for Phase II. A 5.0-acre neighborhood park will be developed during Phase I to meet the park requirements stipulated by the General Plan. The 5.0-acre park is planned to contain a restroom facility outside of the floodplain, basketball courts, volleyball courts, tennis courts, picnic areas, and a tot lot. Park construction of PA 19B will be accelerated as part of Phase I per the conditions set forth in the development agreement and this Specific Plan.

Development beyond Phase I may not proceed prior to City and Agency approval of the San Jacinto River ("SJR") and Perris Valley Storm Drain Project.

Circulatory access within Phase I will be provided via internal collector and local roadways. Access to the project site within Phase I will be provided via Evans Road (between Nuevo Road and the Street "B"), San Jacinto Avenue (between Street "B" and Murrieta Road), Dunlap Road (between Nuevo Road and Street "C"), and Street "B" (between Evans Road and San Jacinto Avenue). A series of internal local roadways will complete the circulation elements within Phase I. Circulation facilities required for subsequent phases of the development will be determined at the time of tentative map preparation, and will be subject to approval by the City of Perris.

Utilities such as water, sewer, electrical, etc., shall be installed in accordance with City and agency standards, as development progresses.

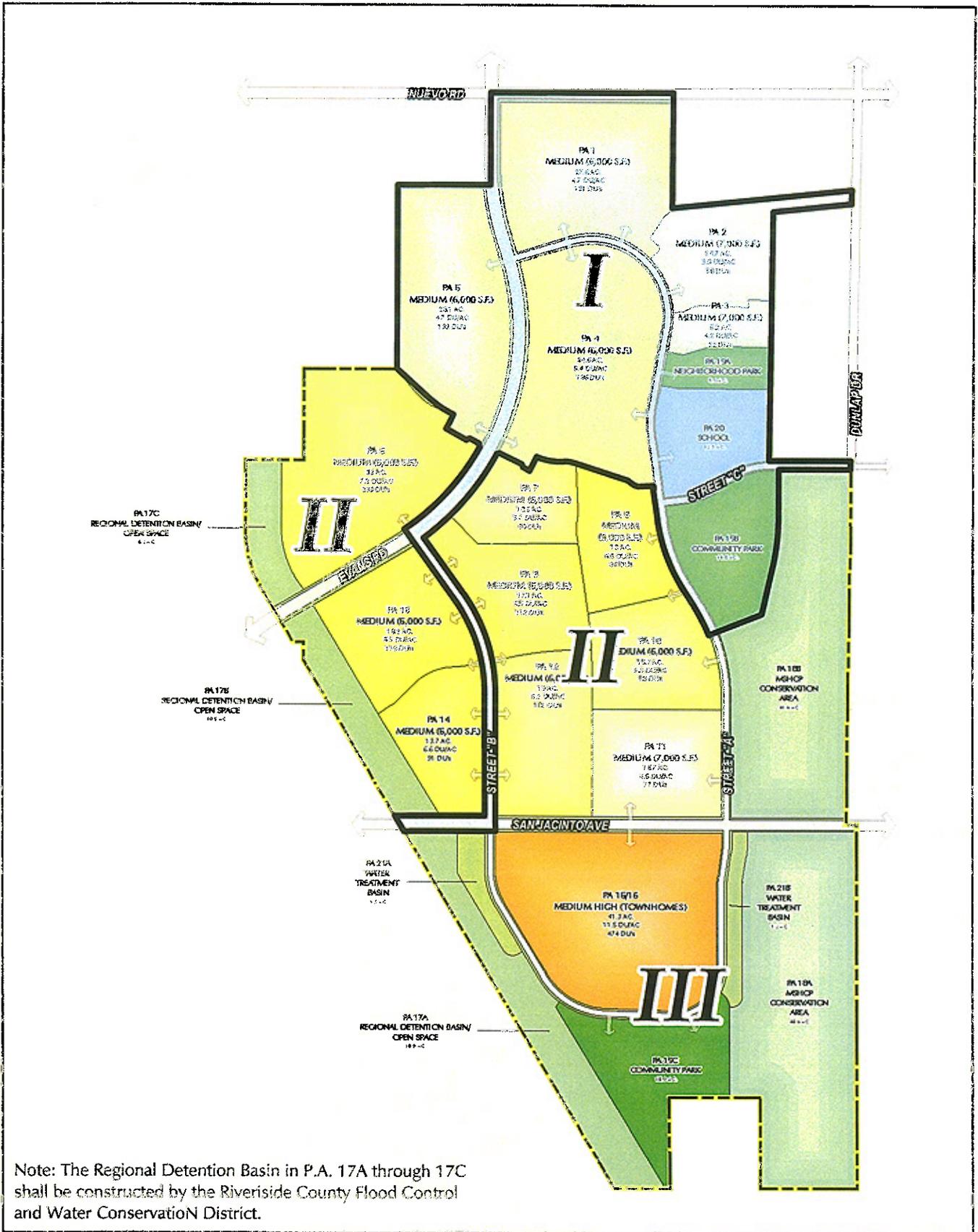
Off-site and General Plan street improvements will be completed per the requirements of the City engineer based on public safety considerations and recommendations contained in subsequent traffic studies, and/or the conditions of approval.

TABLE 2-5, PHASING

PHASING	PLANNING AREA	ZONING	ACRES	DUs
PHASE I				
	1	R-6,000	27.6	131
	2	R-7,000	14.7	58
	3	R-7,000	5.2	22
	4	R-5,000	34.6	186
	5	R-6,000	28.1	132
	19A	OS (Park)	5.0	N/A
	19B	OS (Park)	14.8	N/A
	20	P (Elementary School)	12.3	(57)
	SUBTOTAL		142.3	586
PHASE II				
	6	R-5,000	33.0	239
	7	R-6,000	10.5	60
	8	R-5,000	13.0	86
	9	R-5,000	17.1	112
	10	R-6,000	15.7	83
	11	R-7,000	16.7	77
	12	R-6,000	19.0	101
	13	R-5,000	18.2	118
	14	R-5,000	13.7	91
	17B	OS (Detention Basin)	10.5	N/A
	17C	OS (Detention Basin)	6.1	N/A
	18B	OS (MSHCP)	41.6	N/A
	SUBTOTAL		215.2	967
PHASE III				
	15/16	Medium High	41.3	474
	17A	OS (Detention Basin)	18.9	N/A
	18A	OS (MSHCP)	48.6	N/A
	19C	OS (Park)	18.0	N/A
	21A	OS (Treatment Basin)	3.3	N/A
	21B	OS (Treatment Basin)	3.2	N/A
	SUBTOTAL		133.3	474
ROADS AND LANDSCAPED PASEOS			43.5	N/A
PROJECT TOTAL:			534.3	2,027

Notes:

1. If Planning Area 20 is not purchased for use as a school site, this Planning Area may alternatively be developed with Medium Density Residential uses (7,000 s.f. lots) with a maximum of 57 units.



Note: The Regional Detention Basin in P.A. 17A through 17C shall be constructed by the Riverside County Flood Control and Water Conservation District.

Exhibit 26
Land Use Phasing Plan
PARKWEST



2.10 MSHCP COMPLIANCE

The project is proposed to be phased to be consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the City of Perris contemplated San Jacinto River ("SJR") and Perris Valley Storm Drain River Plan Project.

ParkWest Phase I is consistent with and contributes to achievement of the MSHCP Goals, Policies and Conservation Criteria.

Guidelines Pertaining to the Urban/Wildlands Interface (MSHCP Section 6.1.4)

The guidelines presented in this section are intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area, where applicable. Existing local regulations are generally in place that address the issues presented in this section. Specifically, the County of Riverside and the 14 Cities within the MSHCP Plan Area have approved general plans, zoning ordinances and policies that include mechanisms to regulate the development of land. In addition, project review and impact mitigation that are currently provided through the CEQA process address these issues.

Sections 3.2 and 3.3 of the MSHCP document provide a general description of the MSHCP Conservation Area and contain the Criteria for Reserve Assembly. As the MSHCP Conservation Area is assembled, "hard-line" boundaries shall be established and Development may occur adjacent to the MSHCP Conservation Area. Future Development in proximity to the MSHCP Conservation Area may result in Edge Effects that will adversely affect biological resources within the MSHCP Conservation Area. To minimize such Edge Effects, the following guidelines shall be implemented in conjunction with review of individual public and private Development projects in proximity to the MSHCP Conservation Area. Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall also be addressed through overall MSHCP management activities described in *Section 5.0* of the MSHCP document, particularly General Management Measures 1 and 8 as described in *Section 5.2.1* of the MSHCP document.

- Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

- Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

- Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

- Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

- Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, the ParkWest plant palette considered the invasive, non-native plant species listed in the MSHCP. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

- Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

- Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

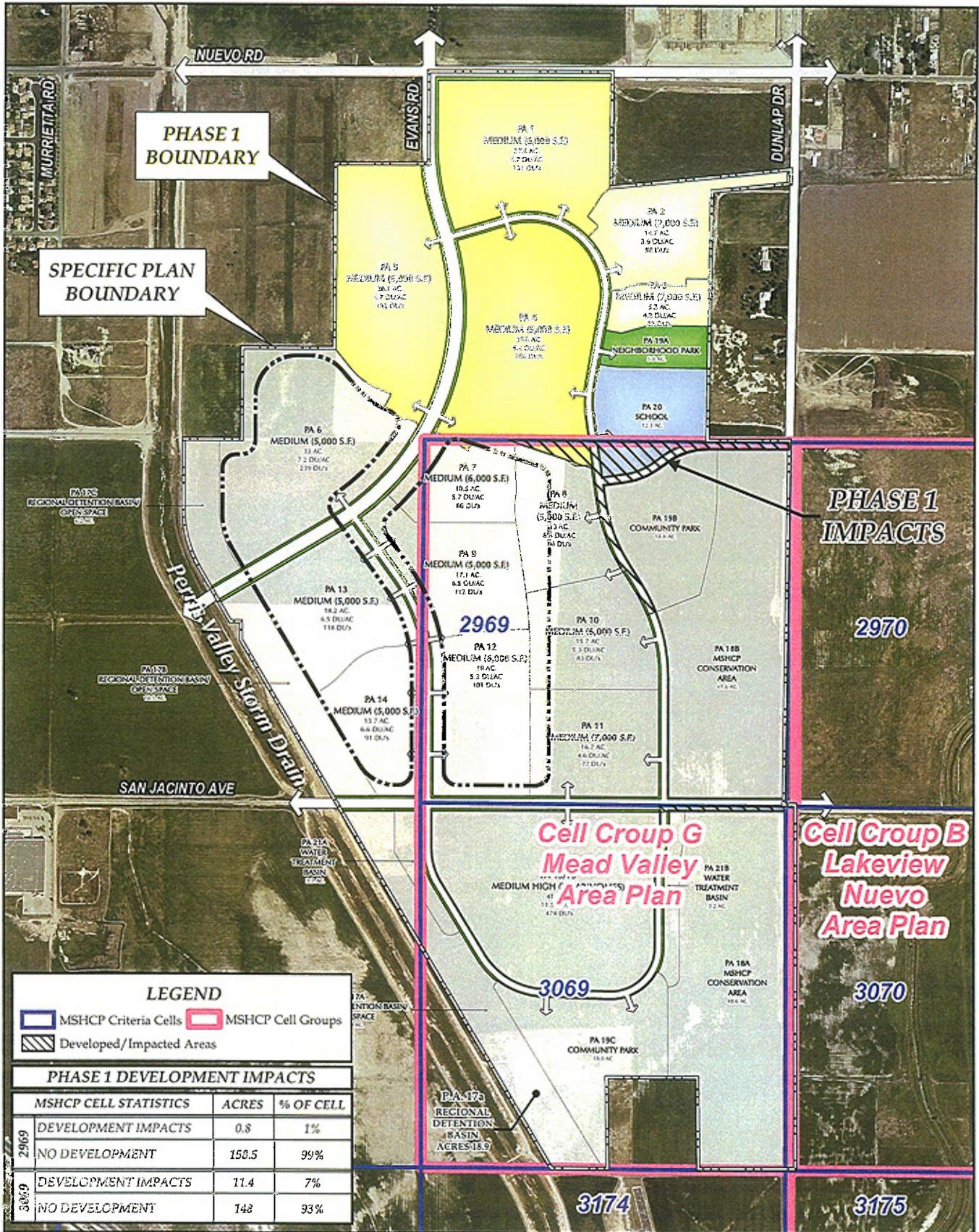


Exhibit 27
Land Use Plan with Conservation Areas

PARKWEST



2.11 ALTERNATIVE LAND USE PLAN

The ParkWest Alternative 5 Land Use Plan is based on the City of Perris' preferred alternative for the PVSD/San Jacinto River Plan (Alternative 5). This alternative encompasses 534.3 acres and accommodates the development of residential, public facilities, open space, and recreational uses. Single-family detached units on lots ranging from 5,000 sf to 8,000 sf will be the predominant housing type on approximately 387.2 acres; for a total of 2,027 dwelling units.

Due to flood basin encroachment in the southern portion of the project site (Phase III), as depicted on Exhibit 28, Conceptual Land Use Plan, Flood Plain Alternative 5, and the anticipated criteria refinement for MSHCP criteria cells 2969 and 3069; the alternative land use plan proposes to redistribute units from PA 15/16 into PAs 18A, 18B, 16A and 16B. The redistribution of units allows for the new configuration of the southern community park (PA 19C) and townhome community (PA15) to allow for the flood basin encroachment.

If the developable residential acres and/or density currently proposed by this Specific Plan is modified as a result of the project being redesigned, directly or indirectly, as a result of the final design of the River Project, the City and Developer shall use all reasonable efforts to relocate the lost density and/or developable residential acreage into other Specific Plan Planning Areas, including MSHCP Conservation Areas (Planning Areas 18A and 18B) and any regional detention basin open space areas (Planning Areas 17A-17C) that are not required to be dedicated as MSHCP Conservation Areas, regional detention basin/open space areas or other areas that are required as part of the River Project.

Table 2-6, Land Use Plan Comparisons, outlines the key differences between the proposed project and Alternative 5.

TABLE 2-6, LAND USE PLAN COMPARISONS

**CURRENT LAND USE PLAN
PARKWEST PHASING**

Phasing	Land Use	Acres	DUs
Phase I			
	5,000 s.f. lots	34.6	186
	6,000 s.f. lots	55.7	263
	7,000 s.f. lots	19.9	80
	Park	5.0	-
	School	12.3	57
Total		127.5	586

Phase II			
	5,000 s.f. lots	95.0	646
	6,000 s.f. lots	45.2	244
	7,000 s.f. lots	16.7	77
	Park	14.8	-
	MSHCP	41.6	-
	Detention Basin	16.6	-
Total		230.0	967

Phase III			
	Townhomes	41.3	474
	Park	18.0	-
	MSHCP	48.6	-
	Detention Basin	18.9	-
	Treatment Basin	6.5	-
Total		133.3	474

Roads and Landscaped

Paseos 43.5

Project Total		534.3	2,027
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**RIVER PLAN ALTERNATIVE 5 OPTION
PARKWEST PHASING**

Phasing	Land Use	Acres	DUs
Phase I			
	5,000 s.f. lots	34.6	186
	6,000 s.f. lots	55.2	261
	7,000 s.f. lots	20.2	80
	Park	5.0	-
	School	12.3	57
Total		127.3	584

Phase II			
	5,000 s.f. lots	26.7	171
	6,000 s.f. lots	44.4	222
	7,000 s.f. lots	88.7	386
	8,000 s.f. lots	36.0	133
	Park	14.7	-
	Detention Basin	16.7	-
Total		227.1	912

Phase III			
	Townhomes	30.0	341
	8,000 s.f. lots	51.4	190
	Park	20.9	-
	Detention Basin	25.5	-
	Treatment Basin	6.5	-
Total		134.3	531

Roads and Landscaped

Paseos 45.4

Project Total		534.3	2,027
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Note: If Planning Area 20 is not purchased for use as a school site, this Planning Area may alternatively be developed with Medium Density Residential uses (7,000 s.f. lots) with a maximum of 57 units.

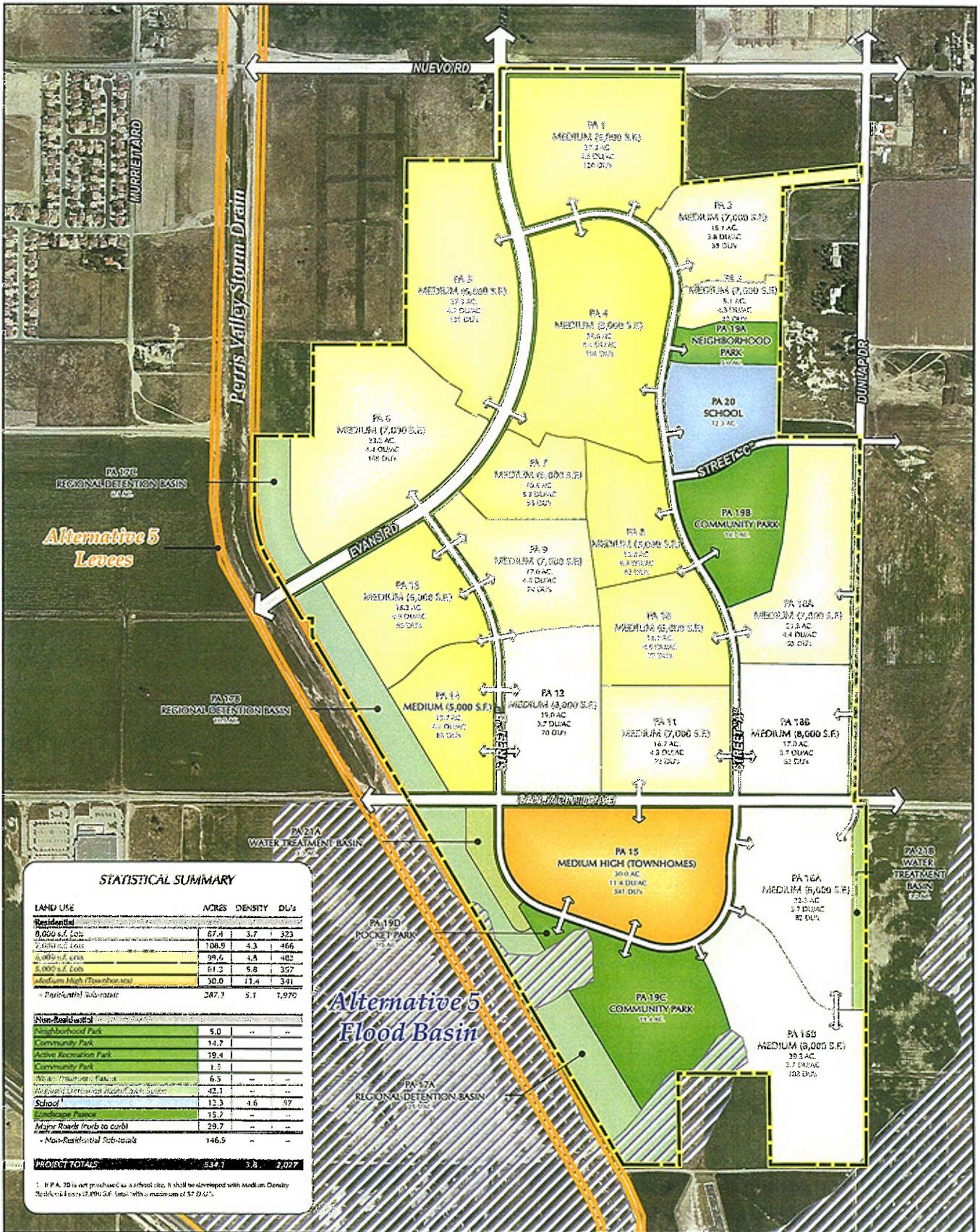


Exhibit 28

Conceptual Land Use Plan - Flood Plain Alternative 5



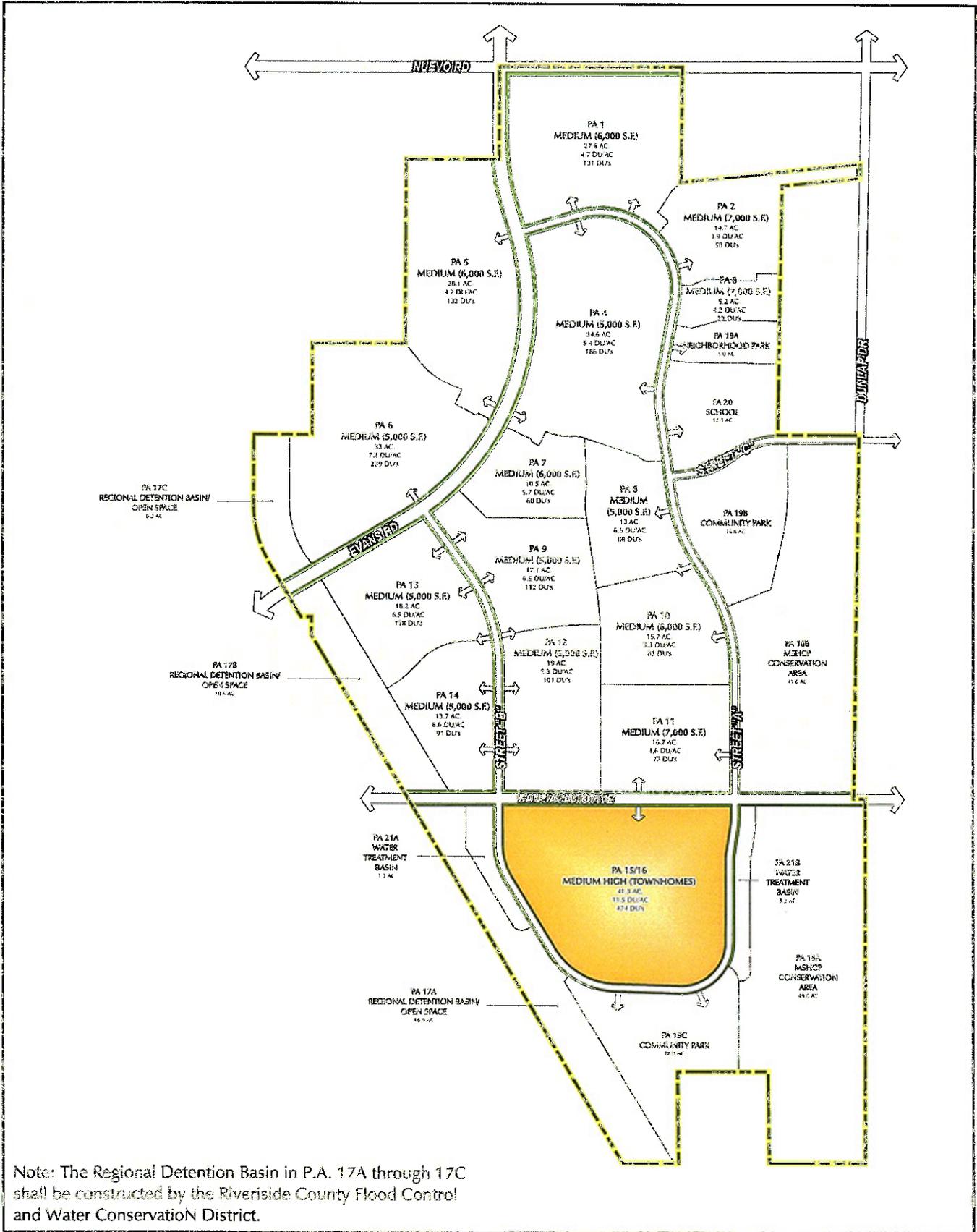
PARKWEST

3.0 SPECIFIC PLAN DEVELOPMENT STANDARDS

3.0 SPECIFIC PLAN DEVELOPMENT STANDARDS

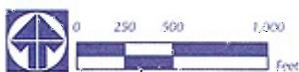
Planning Areas -15 and 16 Multi Family Attached (MFA)

- (1) Uses Permitted. The following general uses shall be permitted in the Multi-Family Attached Residential Zone:
 - (a) Multiple-Family Attached residential dwellings, including condominiums and townhomes.
- (2) Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the MFA Residential Zone.
 - (a) Private garages, carports, parking structures and/or subterranean parking;
 - (b) Arbors, trellises, gazebos, and similar shade structures of open construction;
 - (c) Fences and walls;
 - (d) Patio covers;
 - (e) Recreational activities, including swimming pools and spas, tennis and racquet courts, and other recreational facilities, provided that these facilities are enclosed to prevent access by children not accompanied by an adult.
 - (f) Pedestrian and bicycle trails;
 - (g) Offices, laundry room facilities, maintenance buildings, and other uses customarily incidental and subordinated with the primary uses.
 - (h) Home occupations, including any vocation, trade, or professions as permitted within this section carried on solely by the occupant of the premises, provided that:
 - (1) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (2) All operations are carried on within the dwelling;



Note: The Regional Detention Basin in P.A. 17A through 17C shall be constructed by the Riverside County Flood Control and Water Conservation District.

Exhibit 29
Multi-Family Residential
PARKWEST



- (3) Not more than twenty-five percent (25%) of the ground floor area of the dwelling shall be occupied or used for home occupation noted above;
 - (4) No motor other than electrically driven motors shall be used in connection therewith, except for generation of emergency power services;
 - (5) No merchandise or articles shall be displayed;
 - (6) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (7) No assistants shall be employed in connection therewith;
 - (8) The premises shall not be used as a place of business or point of sale of the products of such home occupation; and,
 - (9) 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 interests or welfare of the occupants of surrounding properties, with the exception of barbeques and fire places.
- (i) Neighborhood and Community Parks.
- (3) Temporary Uses Permitted. The following temporary uses are permitted in the MFA Residential Zone:
- (a) Temporary construction facility during construction;
 - (b) Temporary home finders information center;
 - (c) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- (4) Development Standards:
- (a) **Maximum Structure Height:** Building height limitation in the Multi-Family Attached Residential Zone shall be forty-eight (48) feet or four (4) stories, whichever is less.
 - (b) **Minimum Lot Size:** The minimum site area in the Multi-Family Attached Residential Zone shall not be less than five (5) acres.
 - (c) **Building Site Width:** The lot width requirement in the Multi-Family Attached Residential Zone shall be sixty (60) feet.
 - (d) **Dwelling Area Required:** Every dwelling hereafter erected in the Multi-Family Attached Residential Zone shall have a minimum living floor area of not less than six

hundred (650) square feet with an average project unit size of eight hundred (800) square feet, exclusively of unroofed porches and garages.

- (e) Architecture and general appearance shall be in keeping with the ParkWest site and architectural design guidelines, set forth in this section.
- (f) **Open Space Requirements:** All dwelling units constructed in the Multi-Family Attached Residential Zone shall provide both private and common open space for the enjoyment of their residents in accordance with the following requirements:

(1) Private Open Space:

- a. Each individual dwelling unit of a multi-family dwelling having no ground-floor living area shall be provided with a minimum of seventy-five (75) square feet of above ground private open space and the rectangle inscribed therein shall have no dimension less than six (6) feet.
- b. 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 (1½) square feet of the required common open space provided in the multiple-family dwelling project other than in the common pool area. In no case shall private open space constitute more than forty (40%) of the total required common open space of the project.

- (2) Common Open Space: Each unit of a multiple-family dwelling shall be provided with a minimum of one hundred fifty (150) square feet of common open space, exclusive of driveways, sidewalks and parking areas. 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 (30%) of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant material with permanent irrigation facilities and automatic timers installed.

(g) **Setbacks:**

- (1) **Front Yard Required:** The front yard requirement shall average not less than twenty (20) feet from the property line. Said setback area shall be fully landscaped and not otherwise utilized. No parking or building intrusion shall be permitted.
- (2) **Side Yard Required:** The side yard requirement shall not be less than 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 thirty (30) feet of which the first twelve (12) feet shall be fully landscaped and not otherwise utilized. No parking or building intrusions shall be permitted. 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 of which the first

fifteen (15) feet shall be fully landscaped and not otherwise utilized. No parking or building intrusion shall be permitted.

- (3) **Rear Yard Required:** The rear yard requirement in the Multi-Family Attached Residential Zone shall average not less than ten (10) feet, except that:
 - a. Where a lot is adjacent to a different zone there shall be a rear building setback on the side adjacent to such a zone having a width of not less than twenty (20) feet, and fully landscaped and not otherwise utilized.
 - b. Where a rear building setback is adjacent to a public street, the rear building setback on the side adjacent to said street shall be fifty (50) feet of which the first fifteen (15) feet adjacent to the property line shall be fully landscaped and not otherwise utilized. No parking or other encroachments shall be permitted.
- (4) **Distance Between Buildings:** The required distance between buildings within the Multi-Family Attached Residential Zone shall be no less than ten (10) feet.
- (h) **Lot Coverage:** Maximum lot coverage in the Multi-Family Attached Residential zone shall be fifty percent (50%) of the lot, including accessory structures.
- (i) **Fences, Walls or Screening:** Fencing, walls or screening requirements in the Multi-Family Attached Residential Zone shall be as follows:
 - (1) Fences, walls or screening may be erected, constructed or positioned upon any lot or parcel of land. Fences shall be a minimum of six (6) feet and a maximum of eight (8) feet in height, measured from the highest adjacent elevation along the side and rear lot line, and not more than three (3) feet in height along the front yard lot line and that portion of the side yard lot line from the front lot line to the front setback distance;
 - (2) Walls shall not exceed eight (8) feet in height measured from the highest adjacent elevation along the side and rear yard lot lines nor three (3) feet in height along the front yard lot lines and that portion of the side yard line from the front lot line to the front setback distance;
 - (3) There shall be no height limitation upon screening through the use of natural vegetation, and all such screening shall be positioned as to ensure a minimum open visibility of fifty percent (50%) along the portion of the front yard line and the portion of the side yard line from the front yard line to the front setback distance. In no case shall natural vegetation used provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare. Trees shall be planted a minimum of five (5) feet from any property line;
 - (4) In no case shall fences, walls or screening used provide less than fifty percent (50%) open visibility along the side and front yard lines for a distance of fifty

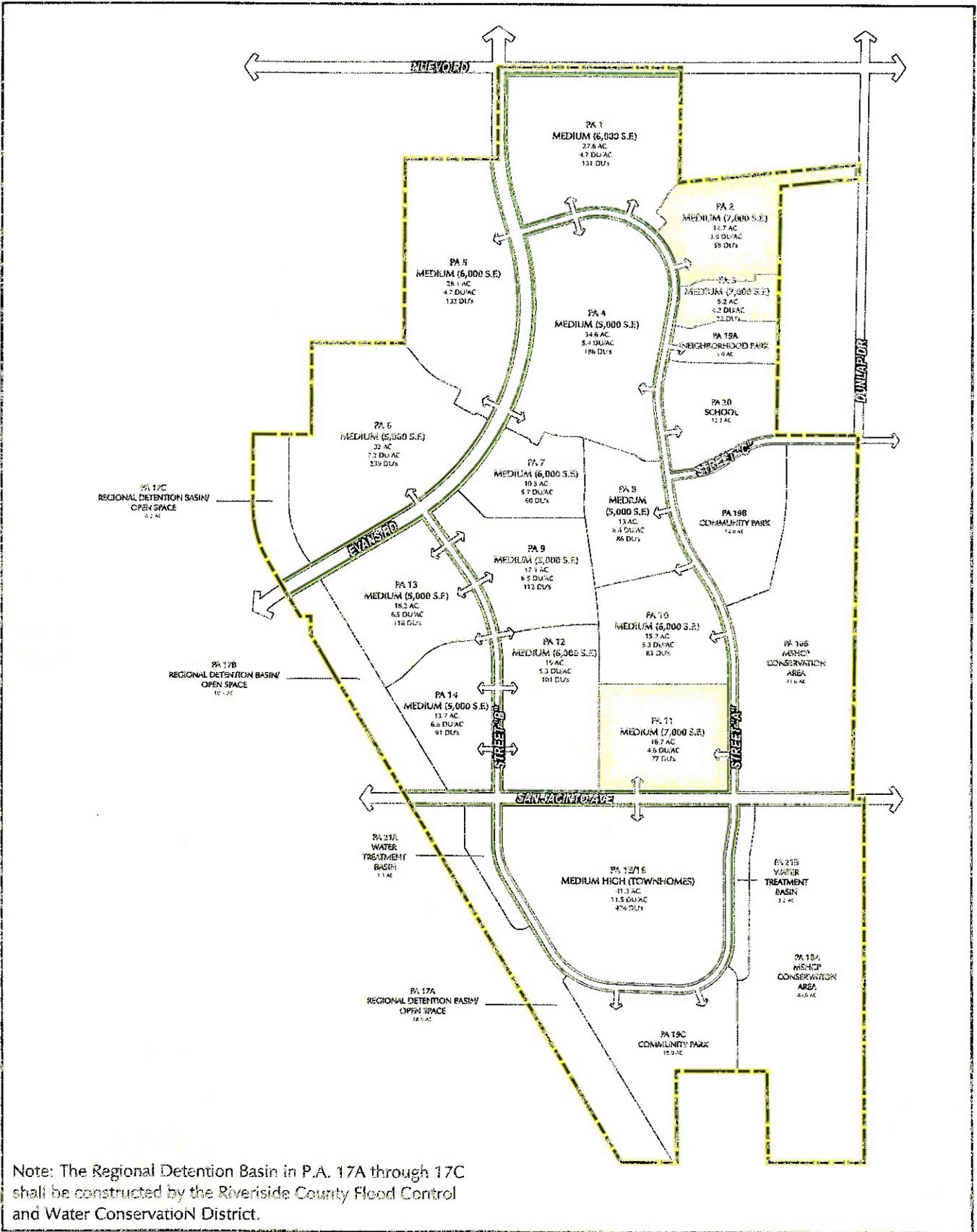
- (50) feet on any corner lot or parcel of land closest to a public street or thoroughfare;
- (5) Nothing contained herein shall preclude the owner of Multi-Family Attached Residential property from constructing internal fences which meet height and other requirements.
- (j) **Advertising Structures:** The advertising structures permitted in the Multi-Family Attached Residential Zone shall be as follows:
- (1) One (1) temporary unlighted sign, not exceeding six (6) square feet in area, pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed;
 - (2) Name plates not exceeding two (2) square feet in area, containing the name of occupant of premises;
 - (3) One (1) subdivision sign not exceeding one hundred (100) square feet in area, displayed upon the property on which construction is being performed;
 - (4) One (1) temporary contractor sign not exceeding thirty-two (32) square feet in area, displayed upon the property on which construction is being performed;
 - (5) One (1) temporary realty sign not to exceed four (4) square feet.
 - (6) Banners and flags will be allowed in accordance with the sign ordinance in effect at the time a banner permit request is submitted.
 - (7) One directional sign not exceeding four (4) square feet shall be permitted at each intersection within the complex.
- (k) **Parking Requirements:** The parking requirements in the Multi-Family Attached Residential Zone shall conform to the City of Perris parking requirements, and shall be as follows:
- (1) Parking shall be screened from street view and adjacent developments by a berm and/or wall minimum of three (3) feet in height, and with landscaping.
 - (2) 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.
 - (3) Off-street parking areas shall be surfaced with permanent paving per soil engineer recommendations.
 - (4) Parking spaces and driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle.

- (5) 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.
- (6) 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.
- (7) All regular parking stalls shall have a minimum dimension of nine (9) feet by twenty (20) feet. The minimum dimension for handicapped parking will be fourteen (14) feet by twenty (20) feet. There shall also be a minimum width of twenty-five (25) feet between parking aisles.
- (8) There shall be covered or enclosed parking spaces provided for each of the following:

One bedroom or studio	2 spaces
Two bedroom	2 spaces
Three bedroom	3 spaces
- (9) Additionally, off-street parking shall be provided at a rate of one (1) space for every three (3) units in the development to accommodate visitor parking.
- (10) There shall be handicapped parking spaces provided at a rate required by State law.
- (11) All landscaping within the parking areas shall conform to the standards and requirements of the City of Perris Zoning Ordinance.
- (12) No vehicle shall be parked for more than 72 hours in any required front setback area of a residential lot.
- (13) Vehicles parked at other locations on the lot shall be screened from adjacent properties without disrupting views from those properties.
- (14) Landscaping within parking areas will be equal to fifteen (15) percent of the parking lot and driveway area. One 15 gallon tree (1-1/2 inch minimum caliper) will be provided per six (6) parking stalls internal to the parking area (via islands or tree walls) separating multiple stalls.
- (15) Trash bin enclosures will be walled and gated with sufficient landscape screening as deemed necessary by the Planning Department.
- (16) The Specific Plan shall conform to the Solid Waste Reduction Element and programs adopted by the City of Perris.

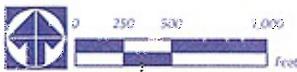
Planning Areas 2, 3, and 11 -Residential 7,000 (R-7,000)

- (1) Uses Permitted. The following general uses shall be permitted in the R-7,000 Residential Zone:
 - (a) Single-family detached dwellings.
- (2) Accessory Uses. The following accessory buildings and uses customarily incidental to any of the above uses shall be permitted in the R-7,000 Residential Zone.
 - (a) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - (b) Fences and walls.
 - (c) Garages.
 - (d) Patio covers.
 - (e) Swimming pools and spas.
 - (f) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (1) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (2) All operations are carried on within the dwelling;
 - (3) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used for home occupation;
 - (4) No motor other than electrically driven 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, except for generation of emergency power services;
 - (5) No merchandise or articles shall be displayed for advertising purposes;
 - (6) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (7) No assistants shall be employed in connection therewith;
 - (8) The premises shall not be used as a place of business or point of sale of the products of such home occupation;
 - (9) 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,



Note: The Regional Detention Basin in P.A. 17A through 17C shall be constructed by the Riverside County Flood Control and Water Conservation District.

Exhibit 30
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vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties, with the exception of barbeques and fire places;

- (g) Pedestrian and bicycle trails.
- (3) Temporary Uses Permitted. The following temporary uses are permitted in the R-7,000 Residential Zone:
- (a) Christmas Tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department, only on undeveloped property in this zone.
 - (b) Temporary construction facility during construction.
 - (c) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- (4) Development Standards.
- (a) **Maximum Structure Height:** One- and two-story structures not to exceed 35 feet.
 - (b) **Minimum Lot Size:** Lot area shall not be less than 7,000 square feet.
 - (c) **Maximum Building Coverage:** Site coverage of all two-story structures, including accessory structures, shall not exceed 50 percent. Site coverage for one-story structures shall not exceed 60 percent.
 - (d) **Street Frontage:** The minimum frontage of a lot shall be 60 feet. On cul-de-sac and knuckle lots, the width of the lot shall be a minimum of 45 feet frontage at the street right-of-way.
 - (e) **Minimum Lot Width:** The minimum lot width of a lot shall be 60 feet. Minimum lot width shall be achieved at or before the front yard setback.
 - (f) **Minimum Lot Depth:** The minimum lot depth shall be 90 feet. Minimum, provided that the average depth of each parcel is at least 100 feet.
 - (g) **Setbacks:**
 - (1) Front Yard: The front yard shall average not less than 20 feet, measured from the back of sidewalk, if the sidewalk is detached from the street, or from the property line if the sidewalk is monolithic.
 - (2) Side Yard(s): Side yards for one-story buildings and the ground floor of two-story buildings on interior and through lots shall be not less than five feet from the nearest property line. Side yards one-story buildings and the ground floor of two-story buildings on corner and reverse corner lots shall not be less than 10

feet, excluding architectural projections of 2 feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map. Side yards between the second-story of residential buildings shall not be less than 15 feet.

- (3) Rear Yard: The rear yard shall average not less than 20 feet. Unenclosed patio covers may extend to within ten feet of the rear property line.
- (4) Garages: Garages shall be set back a minimum nineteen (19) feet from the garage door to the back of sidewalks. All garages will be required to have roll-up doors.

Garages with turn-in access shall provide a minimum of 20 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages shall be set back a minimum of 15 feet from back of sidewalk).

- (h) Corner Lots: Single-story product types shall be plotted on at least 50% of the corner lots through each tract. Units with single-story elements shall constitute the remaining 50% of corner lots in each tract.

(5) Density Regulations.

- (a) No lot shall be occupied by more than one dwelling unit, except on lots 30% larger than 7,000 square feet in size. For these lots, accessory units shall be permitted subject to the development standards contained herein.
- (b) Each dwelling unit shall have a minimum living floor area of 1,750 square feet, including walls and excluding the garage and accessory uses.

(6) Special Regulations.

- (a) No mechanical equipment, tank, duct, elevator enclosure, air conditioner, pool equipment, 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.
- (b) If at the time grading permits are issued, the San Jacinto River and Perris Valley Storm Drain Plan is approved and it has been determined that that project will adequately preserve populations of special-status species (i.e. San Jacinto Valley crownscale and smooth tarplant), those species within Planning Areas 1 and 2 may be relocated to an open space easement within the MSHCP Conservation Area in Planning Area 18A to allow for residential development pursuant to the development standards stipulated for each affected planning area. Alternatively, if the San Jacinto

River and Perris Valley Storm Drain Plan is not approved and the "take" permit is not issued to the County for the MSHCP, the applicant shall implement those mitigation measures (which may include preserving the plant species in their current location) stipulated in a Section 7 or 10A permit from the USFWS.

(7) Automobile Storage Space.

- (a) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage. Each garage parking space shall have minimum dimensions of not less than 10 feet in width and 20 feet in length. Such spaces shall be free of any obstructions, including water heaters, laundry appliances, or other fixed equipment.
- (b) No vehicle shall be stored in any required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view. Violation of special regulations is a zoning code infraction and is subject to the issuance of a citation.

Planning Areas 1, 5, 7, 10 and 12 - Residential 6,000 (R-6,000)

- (1) Uses Permitted. The following general uses shall be permitted in the R-6,000 Residential Zone:
 - (a) Single-family detached dwellings.
- (2) 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.
 - (a) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - (b) Fences and walls.
 - (c) Garages.
 - (d) Patio covers.
 - (e) Lawn gnomes.
 - (f) Swimming pools and spas.
 - (g) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (1) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (2) All operations are carried on within the dwelling;
 - (3) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used;
 - (4) No motor other than electrically driven 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, except for generation of emergency power services;
 - (5) No merchandise or articles shall be displayed for advertising purposes;
 - (6) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;
 - (7) No assistants shall be employed in connection therewith;
 - (8) The premises shall not be used as a place of business or point of sale of the products of such home occupation;

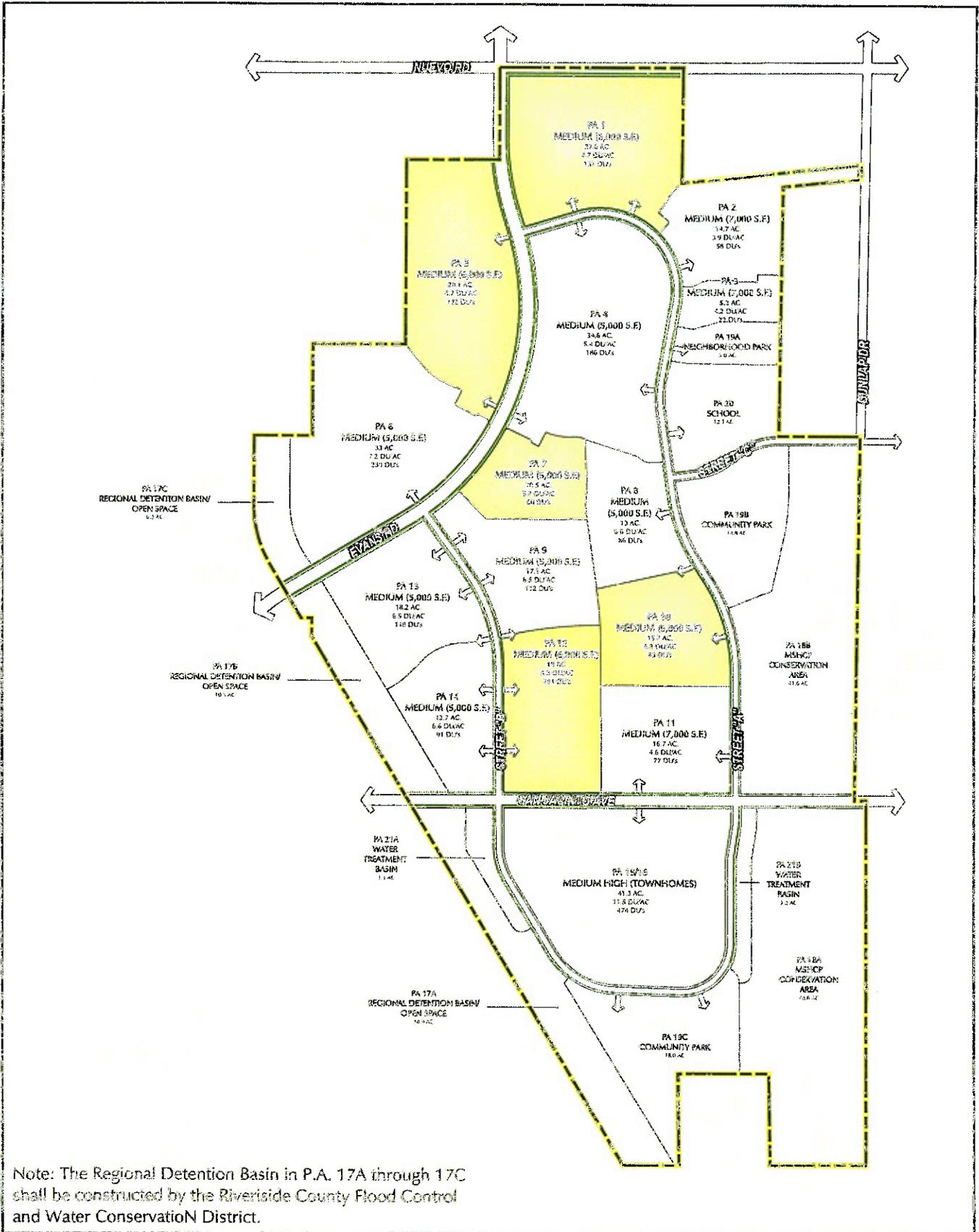


Exhibit 31
 6,000 S.F. Residential
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- (9) All operations in connection with such home occupation shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances, which are or may be detrimental to the welfare of the occupants of surrounding properties, except for barbeques and fire places;
- (h) Pedestrian and bicycle trails.
- (3) Temporary Uses Permitted. The following temporary uses are permitted in the R-6,000 Residential Zone:
- (a) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department, only on undeveloped property in this zone.
- (b) Temporary construction facility during construction.
- (c) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- (4) Development Standards.
- (a) **Maximum Structure Height:** One- and two-story structures not to exceed 35 feet.
- (b) **Minimum Lot Size:** Lot area shall not be less than 6,000 square feet.
- (c) **Maximum Building Coverage:** Site coverage of all structures, including accessory structures, shall not exceed 60 percent.
- (d) **Street Frontage:** The minimum frontage of a lot shall be 55 feet. On cul-de-sac and knuckle lots, the width of the lot shall be a minimum of 45 feet frontage at the street right-of-way.
- (e) **Minimum Lot Width:** The minimum lot width of a lot shall be 55 feet. Minimum lot width shall be achieved at or before the front yard setback.
- (f) **Minimum Lot Depth:** The minimum lot depth shall be 90 feet. Minimum, provided that the average depth of each parcel is at least 100 feet.
- (g) **Setbacks:**
- (1) Front Yard: The front yard shall average not less than 20 feet, measured from the back of sidewalk, if the sidewalk is detached from the street, or from the property line if the sidewalk is monolithic.
- (2) Side Yard(s): Side yards for one-story buildings and the ground floor of two-story buildings on interior and through lots shall be not less than five feet from the nearest property line. Side yards one-story buildings and the ground floor of

two-story buildings on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map. Side yards between the second-story of residential buildings shall not be less than 15 feet.

- (3) Rear Yard: The rear yard shall average not less than 20 feet. Unenclosed patio covers may extend to within ten feet of the rear property line.
- (4) Garages: Garages shall be set back a minimum nineteen (19) feet from the garage door to the back of sidewalks. All garages will be required to have roll-up doors.

Garages with turn-in access shall provide a minimum of 20 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages shall be set back a minimum of 15 feet from back of sidewalk).

(5) Density Regulations.

- (a) No lot shall be occupied by more than one dwelling unit, except on lots that are 30% larger than the 6,000 square foot minimum. For these lots an accessory dwelling unit may be permitted, subject to the development standards contained herein.
- (b) Each dwelling unit shall have a minimum living floor area of 1,500 square feet, including walls and excluding the garage and accessory uses.

(6) Special Regulations.

- (a) No mechanical equipment, air conditioner, pool 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.
- (b) If at the time grading permits are issued, the San Jacinto River and Perris Valley Storm Drain Plan is approved and it has been determined that that project will adequately preserve populations of special-status species (i.e. San Jacinto Valley crownscale and smooth tarplant), those species within Planning Areas 1 and 2 may be relocated to an open space easement within the MSHCP Conservation Area in Planning Area 18A to allow for residential development pursuant to the development standards stipulated for each affected planning area. Alternatively, if the San Jacinto River and Perris Valley Storm Drain Plan is not approved and the "take" permit is not issued to the County for the MSHCP, the applicant shall implement those mitigation

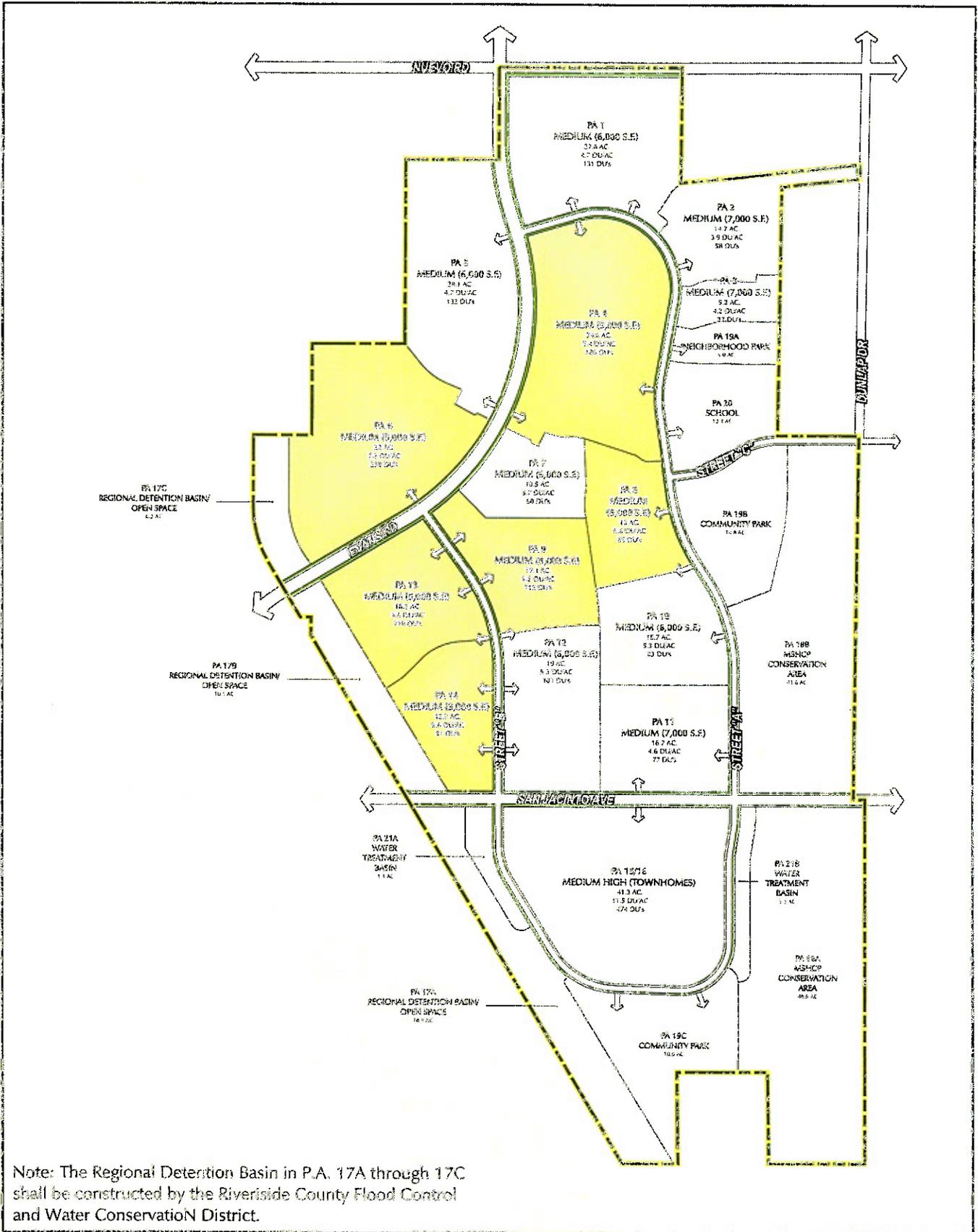
measures (which may include preserving the plant species in their current location) stipulated in a Section 7 or 10A permit from the USFWS.

(7) Automobile Storage Space.

- (a) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage. Each garage parking space shall have minimum dimensions of not less than 10 feet in width and 20 feet in length. Such spaces shall be free of any obstructions, including water heaters, laundry appliances, or other fixed equipment.
- (b) No vehicle shall be stored in any required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view. Violation of special regulations is a zoning code infraction and is subject to the issuance of a citation.

Planning Areas 4, 6, 8, 9, 13 and 14- Residential 5,000 (R-5,000)

- (8) Uses Permitted. The following general uses shall be permitted in the R-5,000 Residential Zone:
- (a) Single-family detached dwellings.
- (9) 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.
- (a) Arbors, trellises, gazebos, and similar shade structures of open construction.
 - (b) Fences and walls.
 - (c) Garages.
 - (d) Patio covers.
 - (e) Swimming pools and spas.
 - (f) Home occupations, including any vocation, trade or professions as permitted within this section carried on solely by the occupant of the premises; provided that:
 - (1) There is no alteration in the residential character of the premises in connection with such vocation or trade;
 - (2) All operations are carried on within the dwelling;
 - (3) Not more than twenty-five percent of the ground floor area of the dwelling shall be occupied or used for home occupation;
 - (4) No motor other than electrically driven 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, except for generation of emergency power services;
 - (5) No merchandise or articles shall be displayed for advertising purposes;
 - (6) No merchandise or articles pertaining to such home occupation shall be stored other than in the dwelling;



Note: The Regional Detention Basin in P.A. 17A through 17C shall be constructed by the Riverside County Flood Control and Water Conservation District.

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- (7) No assistants shall be employed in connection therewith;
 - (8) The premises shall not be used as a place of business or point of sale of the products of such home occupation;
 - (9) 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, except for barbeques and fire places;
- (g) Pedestrian and bicycle trails.
- (10) Temporary Uses Permitted. The following temporary uses are permitted in the R-5,000 Residential Zone:
- (a) Christmas tree and Halloween pumpkin sales with approval of a Temporary Use Permit by the City of Perris Planning Department, only on undeveloped property within this zone.
 - (b) Temporary construction facility during construction.
 - (c) Temporary real estate offices and model homes located within a subdivision, to be used only for and during the original sale of the subdivision.
- (11) Development Standards.
- (a) **Maximum Structure Height:** One- and two-story structures not to exceed 35 feet.
 - (b) **Minimum Lot Size:** Lot area shall not be less than 5,000 square feet.
 - (c) **Maximum Building Coverage:** Site coverage of all structures, including accessory structures, shall not exceed 60 percent.
 - (d) **Street Frontage:** The minimum frontage of a lot shall be 50 feet. On cul-de-sac lots, a minimum of 40 feet frontage at the street right-of-way shall be provided.
 - (e) **Minimum Lot Width:** The minimum lot width shall be 50 feet, on cul-de-sacs and knuckle lots. The minimum lot width shall be attained at or before the front setback line.
 - (f) **Setbacks:**
 - (1) Front Yard: The front yard shall average not less than 20 feet, measured from the back of sidewalk, if the sidewalk is detached from the street, or from the property line if the sidewalk is monolithic.
 - (2) Side Yard(s): Side yards for one-story buildings and the ground floor of two-story buildings on interior and through lots shall be not less than five feet from

the nearest property line. Side yards one-story buildings and the ground floor of two-story buildings on corner and reverse corner lots shall not be less than 10 feet, excluding architectural projections of 2 feet maximum, from the existing street right-of-way line or any future street line as shown per any approved tract map. Side yards between the second-story of residential buildings shall not be less than 15 feet.

- (3) Rear Yard: The rear yard shall average not less than 20 feet. Unenclosed patio covers may extend to within ten feet of the rear property line.
- (4) Garages: Garages shall be set back a minimum nineteen (19) feet from the garage door to the back of sidewalks. All garages will be required to have roll-up doors.

Garages with turn-in access shall provide a minimum of 20 feet from the garage door to the nearest point on the driveway that contacts the back of the sidewalk (provided that such garages shall be set back a minimum of 15 feet from back of sidewalk).

(12) Density Regulations.

- (a) No lot shall be occupied by more than one dwelling unit.
- (b) Each dwelling unit shall have a minimum living floor area of 1,250 square feet, including walls and excluding the garage.

(13) Special Regulations.

No mechanical equipment, air conditioner, pool 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.

(14) Automobile Storage Space.

- (a) A minimum of two spaces shall be provided per dwelling unit in an enclosed garage. Each garage parking space shall have minimum dimensions of not less than 10 feet in width and 20 feet in length. Such spaces shall be free of any obstructions, including water heaters, laundry appliances, or other fixed equipment.
- (b) No vehicle shall be stored in any required front setback area of a residential lot. Additionally, stored vehicles must be reasonably screened from view. Violation of special regulations is a zoning code infraction and is subject to the issuance of a citation.

Planning Areas 17A, 17B, 17C, 19A, 19B, 19C, 21A, 21B- Parks, Public Facilities and Open Space

- (1) **Uses Permitted.** The following general uses shall be permitted in the Open Space Zone:
 - (a) Active and passive park uses.
 - (b) Pedestrian, bicycle, and equestrian trails.
 - (c) Detention and retention basin.
 - (d) Flood control structures.
 - (e) Habitat mitigation area.
 - (f) Any similar recreational uses as deemed appropriate by the City of Perris Planning Commission.

- (2) **Accessory Uses.** The following accessory use customarily incident to any of the above use shall be permitted in the open space area.
 - (a) Accessory buildings including but not limited to guard houses, trash enclosures, storage buildings, maintenance buildings, recreation centers and picnic structures.

- (3) **Prohibited Uses.** The following uses are prohibited. Under no circumstances shall the following activities be permitted either independently or as an adjunct of a permitted use.
 - (a) Junk and salvage yards;
 - (b) Storage of lumber, bulk materials, and refuse except building materials during the course of construction of authorized facilities;
 - (c) Drilling, boring, mining, quarrying, exploration or removal of water, oil, minerals, gravel or earth, except excavation and filling of land in connection with authorized development;
 - (d) Any type of unscreened outdoor storage or loading areas;
 - (e) Any building, structure or sign, excepting those necessary for flood control or public safety in connection with the above permitted uses.

- (4) **Development Standards.**
 - (a) Planning Areas 21A, 21B, 17A, 17B, and 17C are planned to be used as open space and detention areas. Grading in these areas is permitted to allow drainage functions and recreational uses, but development of buildings or structures will not be permitted. Note: All activities in the San Jacinto River and Perris Valley Storm Drain Plan shall comply with the corridor plan. The Specific Plan applicant shall construct

the detention facilities within Planning Areas 21A and 21B. All future improvements within Planning Areas 17A through 17C will be constructed by the Riverside County Flood Control and Water Conservation District.

- (b) Special-status plant species (i.e., San Jacinto Valley crownscale, smooth tarplant, and vernal barley) located in the development portions of the project site are planned to be relocated within Planning Area 18A. Pursuant to permit requirements with the US Fish and Wildlife Service, a conservation easement shall be placed over the proposed plant relocation sites within Planning Area 18A.

Planning Areas 18A and 18B – MSHCP Conservation Area

(1) Compatible Uses

The following uses are considered to be compatible with the overall conservation goals and objectives of the MSHCP and are covered within the MSHCP Conservation Area. Please note MSHCP procedures and requirements are subject to change and should be consulted for consistency:

(a) Reserve Management, Monitoring and Scientific Research Activities

Certain activities associated with management on New Reserve Lands or Public Quasi Public Lands may result in Incidental Take of Covered Species Adequately Conserved (e.g., fuel modification, fire management, weed control, access control, habitat enhancement). Moreover, some activities undertaken during monitoring (e.g., capture, relocation to prevent injury or death trapping, handling, enhancement of propagation, use of recorded vocalizations, marking) likely will result in the non-incidental take, or take for scientific purposes, of Covered Species Adequately Conserved. Take for scientific purposes of listed species needs to be authorized under FESA and CESA.

Take of Covered Species Adequately Conserved resulting from management activities is authorized under the MSHCP provided that:

- (1) Such take occurs during activities specifically described in the General Management Measures, Adaptive Management Plan, or Annual Work Plans approved by the Wildlife Agencies representatives on the RMOC; and
- (2) Such take occurs during activities conducted by the agents or employees of the FWS, CDFG, RCA, or any person acting under the direct guidance or authority of these entities.

Take of Covered Species Adequately Conserved resulting from monitoring activities or for scientific purposes is authorized under the MSHCP provided that:

- (1) Such take occurs during activities specifically described in the Monitoring Annual Work Plans approved by the Wildlife Agencies representatives on the RMOC;
- (2) The person(s) undertaking such activities successfully completed the training program(s) designed by the Monitoring Program Administrator and approved by the Wildlife Agencies representatives on the RMOC to ensure consistent data collection, uniform implementation of protocols, handling procedures, and appropriate experience with the subject Covered Species Adequately Conserved or similar species;
- (3) The person(s) undertaking such activities carry out their duties in conformance with the protocols and procedures specified in the training; and
- (4) The names and certification of training for the person(s) are provided to the RMOC and on file at the RCA.

These provisions are consistent with the FWS policy as described in the FWS "Habitat Conservation Planning Handbook" (USFWS, 1996). In addition, the FESA Section 10(a)(1)(B) and Fish and Game Code Section 2835 Permits issued in accordance with the MSHCP authorize Take resulting from management and monitoring as stated above only on duly established New Reserve Lands. Take resulting from management activities directed by the RMOC on non-federal Public/Quasi Public Lands is authorized if the owner or manager of the Public/Quasi-Public lands have entered into a management agreement with the Wildlife Agencies, and the RCA for cooperation in habitat conservation and management, as identified in *Section 18.0* of the IA. Take resulting from monitoring activities directed by the RMOC on non-federal Public/Quasi Public Lands is authorized if the owner or manager of the Public/Quasi-Public lands have granted access to the monitoring team and record of such permission is on file at the RCA. Monitoring and management activities need to be otherwise lawful and such appropriate authorizations, as necessary, may need to be obtained from Federal or State agencies.

(b) Emergency, Safety and Police Services

Local, state and federal law enforcement entities will be allowed access to the MSHCP Conservation Area as necessary to enforce the law. Medical, rescue, fire fighting operations, and other emergency service providers will be allowed access to the MSHCP Conservation Area to carry out operations necessary for the health, safety and welfare of the public. Local law enforcement agencies and other entities such as the National Guard or Immigration and Naturalization Service operating within the MSHCP Conservation Area are subject to existing state and federal laws. The MSHCP will not create additional permit requirements for these entities beyond those of existing state and federal laws.

(c) Emergency Repairs

Public infrastructure facilities and utilities are currently located in areas anticipated to be included within the MSHCP Conservation Area and may be constructed in the future in the MSHCP Conservation Area in accordance with the Covered Activities described in this section. From time to time, emergency repairs may be required to these facilities as necessary for the health, safety and welfare of the public. Such activities carried out by Plan Participants will be covered within the MSHCP Conservation Area. The following procedures will be employed for emergency repairs that occur outside the boundaries of existing cleared areas:

(1) The Plan Participant(s) initiating the emergency repair will notify designated RCA staff that a repair is necessary; after-the-fact notification will occur within 72 hours for emergency repairs that must be carried out immediately for the protection of public health and safety.

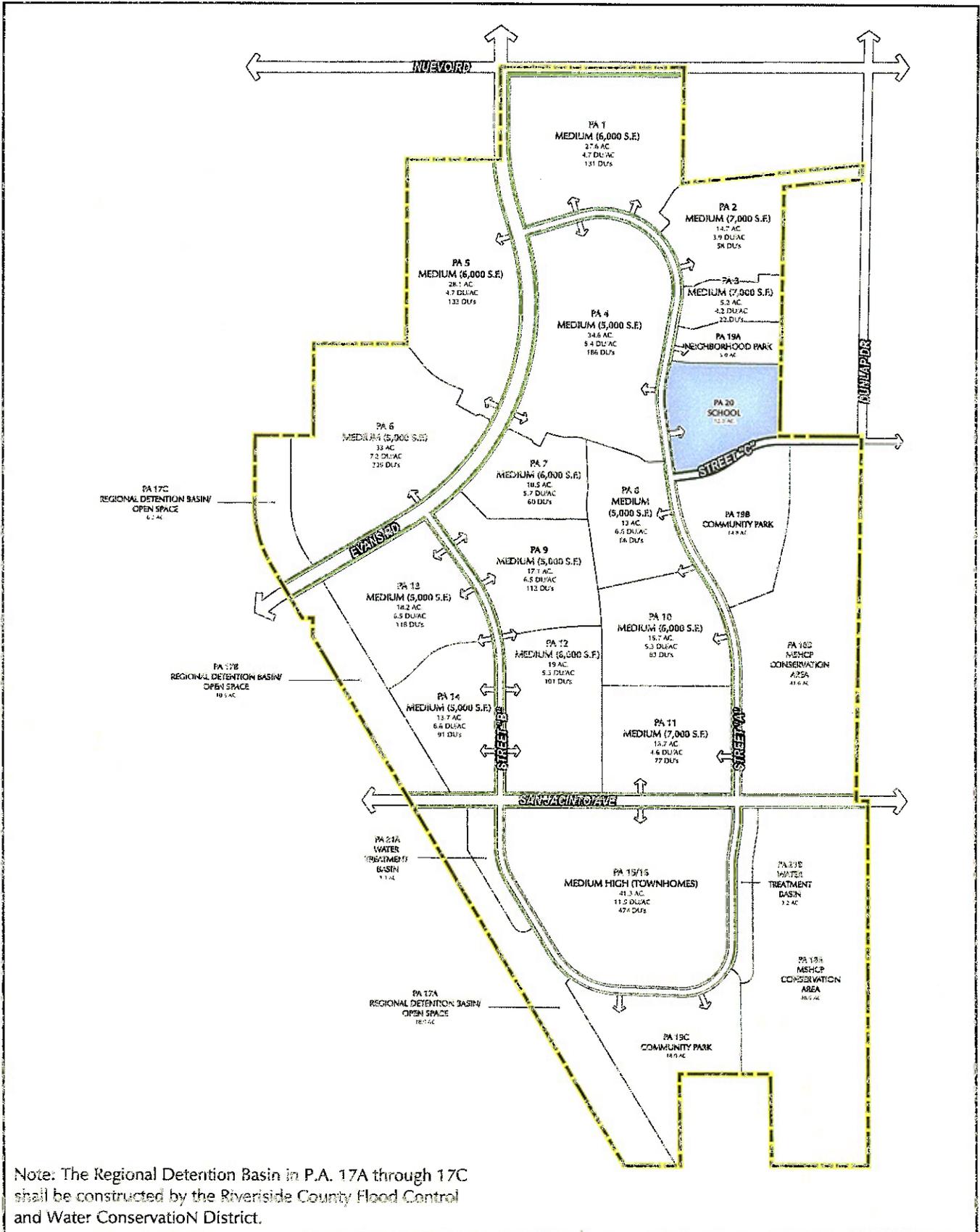
(2) Immediately upon notification, RCA staff will conduct a site visit with emergency repair staff to assess the situation and determine if the repair may affect MSHCP resources; recommendations will be made regarding methods for implementing the emergency repair while minimizing environmental impacts, including any necessary post-repair restoration efforts resulting from actual repair activities; sensitive areas may be flagged in the field to assist in providing direction for repair crews.

(3) If necessary, RCA staff will conduct onsite monitoring during the repair.

(4) Upon completion of the repair, RCA staff will assess and document onsite conditions and include such documentation in the administrative record of the MSHCP; if warranted, revegetation plans will be prepared for areas disturbed by the repair and RCA staff will oversee implementation of such plans.

Planning Area 20 – Public/Semi-Public Facilities/Utilities (P Zone)

- (1) Uses Permitted. The following general uses shall be permitted in the Elementary School Zone:
 - (a) Public or quasi-public educational facilities.
- (2) Alternative Permitted Uses. In the event that Planning Area 20 is not purchased for use as an elementary school, then the following alternative use shall be permitted in Planning Area 20, provided the use conforms to the development standards provided herein for the R-7,000 Residential Zone. In this instance, the maximum number of dwelling units permitted within Planning Area 20 shall not exceed 57.
 - (a) Single-family detached dwellings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 19.48 of the City of Perris Development Code.



Note: The Regional Detention Basin in P.A. 17A through 17C shall be constructed by the Riverside County Flood Control and Water Conservation District.

Exhibit 34
Public/Semi-Public Facilities, and Utilities (P Zone)

PARKWEST

