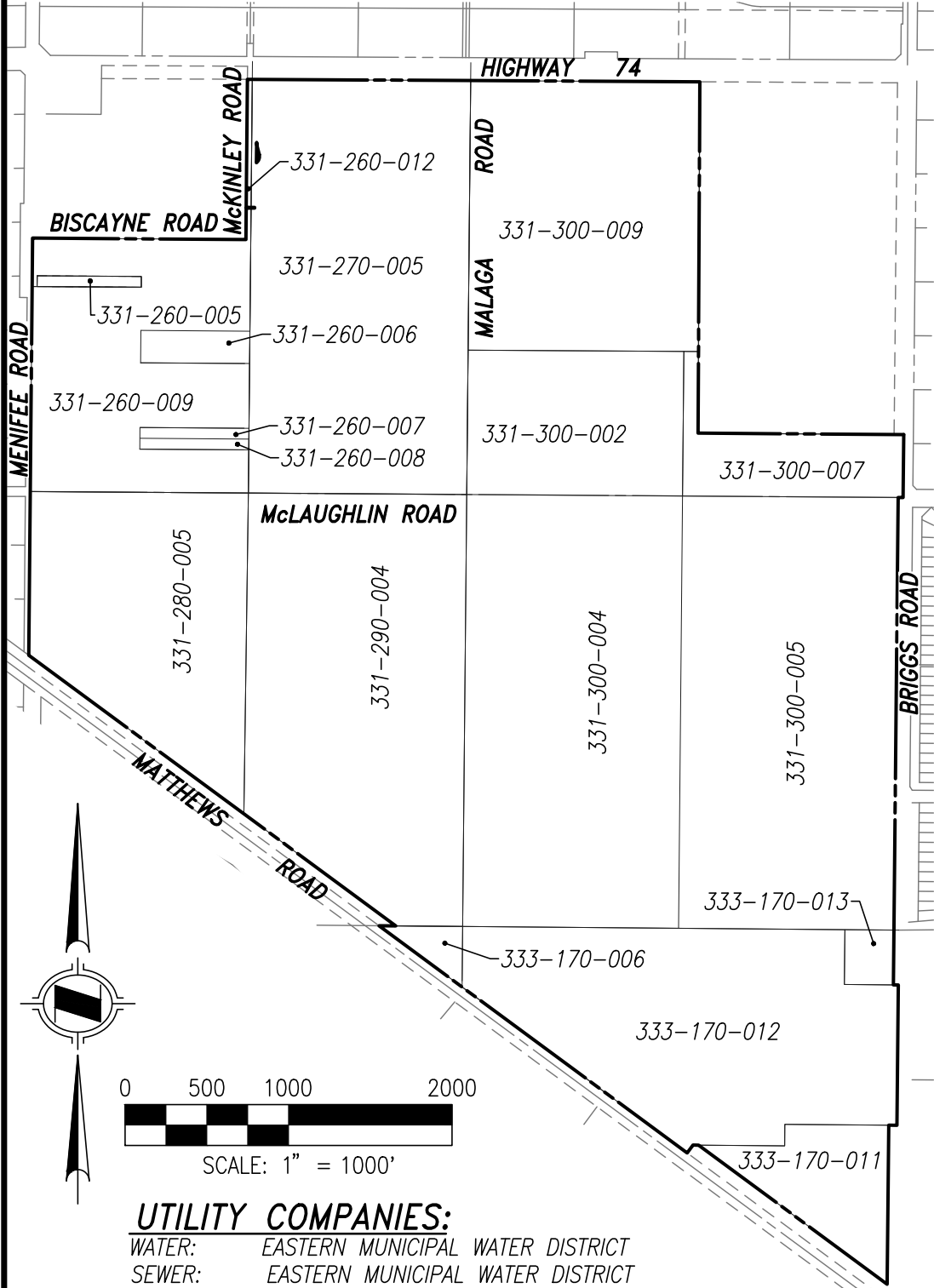


CHANGE OF ZONE



UTILITY COMPANIES:

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS CO.
TRASH: WASTE MANAGEMENT
TELEPHONE: VERIZON COMMUNICATIONS
CABLE T.V.: TIME WARNER CABLE

SCHOOL DISTRICT:

PERRIS UNION HIGH SCHOOL DISTRICT
& ROMOLAND SCHOOL DISTRICT

OWNER/APPLICANT:

COMPANY: MINOR RANCH LLC
CONTACT: SHAUN BOWEN
ADDRESS: 3200 PARK CENTER DRIVE, SUITE 1000
COSTA MESA, CA 92626
PHONE: (714) 427-6868
EMAIL: SHAUN.BOWEN@BROOKFIELDPROPERTIESDEVELOPMENT.COM

EXHIBIT PREPARER ENGINEER:

COMPANY: HUNSAKER & ASSOCIATES
CONTACT: BRAD HAY
ADDRESS: 2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92505
PHONE: (951) 352-7200
FAX: (951) 352-8269

NOTES:

THE PROJECT SITE IS IN OR PARTIALLY WITHIN LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 COUNTY SERVICE AREA

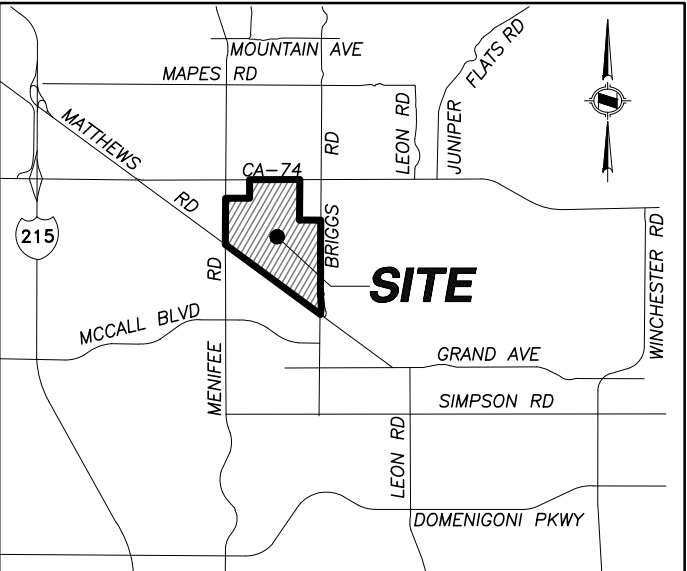
PROJECT DESCRIPTION

GENERAL PLAN AMENDMENT TO CHANGE GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PARCELS FROM MENIFEE VALLEY RANCH SPECIFIC PLAN TO MENIFEE VALLEY SPECIFIC PLAN

LEGAL DESCRIPTION:

REFER TO TITLE REPORT ISSUED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. OSA-6873667, DATED DECEMBER 13, 2022.

NO	ASSESSOR PARCEL NUMBER	GROSS S.F.	GROSS A.C.	EXISTING ZONING	PROPOSED ZONING
1	331-260-005	44,048.68	1.011	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
2	331-260-006	132,132.47	3.033	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
3	331-260-007	44,037.43	1.011	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
4	331-260-008	44,036.77	1.011	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
5	331-260-009	1,810,497.43	41.563	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
6	331-260-012	26,804.85	0.615	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
7	331-270-005	3,527,080.27	80.971	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
8	331-280-005	2,022,279.25	46.425	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
9	331-290-004	3259018.35	74.817	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
10	331-300-002	1,166,686.43	26.783	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
11	331-300-004	3,490,866.15	80.139	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
12	331-300-005	3,567,484.35	81.898	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
13	331-300-007	564,696.58	12.964	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
14	331-300-009	2473667.17	56.788	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
15	331-170-006	76,696.75	1.761	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
16	331-170-011	698,469.01	16.035	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
17	331-170-012	2,656,228.86	60.979	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
18	331-170-013	110,763.73	2.543	MENIFEE VALLEY RANCH SPECIFIC PLAN	MENIFEE VALLEY SPECIFIC PLAN
TOTAL			590.347		



VICINITY MAP

DATE	REVISION	COMMENTS	BY



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

DATE: 11/15/23