

Attachment A Project Summary Table

Summary of Pertinent Land Use and Policy Designations for Proposed Project	
Category	Information
General Plan	
Existing General Plan Land Use Designation	8.1-14 du/ac Residential (8.1-14R)
Surrounding General Plan Land Use Designation	North: Recreation (OS-R) South: Public/ Quasi Public Facilities (PF) East: 2.1-5 du/ac Residential (2.1-5 R) / Economic Development Corridor (EDC) West: 2.1-5 du/ac Residential (2.1-5 R) / Open Space-Water (OS-W)
Zoning	
Existing Zoning Designation	Medium Density Residential (MDR)
Surrounding Zoning Designations	North: Open Space-Recreation (OS-R) South: Public / Quasi-Public Facilities (PF) East: Low Density Residential-2 (LDR-2) / Economic Development Corridor (EDC) EDC-NR West: Low Density Residential-2 (LDR-2) / Open Space-Water (OS-W)
Other Information	
Existing Use	Vacant land
Surrounding Uses	North: Storm water channel with a single-family residential subdivision beyond the channel South: Church (The Church of Jesus Christ of Latter-Day Saints) East: single-family residential and commercial businesses West: Storm water channel with a single-family residential subdivision beyond the channel
Gross Acreage	14.31 gross acres (14.22 net acres)
Building Square Footage	Plan 1 1,716 sq. ft. 66 units Plan 2 1,775 sq. ft. 59 units Plan 3 1,755 sq. ft. 50 units Plan 4 1,101 sq. ft. 23 units Clubhouse 3,455 sq. ft. Total – 351,503 sq. ft.
Site Coverage	33.6%
Project Density	13.8 du/ acre (gross) 13.9 du/ acre (net)
Parking Required/Parking Proposed	396 required / 491 provided
Landscaping Proposed	Proposed 173,935 sq. ft. (27.9%)
Assessor Parcel Numbers	338-150-031; 046
Environmental Review	Initial Study/Mitigated Negative Declaration
Policy Areas	Mt. Palomar Lighting Influence Area

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District Information	School: Menifee Union School District & Perris Union High School District Water/Sewer: Eastern Municipal Water District Flood Control: Riverside County Flood Control District
Fees	<ol style="list-style-type: none"> 1. Subsequent review fees per Resolution No. 18-741 (Cost of Services Fee Study) 2. Development Impact Fees 3. Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) fee (Chapter 8.27) 4. Stephen's Kangaroo Rat fees (Ord. No. 663) 5. Western Transportation Uniform Mitigation Fee (Ord. No. 824) (central)
Letters Received	<ol style="list-style-type: none"> 1. Santa Regional Water Control Board 2. Mrs. Tomasek 3. Mrs. Powers
Source: Planning case file and GIS system, June 2022	