

## Attachment A Project Summary Table

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

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| Category   | Information   |
| <b>District Information</b>  | School: Menifee Union School District & Perris Union High School District<br>Water/Sewer: Eastern Municipal Water District<br>Flood Control: Riverside County Flood Control District  |
| <b>Fees</b>  | 1. Subsequent review fees per Resolution No. 18-741 (Cost of Services Fee Study)<br>2. Development Impact Fees<br>3. Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) fee (Chapter 8.27)<br>4. Stephen's Kangaroo Rat fees (Ord. No. 663)<br>5. Western Transportation Uniform Mitigation Fee (Ord. No. 824) (central) |
| <b>Letters Received</b>  | 1. Santa Regional Water Control Board<br>2. Mrs. Tomasek<br>3. Mrs. Powers  |
| Source: Planning case file and GIS system, June 2022                       |   |