

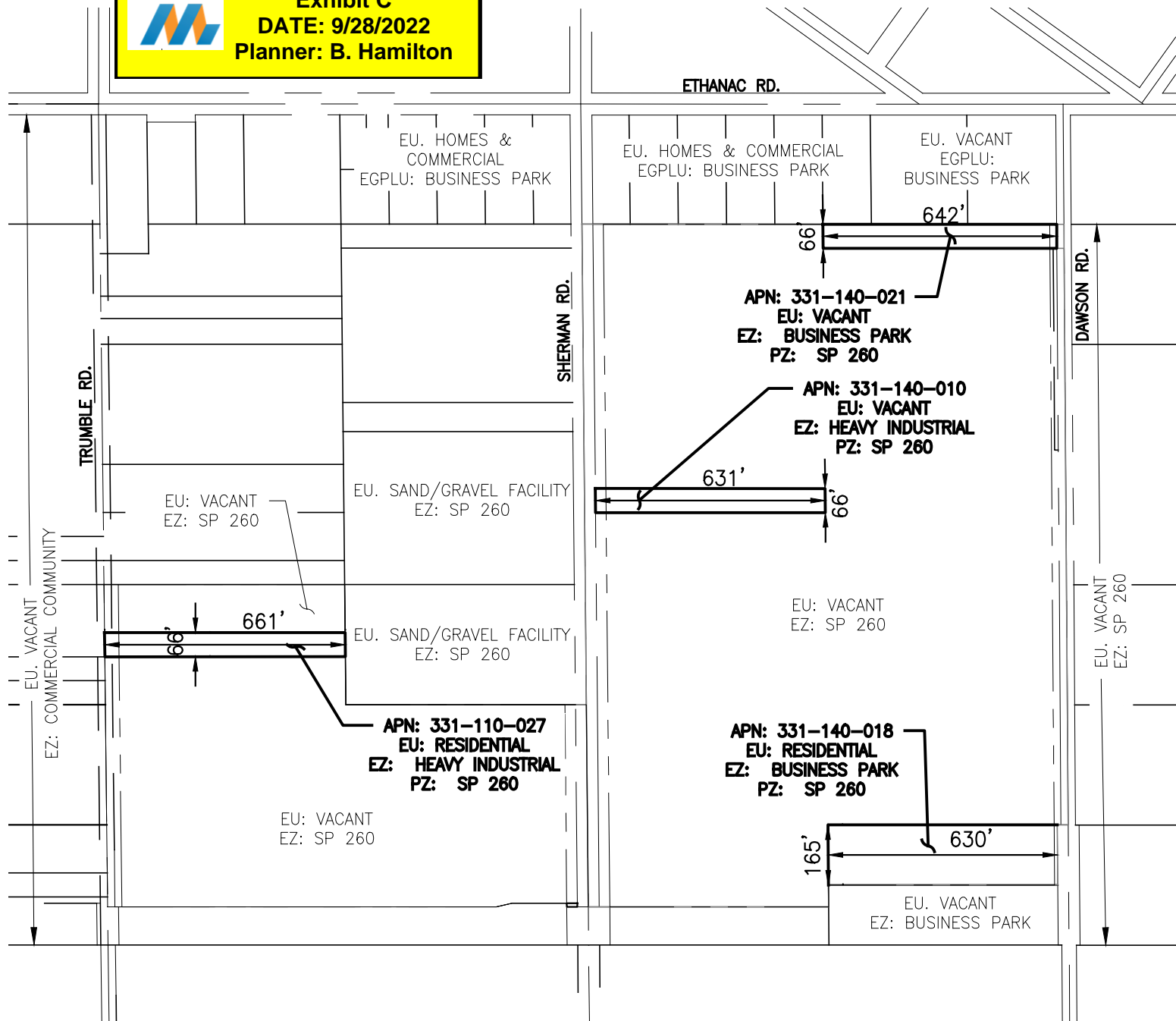
CHANGE OF ZONE #PLN21-0101



Exhibit C

DATE: 9/28/2022

Planner: B. Hamilton



OWNER/APPLICANT:

COMPANY: CORE 5 INDUSTRIAL  
PARTNERS, LLC  
CONTACT: JON KELLY  
ADDRESS: 300 SPECTRUM CENTER DR.  
SUITE 880 IRVINE, CA  
PHONE: (949) 467-3281  
EMAIL: JKELLY@C5IP.COM

EXHIBIT PREPARER/ENGINEER:

COMPANY: ALBERT A. WEBB ASSOCIATES  
CONTACT: SCOTT HILDEBRANDT  
ADDRESS: 3788 MCCRAY ST  
RIVERSIDE, CA 92506  
PHONE: (951) 686-1070  
FAX: (951) 788-1256

ASSESSOR PARCEL NUMBER	GROSS ACREAGE	NET ACREAGE	EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE
331-110-027	1.00	0.94	HEAVY INDUSTRIAL	SPECIFIC PLAN 260*	RESIDENTIAL
331-140-010	1.00	0.91	HEAVY INDUSTRIAL	SPECIFIC PLAN 260*	VACANT
331-140-018	2.39	2.35	BUSINESS PARK	SPECIFIC PLAN 260*	RESIDENTIAL
331-140-021	1.00	0.94	BUSINESS PARK	SPECIFIC PLAN 260*	VACANT
TOTAL ACRES	5.39	5.14			

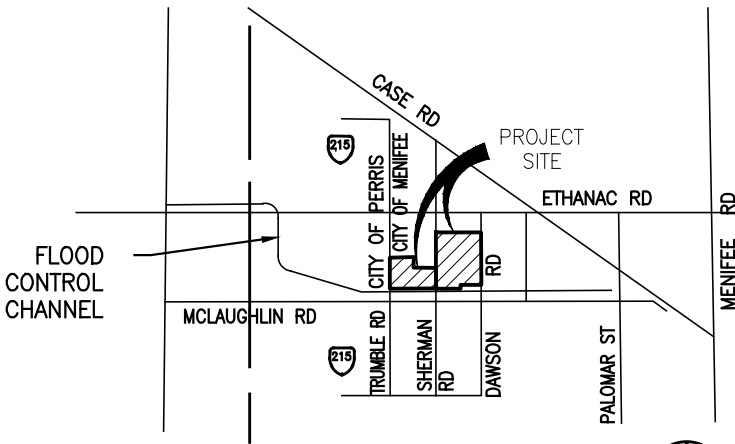
\* NOTE: THE  
PROPOSED ZONING  
INDICATING SPECIFIC  
PLAN 260 WILL BE  
ADDED TO PLANNING  
AREA 2-INDUSTRIAL

NOTES:

- 2007 THOMAS BROTHERS MAP: PAGE 838, GRID C-2, D-1, & D-2
- THIS AREA IS WITHIN THE MENIFEE NORTH SPECIFIC PLAN #260, PLANNING AREA 2-LIGHT INDUSTRIAL SPECIFIC PLAN LAND USE DESIGNATION
- THIS PROJECT IS WITHIN COMMUNITY SERVICES DISTRICT AREA #146
- THIS PROJECT IS WITHIN THE AIRPORT COMPATIBILITY ZONE D & E

ABBREVIATION LEGEND:

EU EXISTING USE  
EZ EXISTING ZONING  
PZ PROPOSED ZONING



VICINITY MAP

NOT TO SCALE  
SEC. 15, T5S, R3W, SBM

LEGAL DESCRIPTION:

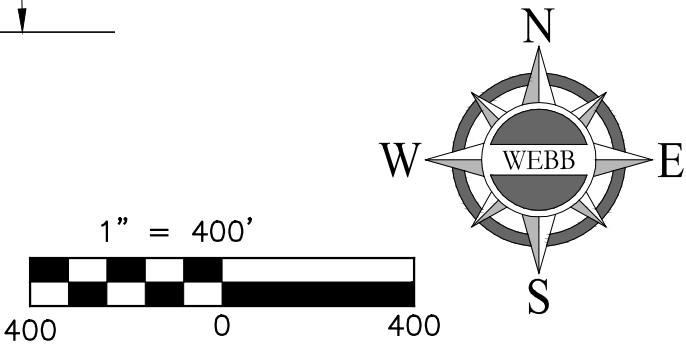
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-ATL, DATED MARCH 24, 2021
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-A1-ATL, DATED APRIL 9, 2021
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-B1-ATL, DATED APRIL 9, 2021

UTILITY COMPANIES:

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: SOUTHERN CALIFORNIA GAS COMPANY

SCHOOL DISTRICT:

ROMOLAND AND PERRIS UNION HIGH SCHOOL DISTRICTS




REVISIONS		DATE
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CITY OF MENIFEE

CORE 5- MENIFEE COMMERCE CENTER

PLOT PLAN NO. PP2019-005

SCALE: 1" = 400'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS	NO. 21-0026
DATE: 9/23/21		3788 MCCRAY STREET	SHEET
DESIGNED: AMS		RIVERSIDE, CA 92506	OF 1 SHEETS
CHECKED:		PH. (951) 686-1070	
PLN CK REF:		FAX (951) 788-1256	
F.B.			DWG. NO.