

SUMMARY Summary of Pertinent Land Use and Policy Designations for Proposed Project	
Category	Information
General Plan	
General Plan Land Use Designation	8.1-14 Dwelling Units per Acre - Residential
Surrounding General Plan Land Use Designation	North: 2.1-5 Dwelling Units per Acre - Residential South: Commercial Retail (CR) East: 5.1-8 Dwelling Units per Acre - Residential West: 2.1-5 Dwelling Units per Acre - Residential
Zoning	
Zoning Designation	Medium Density Residential (MDR)
Surrounding Zoning Designations	North: Low Density Residential -2 (LDR-2) South: Commercial Retail (CR) East: Low Medium Density Residential (LMDR) West: Low Density Residential -2 (LDR-2)
Other Information	
Existing Use	Vacant Land
Surrounding Uses	North: Single-Family Residential South: Vacant Land, Commercial Retail (CR) East: 55+ Residential Community West: Single-Family Residential
Gross Acreage	2.65 gross acres
Assessor Parcel Numbers	335-481-015
Environmental Review	Categorically Exempt (CEQA Section 15332, "In-Fill")
Policy Areas	Mt. Palomar Lighting Influence Area, Zone B
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 (flood plain review not required)
Fees	1. Subsequent review fees on an hourly basis per Resolution No. 18-741 (Cost of Services Fee Study)
Letters Received	None to date
Source: City Case files, City GIS, May 2021	