

Attachment 1 Project Summary Table

Summary of Pertinent Land Use and Policy Designations for Proposed Project	
Category	Information
General Plan	
General Plan Land Use Designation	Specific Plan (SP), Heavy Industrial (HI), Business Park (BP)
Surrounding General Plan Land Use Designation	North: Business Park (BP) South: Public Utility Corridor (PUC) East: Specific Plan (SP) West: City of Perris
Zoning	
Zoning Designation	Menifee North Specific Plan; Planning Area 2 - Industrial Heavy Industrial (HI), Business Park (BP)
Surrounding Zoning Designations	North: Business Park (BP) South: Public Utility Corridor (PUC) East: Menifee North Specific Plan; Planning Area 2 - Industrial West: City of Perris
Other Information	
Existing Use	Mostly vacant, two non-conforming residential homes
Surrounding Uses	North: Commercial and residential uses South: Flood control channel, Southern California Edison Easement East: Dawson Road with vacant property beyond West: City of Perris, vacant property but approved entitlement
Gross Acreage	77.67 gross acres (72.12 net acres)
Building Square Footages	Building 1 – 1,254,160 total square feet Building 2 – 385,970 total square feet
Floor Area Ratio (FAR)	Building 1 – 0.55 Building 2 – 0.43
Parking	Required Spaces: 906 Spaces Provided: 911
Landscaping	Required – 313,986 sq. ft. (10%) Provided – 337,034 sq. ft. (approximately 10.7%)
Assessor Parcel Numbers	331-110-027, - 035 & -041 and 331-140-010, -018, -021 & -025
Environmental Review	An Environmental Impact Report (FEIR) has been prepared for the project (State Clearinghouse No. 2021060247).
Policy Areas	Mt. Palomar Nighttime Lighting Policy Area; Zone B
District Information	School: Romoland & Perris Union High School District Water/Sewer: Eastern Municipal Water District Flood Control: Riverside County Flood Control District ALUC: Riverside County Airport Land Use Compatibility Plan

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Fees	<ol style="list-style-type: none"> 1. Subsequent review fees on an hourly basis 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. WRCOG Transportation Uniform Mitigation Fee (Ord. 824)
Letters Received	Nine comment letters received on Draft Environmental Impact Report (noted in Staff Report); Responses to the nine comment letters are included in the Final EIR.
Source: Planning case file and GIS system, August 2022	