

MENIFEE VALLEY RANCH

Specific Plan No. 301, Amendment No. 4 (Specific Plan Amendment No. 2018-182)

City of Menifee, CA

May 23, 2019

Final: January 2024

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ES. EXECUTIVE SUMMARY

The MENIFEE VALLEY RANCH Specific Plan No. 301 is located in the northeast portion of the City of Menifee, south of SR-74, east of Menifee Road, north of Simpson Road and west of Briggs Road. This fourth Amendment to the MENIFEE VALLEY RANCH Specific Plan No. 301 removes the area located north of Matthews Road reducing the total number of residential development to 2,689 residential units within a 942-acre community in 21 residential planning areas, as shown on Figure ES-i, *Land Use Plan - Proposed Specific Plan 301, Amendment 4*. Table ES-1, *Summary of Changes*, shows the changes made by this Specific Plan Amendment No. 4 (SPA No. 4) to each amended planning area.

A. PROJECT HISTORY

MENIFEE RANCH Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors on April 29, 1997. The original approved Menifee Ranch Specific Plan provided for the development of 482 residential units on 153 acres.

On November 5, 2002, the Riverside County Board of Supervisors approved Amendment No. 1 to Specific Plan 301 and certified EIR No. 423. Amendment No. 1 renamed the specific plan MENIFEE VALLEY RANCH, and amended the adopted Specific Plan No. 301 by adding 1,395.3 acres of property to the north, south, and east of the 153-acre site and provided for the development of 4,063 residential units. However, the project that was approved that day was slightly different from what was considered in the Draft EIR and Traffic Study that was circulated for public review. In the Public Review Draft EIR No. 423 and associated traffic study, the land use plan included three separate commercial sites totaling 32.8 acres (Planning Areas 3, 4, and 41). Subsequent to public review and prior to certification of EIR 423, Riverside County directed several changes to the Land Use Plan. As part of the certification of EIR No. 423, the County made the determination that the Land Use Plan changes did not warrant recirculation of EIR 423 for public review, and that an updated traffic study was not required. Additionally, and as noted above, as part of the County's approval of SP 301A1, a total of 4.8 acres was added to Planning Area 41, increasing the size of Planning Area 41 from 11.6 acres to 16.4 acres.

On June 7, 2006, the Riverside County Board of Supervisors adopted Amendment No. 2 to the MENIFEE VALLEY RANCH Specific Plan No. 301. Amendment No. 2 amended MENIFEE VALLEY RANCH by replacing the golf course/clubhouse and associated residential uses with open space/recreation (includes a community clubhouse) and active adult housing in Planning Areas 11 and 12. Amendment No. 2 also re-designated the community commercial uses in Planning Area 3 along State Route 74 and Malaga Road to very high density residential uses. Amendment No. 2 increased the approved number of residential units from 4,063 to 4,352.



* THE PARK IN PLANNING AREA 37 CONSISTS OF APPROXIMATELY 7.1 ACRES, WITH A DETENTION BASIN AREA OF UP TO 4.4 ACRES.

** SPA 3 ALLOCATED ACREAGE FROM PLANNING AREA 42D TO PLANNING AREAS 29 AND 30 PER TTM 30705.

Additionally, Amendment No. 2 to SP 301 was found to be exempt from the provisions of CEQA and no technical studies, including traffic, were required.

In April 2008, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to Amendment No. 2 of the MENIFEE VALLEY RANCH Specific Plan No. 301. Substantial Conformance No. 1 adjusted planning area boundaries, acreages, and densities within Planning Areas 14, 18 through 20, 22A, 22C, 24, 25, 27C, 32, 39B, and 41 to accommodate development as proposed by Tentative Tract Map No. 34406. Substantial Conformance No. 1 increased the approved number of residential units from 4,352 to 4,359. The County of Riverside made the determination that No Further Environmental Documentation Is Required.

On October 1, 2008, the City of Menifee was incorporated and MENIFEE VALLEY RANCH fell within the jurisdiction of the City of Menifee. The Menifee Valley Ranch Specific Plan is separated into two communities by Matthews Road and the Burlington Northern Santa Fe (BNSF) Railroad tracks, with the northern 594- acres known as Minor Ranch, and the southern 954.3 acres known as Heritage Lake consisting of the planned development of 1,718 dwelling units north of Matthews Road and 2,689 dwelling units south of Matthews Road as part of Heritage Lake.

On December 19, 2018, the City of Menifee City Council approved Specific Plan Amendment No. 3 (SPA No. 3) which focused primarily on the Heritage Lake portion of SP 301. Amendment #3 modified the Specific Plan by splitting Planning Area 41 into two Planning Areas (41A and 41B) and modified the Land Use Designation of PA 41 from Commercial to Medium-High Density Residential (41A) and Open Space – Recreation (41B) to accommodate Tentative Tract Map No. 37136. TM 37136 was approved for 80 single family homes in PA 41A and a 1.1- acre Private Recreation Center/Swimming Pool in PA 41B. Additionally, SPA No. 3 made other, non-substantive changes throughout the document to reflect the approvals of other Tract Maps and development of other neighborhoods within the Specific Plan which had occurred since approval of Substantial Conformance No.1 to Specific Plan Amendment #2, in April, 2008. The addition of 80 units in PA 41A together with the revised unit counts related to the approved Tract Maps resulted in an overall increase of 48 units to the Specific Plan resulting in an increase from 4,359 to 4,407 dwelling units.

B.SUMMARY OF CHANGES

Proposed Amendment No. 4 is required to accommodate modifications to the Land Use Plan for approved MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 3. Specifically, Amendment No. 4 entails the removal of the northern portion of the approved MENIFEE VALLEY RANCH Specific Plan No. 301 (“SP301”) located north of Matthews Road, and the addition of the newly removed area to the proposed Menifee Valley Specific Plan, currently in the entitlement process in the City of Menifee, County of Riverside, State of California. Splitting away this northern section and incorporating it into the new Specific Plan will reflect the reality of how the land is actually used in the area and allow the developer and the City the opportunity to plan a modern project for the area. At present, Matthews Road acts as a distinct barrier between two very different areas: south of Matthews Road is already developed per SP301, but the specific plan areas above Matthews Road have remained almost entirely vacant. As the areas above and below Matthews Road are effectively two distinct projects, it makes sense to separate them.

The approved SP301 provides for a mix of development across 1,548.3 acres, including 4,407 dwelling units on lot sizes ranging from 4,500, 5,000, 6,000, 7,200, 8,000, and 9,000 square feet translating into a mix of Medium Density Residential, Medium High Density Residential, Medium High Density Triplex

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Units, Very High Density Multi-Family units, and Active Adult development. In addition, the Plan allows for K-8 schools and a high school to develop. The Plan also includes for development of commercial uses, parks, greenbelts, lake, and golf course.

The approved Specific Plan, planned for 2,641 units to be developed south of Matthews Road, along with two K-8 schools, approximately 130 acres of open space, parks, and amenities, and approximately 16 acres of commercial. To date, a total of 2,689 dwelling units have been approved for development south of Matthews Road within Heritage Lake. A total of 2,689 dwelling units have been approved for development south of Matthews Road with a total of 2,166 units developed. Two schools (Mesa View Elementary and Ethan A. Chase Middle School) have been constructed along with 96 acres of open space, parks and amenities. Planning Areas 14, 18 to 21, 39B, 41, 41A, 41B, and portions of Planning Areas 24, 25, and 31 have yet to be developed. These Planning Areas will provide for a 22 acre community park, 15 acres of greenbelt and 16 acres of commercial uses.

In summary, the changes as a result of Amendment No. 4 are listed below and are statistically summarized in *Table ES-1, Summary of Changes*:

- Removal of Planning Areas 1, 2, 3, 4A, 4B, 5A, 5B, 6, 7A, 7B, 8, 9, 10, 11, 12A, 12B, and 13.
- The total number of Medium Density residential on 7,200 s.f. lots will decrease from 320.3 acres and 1,205 dwelling units to 239.8 acres and 902 dwelling units.
- The total number of Medium Density Residential on 6,000 s.f. lots will decrease from 206.4 acres and 919 dwelling units to 151.3 acres and 663 dwelling units.
- Medium High Density (Active Adult) residential lots on 5,000 s.f. lots will decrease from 157.9 acres and 744 dwelling units to 0 acres and 0 dwelling units.
- Medium High Density (Active Adult) residential Triplex lots will decrease from 23.7 acres and 123 dwelling units to 0 acres and 0 dwelling units.
- Very High Multi-Family residential lots will decrease from 16.2 acres and 292 dwelling units to 0 acres and 0 dwelling units.
- Park acreage will decrease from 75.4 acres to 39.6 acres.
- High School acres will decrease from 59.8 acres to 0 acres.
- Open Space/Greenbelts & Detention Areas will decrease from 70.1 acres to 43.6 acres.

Due to the above listed adjustments, the modifications in Planning Area 1 through 13 will result in a decrease to the total project acreage from 1548.3 acres to 942.0 and the total dwelling unit count from 4,407 dwelling units to 2,689 (see Table II-1, *Land Use Summary*, and Table III.A-1, *Detailed Land Use Summary*).

The above-mentioned changes require that revisions be made to previously-approved MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 3. As the entire northern portion is being removed, the only graphical revision reflected in this document is to the Land Use Plan to show the area no longer included within this plan that will be reflected in the new Menifee Valley Specific Plan (Figure ES-I, Land Use Plan - Proposed Specific Plan 301, Amendment 4 and Figure III.A-1A, *Land Use Plan – Color*).

Table ES-1 Summary of Changes

Meniffee Valley Ranch SP 301, Amendment 3			Meniffee Valley Ranch SP 301, Amendment 4		
LAND USE	ACRES	DU'S	LAND USE	ACRES	DU'S
Medium – 9,000 s.f.	62.2	184	Medium – 9,000 s.f.	62.2	184
Medium – 8,000 s.f.	46.1	173	Medium – 8,000 s.f.	46.1	173
Medium – 7,200 s.f.	320.3	1,205	Medium – 7,200 s.f.	239.8	902
Medium – 6,000 s.f.	206.4	919	Medium – 6,000 s.f.	151.3	663
Medium High – 5,000 s.f.	131.3	687	Medium High – 5,000 s.f.	131.3	687
Medium High – 4,500 s.f.	13.9	80	Medium High – 4,500 s.f.	13.9	80
Medium High – 5,000 s.f. (Active Adult)	157.9	744	Medium High – 5,000 s.f. (Active Adult)	-	-
Medium High – Triplex (Active Adult)	23.7	123	Medium High – Triplex (Active Adult)	-	-
Very High – Multi-Family	16.2	292	Very High – Multi-Family	-	-
Private Recreation Center	1.1		Private Recreation Center	1.1	
Parks	75.2		Parks	39.6	
Swim Club/Lake Parking	3.5		Swim Club/Lake Parking	3.5	
Open Space/Recreation	151.0		Open Space/Recreation	-	
K-8 Schools	36.6		K-8 Schools	36.6	
High School	59.8		High School	-	
Open Space/Greenbelts & Detention Areas*	70.1		Open Space/Greenbelts & Detention Areas*	43.6	
Greenbelt/Lake	41.8		Greenbelt/Lake	41.8	
Roadway Paseos	38.0		Roadway Paseos	38	
Major Roads	93.2		Major Roads	93.2	
TOTAL	1,548.3	4,407	TOTAL	942	2,689

I. INTRODUCTION

A. DOCUMENT PURPOSE

Authorized by California Government Code §65450 *et seq.*, a Specific Plan is used for the systematic implementation of the General Plan for all or part of the area covered by the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. As such, this document provides the City of Menifee with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the City's adopted General Plan.

The project site encompasses a total of 1,548.3 acres, located within the City of Menifee, California. The Menifee Valley Ranch Specific Plan is separated into two communities by Matthews Road and the Burlington Northern Santa Fe (BNSF) Railroad tracks, with the northern 594 acres known as Minor Ranch, and the southern 954.3 acres known as Heritage Lake. MENIFEE VALLEY RANCH (previously known as Menifee Ranch) Specific Plan No. 301, Amendment No. 4 establishes a land use plan for the MENIFEE VALLEY RANCH planned community and effectively separates the areas above and below Matthews Road by removing the area north of Matthews Road from the MENIFEE VALLEY RANCH Specific Plan.

Menifee Ranch Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors on April 29, 1997. Amendment No. 1 amended adopted Specific Plan No. 301 by adding 1,395.3 acres of property to the north, south, and east of the 153-acre site. MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No.1 encompassed the entire 1,548.3-acre project site, and was adopted by the Riverside County Board of Supervisors on December 23, 2002. On June 7, 2006, Amendment No. 2 was adopted and amended Specific Plan No. 301 by replacing the golf course/clubhouse and associated residential uses with open space/recreation (includes a community clubhouse) and active adult housing. Amendment No. 2 also re-designated community commercial uses along State Route 74 and Malaga Road with very high density residential uses. Adopted by the Riverside County Board of Supervisors on April 30, 2008, Substantial Conformance No. 1 adjusted planning area boundaries, acreages, unit counts and densities within Planning Areas 14, 18 through 20, 22A, 22C, 24, 25, 27C, 32, 39B, and 41 to accommodate development as proposed by Tentative Tract Map No. 34406. On December 19, 2018, the City of Menifee City Council approved Specific Plan Amendment No. 3 which focused primarily on the Heritage Lake portion of SP 301. Amendment No. 3 modified the Specific Plan by splitting Planning Area 41 into two Planning Areas (41A and 41B) and modified the Land Use Designation of PA 41 from Commercial to Medium-High Density Residential (41A) and Open Space – Recreation (41B) to accommodate Tentative Tract Map No. 37136. TM 37136 was approved for 80 single family homes in PA 41A and a 1.1- acre Private Recreation Center/Swimming Pool in PA 41B. Additionally, SPA No. 3 made other, non-substantive changes throughout the document to reflect the approvals of other Tract Maps and development of other neighborhoods within the Specific Plan which had occurred since approval of Substantial Conformance No.1 to Specific Plan Amendment #2, in April, 2008. The addition of 80 units in PA 41A together with the revised unit counts related to the approved Tract Maps resulted in an overall increase of 48 units to the Specific Plan resulting in an increase from 4,359 to 4,407 dwelling units.

On October 1, 2008, the City of Menifee was incorporated as a new city within Riverside County and the newly incorporated city encompasses the MENIFEE VALLEY RANCH Specific Plan area. MENIFEE VALLEY RANCH Specific Plan No. 301Amendment No. 4 (SPA No. 4) provides the City of Menifee, along with developers, community groups, and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements each applicable Element of the City of Menifee General Plan.

1. FORMAT

This MENIFEE VALLEY RANCH Specific Plan is divided into the following sections: 1) Introduction; 2) Summary 3) Specific Plan; 4) Design Guidelines; and 5) Zoning Ordinance. This MENIFEE VALLEY RANCH Specific Plan has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to §65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

- ☐ The distribution, location, and extent of the uses of land within the area covered within the specific plan area;
- ☐ The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the specific plan area;
- ☐ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- ☐ A schematic program of implementation measures indicating how public services will be financed; and
- ☐ A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the City of Menifee General Plan. By functioning as a regulatory document, the MENIFEE VALLEY RANCH Specific Plan provides a means of implementing and detailing the City's General Plan and tailoring its policies to the subject property. In this regard, all future development plans or other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable City regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision of utilities. The MENIFEE VALLEY RANCH Specific Plan also ensures that new development meets or exceeds City standards for environmental protection, infrastructure, site planning, and aesthetic quality.

II. SUMMARY

A. PROJECT SITE LOCATION

The 942.3-acre MENIFEE VALLEY RANCH project (previously known as Meniffee Ranch) is located in the City of Meniffee in the southwestern portion of Riverside County, approximately 21 miles southeast of the City of Riverside, 14 miles north of the City of Temecula, two miles east of the City of Perris, and four miles west of the City of Hemet (see Figure II-1, *Regional Map*). The site is situated in the City of Meniffee, east of Interstate 215 and south of State Route 74, between the communities of Homeland and Romoland (see Figure II-2, *Vicinity Map*). The property is bounded to the west by Meniffee Road, to the east by Briggs Road, to the north by Matthews Road and the Burlington Northern Santa Fe Railroad, and to the south by Simpson Road, and is traversed by McCall Boulevard.

B. PROJECT BACKGROUND

The original Meniffee Ranch Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors on April 29, 1997. The adopted plan included a mix of residential and non-residential land uses on a 153-acre project site. At build-out, a maximum of 482 single-family detached homes were to be constructed on 104.2 acres. The remaining acreage was designated for non-residential uses, including a commercial/day-care facility, a middle school, parks, parkway greenbelts, and major roads. On December 23, 2002, Amendment No. 1 to Specific Plan No. 301 was adopted by the Riverside County Board of Supervisors and added 1,395.3 acres of property to the north, south, and east of the 153-acre site. On June 7, 2006, Amendment No. 2 was adopted by the Riverside County Board of Supervisors and amended Specific Plan No. 301 by replacing the golf course/clubhouse and associated residential uses with open space/recreation (includes a community clubhouse) and active adult housing. Amendment No. 2 also re-designated community commercial uses along State Route 74 and Malaga Road with very high density residential uses.

On April 30, 2008, Substantial Conformance No. 1 to Amendment No. 2 was adopted by the Riverside County Board of Supervisors and adjusted Planning Area boundaries, acreages, and densities within Planning Areas 14, 18 through 20, 22A, 22C, 24, 25, 27C, 32, 39B, and 41 to accommodate development proposed by Tentative Tract Map No. 34406. Substantial Conformance No. 1 decreased the acreage and total number of dwelling units devoted to Medium Density Residential land uses and increased the acreage and total number of dwelling units devoted to Medium High Density Residential land uses. Additionally, Substantial Conformance No. 1 decreased the acreage devoted to commercial, school, greenbelt, and circulation land uses. These changes did not affect the Specific Plan total acreage or maximum number of dwelling units, which remained at 1,548.3 acres and 4,359 units respectively.

On October 1, 2008, the City of Meniffee was incorporated and MENIFEE VALLEY RANCH fell within the jurisdiction of the City of Meniffee. The Meniffee Valley Ranch Specific Plan is separated into two communities by Matthews Road and the BNSF Railroad tracks, with the northern 594- acres known as Minor Ranch, and the southern 954.3 acres known as Heritage Lake.

On December 19, 2019, Amendment No. 3 to the Meniffee Valley Ranch Specific Plan was adopted by the City of Meniffee City Council which amended Planning Area 41 from 15.4 acres of commercial land use to become two new Planning Areas, Planning Areas 41A and 41 B. Planning

Area 41A is 13.9 acres of Medium-High Density Residential land use and 80 dwelling units. Planning Area 41B is designated as Private Recreation Center use and comprises 1.1 acres. Amendment No. 3 amended the Planning Area boundaries, acreages, and/or maximum dwelling units for Planning Areas 15, 16, 17, 21, 22A, 22B, 23, 27A, 27B, 27D, 27E, 27F, 28, 29, 30, 31, 32, 33, 34A, 34B, 35, 36, 37, 38, 40, 42A, 42B, 42C, and 42E. Planning Area 42D was removed and the remaining acreage was allocated to Planning Areas 29 and 30. The acreage devoted to Major Roadways throughout SP 301 A-3 was increased by 1.0 acre, from 92.2 to 93.2 acres. The total acres for Specific Plan Amendment No. 3 remained unchanged at 1,548.3 acres, while the total dwelling units are increased by 48, from 4,359 to 4,407. Although there are 80 dwelling units proposed in Planning Area 41A, the total dwelling units for Amendment No. 3 was only increased by 48 due to the approved Tract Maps and unit changes in the Planning Areas previously mentioned.

C. PROJECT SUMMARY

The proposed MENIFEE VALLEY RANCH project is envisioned as a master planned community, integrating residential, educational, recreational, and open space uses. The MENIFEE VALLEY RANCH Specific Plan assures that the proposed project will be developed in a coordinated manner. Infrastructure and public services, both on-site and off-site, are planned to accommodate the buildout requirements of MENIFEE VALLEY RANCH, ensuring that the County's standards for orderly growth are implemented. Design guidelines and development standards contained within the Specific Plan create a cohesive community identity, while providing flexibility to accommodate future market demands.

MENIFEE VALLEY RANCH Specific Plan Amendment No. 4 will amend the boundary to remove the area north of Matthews Road from the MENIFEE VALLEY RANCH Specific Plan. The newly removed area will be incorporated into the proposed Meniffee Valley Specific Plan. The Meniffee Valley Specific Plan is processing concurrently with the proposed MENIFEE VALLEY RANCH Specific Plan Amendment No. 4. The new Meniffee Valley Specific Plan will identify allowable land uses, development standards, and backbone infrastructure in order to guide future development of the Specific Plan area. To date, no development has occurred within the Project boundary except for Heritage High School located at the southwest corner of Briggs Road and SR-74. The Heritage High School site was included in SP301 as Planning Area 8. Because Planning Area 8 is now fully developed, it will not be included within the newly proposed Meniffee Valley Specific Plan.

A majority of the areas south of Matthews Road have developed in accordance with the MENIFEE VALLEY RANCH Specific Plan, its amendments and substantial conformance approvals. MENIFEE VALLEY RANCH Specific Plan Amendment No. 3 identified for 2,689 units to be developed south of Matthews Road, along with two K-8 schools, approximately 130 acres of open space, parks, and amenities, and approximately 16 acres of commercial. To date, a total of 2,689 dwelling units have been approved for development south of Matthews Road with 2,166 units developed. Two schools (Mesa View Elementary and Ethan A. Chase Middle School) have been constructed along with 96 acres of open space, parks and amenities. The only areas that remain undeveloped south of Matthews Road are Planning Areas 14, 18 to 21, 39B, 41, 41A, 41B, and portions of Planning Areas 24, 25, and 31 have yet to be developed. These Planning Areas provide for a 22 acre community park, 15 acres of greenbelt, and almost 16 acres of commercial uses.

Amendment No. 4 will remove Planning Areas 1, 2, 3, 4A, 4B, 5A, 5B, 6, 7A, 7B, 8, 9, 10, 11, 12A, 12B, and 13; decrease the total number of Medium Density residential on 7,200 s.f. lots from 320.3 acres and 1,205 dwelling units to 239.8 acres and 902 dwelling units; the total number of Medium Density Residential on 6,000 s.f. lots from 206.4 acres and 919 dwelling units to 151.3 acres and 663 dwelling units; Medium High Density (Active Adult) residential lots on 5,000 s.f. lots from 157.9 acres and 744

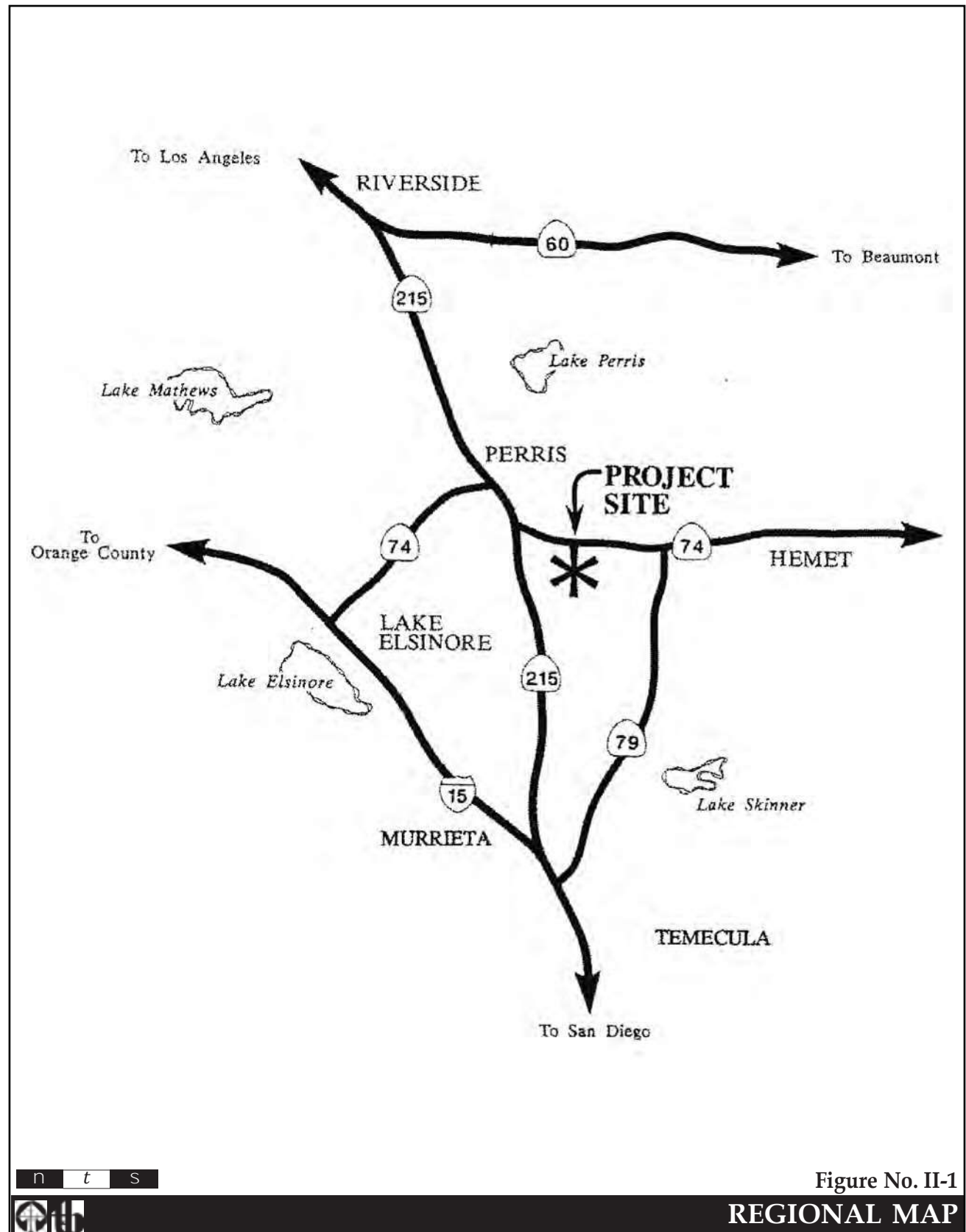
dwelling units to 0 acres and 0 dwelling units; Medium High Density (Active Adult) residential Triplex lots from 23.7 acres and 123 dwelling units to 0 acres and 0 dwelling units; Very High Multi-Family residential lots will decrease from 16.2 acres and 292 dwelling units to 0 acres and 0 dwelling units; and decrease Park acreage from 75.2 acres to 39.6.0 acres; High School acreage from 59.8 acres to 0 acres; and Open Space/Greenbelts & Detention Areas decrease from 70.1 acres to 43.6 acres.

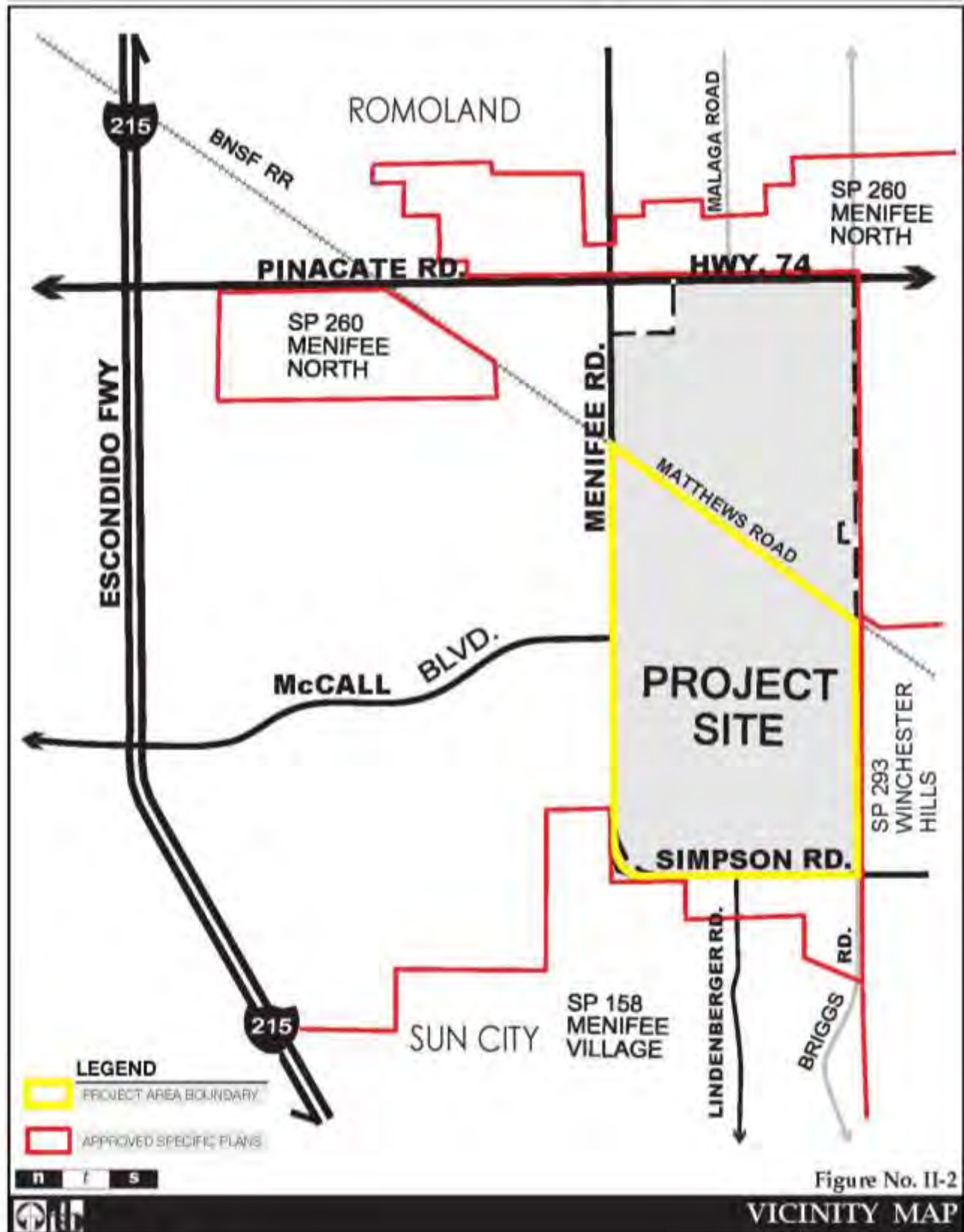
In all, the overall project acreage will decrease from 1,548.3 to 942.0 acres and the total dwelling unit count from 4,407 to 2,689.

Roadways to be improved as part of proposed project include Meniffee Road, Simpson Road, Briggs Road, McCall Boulevard, Lindenberger Road, and Grand Avenue.

The MENIFEE VALLEY RANCH project is phased in a logical sequence, in response to market demands. A total of four development phases are planned through project build-out. The proposed school facilities will be constructed to meet the needs of the Romoland School District and Perris Union High School District which serve the project site. Development of the on-site parks will occur concurrently with residential development according to the *Public Facilities Plan* section of the Specific Plan.

A land use summary for MENIFEE VALLEY RANCH, presenting the proposed land uses, acreage, density, and number of dwelling units by planning area is given in Table II-1, *Land Use Summary*.





D. PROJECT OBJECTIVES

It is the intent of MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 4 to provide a cohesive community identity, while providing flexibility to accommodate future market demands. Specific project objectives are:

- To provide land uses which complement and expand the type of housing available within the City of Menifee.
- To reinforce the community identity of the project through the articulation of architectural and landscape architectural design elements, including design theme, entry treatments, streetscapes, and walls and fences.
- To provide active and passive recreational park space as a basic community theme.
- To create a family-oriented community that provides a high quality of life for residents.
- To reflect anticipated market needs and public demand by providing a diversity of housing types which will be marketable within the region, including first-time home buyers and active adults.
- To provide educational facilities to serve the needs of the community and surrounding area.
- To provide an aesthetic and functional recreational and open space system that responds to site conditions in its configuration and provides an extensive scenic amenity for future residents.
- To provide a variety of recreational amenities for the community such as a lake, a clubhouse, a Private Recreation Center, multi-use parks, greenbelts, bikeways, and jog paths.
- To provide an integrated system of bikeways and pedestrian paths to interconnect the residential neighborhoods and link with the parks, schools, greenbelts, and lake.
- To use of creative site planning concepts to provide variety and quality in community and neighborhood street scenes.
- Incorporation of native and drought tolerant plant materials in landscaping whenever possible to conserve water resources.
- To complete segments of the regional circulation system.

**TABLE II-1
MENIFEE VALLEY RANCH - LAND USE SUMMARY**

LAND USE	PLANNING AREAS	ACREAGE	DENSITY	DWELLING UNITS
Medium – 9,000 s.f.	40	62.2	3.0	184
Medium – 8,000 s.f.	28	46.1	3.8	173
Medium – 7,200 s.f.	14, 17, 23, 24, 31, 32, 35, 36	239.8	3.8	902
Medium – 6,000 s.f.	16, 18, 19, 30, 34A, 34B	151.3	4.5	663
Medium High – 5,000 s.f.	15, 20, 25, 29	131.3	5.3	687
Medium High – 4,500 s.f.	41A	13.9	5.8	80
RESIDENTIAL SUBTOTAL	--	644.6	4.2	2,689
Private Recreation Center	41B	1.1	--	--
Parks	21, 22B, 26, 37	39.6	--	--
Swim Club/Lake Parking	27B	3.5	--	--
K-8 Schools	22A, 33	36.6	--	--
Open Space/Greenbelts & Detention Areas*	22C, 27C-F, 38, 39A-B, 42A-E	43.6	--	--
Greenbelt/Lake	27A	41.8	--	--
Roadway Paseos	Includes areas along Meniffee Loop, and undesignated greenbelts depicted on land use plan	38.0	--	--
Major Roads	--	93.2	--	--
NON-RESIDENTIAL SUBTOTAL	--	297.4	--	--
PROJECT TOTAL	--	942	2.9	2,689

*Open Space includes 31.8 acres for detention basins and flood control purposes

E. ENVIRONMENTAL SETTING

1. REGIONAL SETTING

The project site is located in the City of Menifee in Riverside County. The City of Menifee and surrounding areas are bounded by the Santa Ana Mountains to the west and the San Jacinto Mountains to the east. The southern end of the City of Menifee opens into the Murrieta Valley which is enclosed by the Santa Margarita and Agua Tibia Mountains. The Santa Ana Mountains physically separate western Riverside County from Orange County and the Pacific coast, with a limited number of roads traversing the mountains.

2. SURROUNDING LAND USES AND DEVELOPMENT

The project lies in an urbanizing area of the City of Menifee in western Riverside County, southeast of the City of Perris and west of unincorporated Riverside County. The project area is surrounded by widely dispersed residential, agricultural and office land uses. Although much of the land surrounding the property remains vacant, several adopted specific plans exist in the vicinity of the project. These specific plans include Menifee North (SP No. 260), Menifee Village (SP No. 158), Menifee East (SP No. 247), and Winchester Hills (SP No. 293).

Regionally based commercial and office uses, including grocery stores, banks, restaurants and employment centers are planned within a two-mile radius, as evidenced by Specific Plans such as the Menifee North Specific Plan, the Winchester Hills Specific Plan, the Menifee East Specific Plan, and the Menifee Village Specific Plan. Residents of MENIFEE VALLEY RANCH will benefit from living within close proximity to these multi-functional centers. MENIFEE VALLEY RANCH residents have access to the existing commercial centers located approximately two miles west of the community on McCall Boulevard and approximately two miles southwest of the community on Newport Road.

3. PHYSICAL SITE CONDITIONS

The Specific Plan area is generally flat and portions of the site south of Matthews Road have been graded and developed (see Figure II-3, *Aerial Photo*). Most of the development has primarily occurred in the Heritage Lake portion of the Specific Plan including single-family homes, Heritage Lake Park, neighborhood parks, Mesa View Elementary School, Ethan A. Chase Middle School, and greenbelts. Roads needed to serve the community, such as McCall Boulevard and Heritage Lake Drive, have been constructed. Although small areas of the Specific Plan have been altered by cultivation, drainage of the northern portion of the site trends generally toward the west while drainage of the southern portion is toward the south. All on-site flows at the Heritage Lake portion of the Specific Plan drain southerly through the lake and/or drainage detention areas and ultimately to the southern portion of the community at the intersection of Lindenberger Road and Simpson Road. Matthews Road crosses the northern portion of the community in a northwest to southeast direction, adjacent to the Burlington Northern Santa Fe railroad tracks.



4. REGIONAL CIRCULATION

Southwestern Riverside County is served principally by four freeways. Major east-west circulation is provided by the Riverside Freeway (SR-91) and the Moreno Valley Freeway (SR-60). These freeways connect the area to Los Angeles and Orange Counties to the west and Palm Springs to the east. Major north-south circulation is provided by the Corona Freeway (I-15) and the Escondido Freeway (I-215). These freeways connect the project area to Escondido and San Diego to the south and Riverside and San Bernardino to the north.

MENIFEE VALLEY RANCH is located approximately two miles east of the I-215. On- and off-ramps that will provide access to the project from the I-215 exist at SH-74, Bonnie Drive, Ethanac Road, McCall Boulevard, and Newport Road. SR-79 (Winchester Road) is an important north-south regional transportation link, located two and one-half miles east of the project site.

5. PLANNING CONTEXT**City of Menifee Incorporation**

On April 30, 2008, Substantial Conformance #1 to Amendment No. 2 to SP 301 was approved by the County of Riverside. On October 1, 2008, the City of Menifee was incorporated as a new city within Riverside County and encompasses the MENIFEE VALLEY RANCH Specific Plan area. The MENIFEE VALLEY RANCH Specific Plan area was subject to the provisions and policies of the County General Plan and the Sun City/Menifee Valley Area Plan, but is now subject to the provisions and policies of the City of Menifee's General Plan and Municipal Code. On December 19, 2018, the City of Menifee adopted the MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 3.

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. PLANNING OBJECTIVES

MENIFEE VALLEY RANCH Specific Plan No. 301 (previously known as MENIFEE RANCH), Amendment No. 4 has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues that have been thoroughly examined and considered include: City of Menifee General Plan goals and objectives, local community goals, market acceptance, economic viability, engineering feasibility, and development phasing, together with a sensitive design approach relative to environmental conditions. In order to ensure the functional integrity, environmental compatibility, and positive aesthetic effect of the Specific Plan, specific planning goals and objectives were established and subsequently supported with extensive analysis. With these specific planning goals in mind, this Specific Plan:

- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and is one that provides for noise suppression, protection of health and safety, and the promotion of the neighborhoods, community, and region.
- Considers topographic, geologic, hydrologic, and environmental opportunities and constraints to create a design that essentially conforms to the condition of the land by maintaining and using basic landforms where practical.
- Ensures a well-balanced community by incorporating residential, educational, recreational, park, and open space uses into a master-planned development.
- Implements housing type diversity by providing a variety of detached single family and active adult residential lots in traditional subdivision layouts and attached multi-family housing that will be marketable within the evolving economic profile of the City of Menifee.
- Establishes a project-wide circulation system that meets regional and local transportation needs and accommodates a variety of transportation modes.
- Encourages mobility options by providing an extensive network of sidewalks and/or bicycle paths within expanded landscaped parkways adjacent to all major project roads.
- Provides a system of public and community facilities, including a lake, two K-8 school sites, a Private Recreation Center, three neighborhood parks, one community park, and a private swim club/lake parking facility to support development in an efficient and timely manner as well as meet the needs of project residents and residents of surrounding communities.
- Establishes schools and parks within walking distance of residential neighborhoods.
- Reinforces the community identity of the project through control of project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, and entry treatments.

- Develops an environment that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.
- Maintains consistency with the City's Noise Element by properly mitigating noise generating uses that exceed the maximum suggested dBA level.

2. SPECIFIC LAND USE PLAN

a. Project Description

Upon completion, the MENIFEE VALLEY RANCH, Specific Plan Amendment No. 4, project will consist of a high quality residential community, primarily composed of residential, educational, recreational, park, and open space land uses on 942.3 acres as depicted in Figures III.A-1a and IIIA-1b, *Land Use Plan*. When fully developed, a maximum of 2,689 dwelling units will be built in MENIFEE VALLEY RANCH. Various residential product types will be designed to meet the needs of the housing market of the City of Menifee and the Inland Empire. These residences include a range of lot sizes shown on Figures III.A-1a and IIIA-1b, *Specific Plan Land Use Plan*. While the overall project density is 2.9 dwelling units per acre, the density of the residential planning areas will range between 3.0 to 5.8 dwelling units per acre for an overall residential density of 4.2 dwelling units per acre.

Non-residential uses will consist of two K-8 schools, and recreational amenities, which will three neighborhood parks and one community park, a Private Recreation Center, a private swim club/lake parking facility, open space, paseos, greenbelts and a lake. Additional uses will include drainage detention areas, roadway paseos and major roads. These uses will directly support the residential neighborhoods, and will provide the essential amenities and public facilities needed to achieve a well-balanced plan.

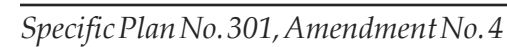
Specific information on each of the planning areas within MENIFEE VALLEY RANCH is provided in Table III.A-1, *Detailed Land Use Summary*, within Section III.B, *Planning Area Development Standards*, and in Figures III.B-7 through III.B-24, Planning Areas 14 to 42E.

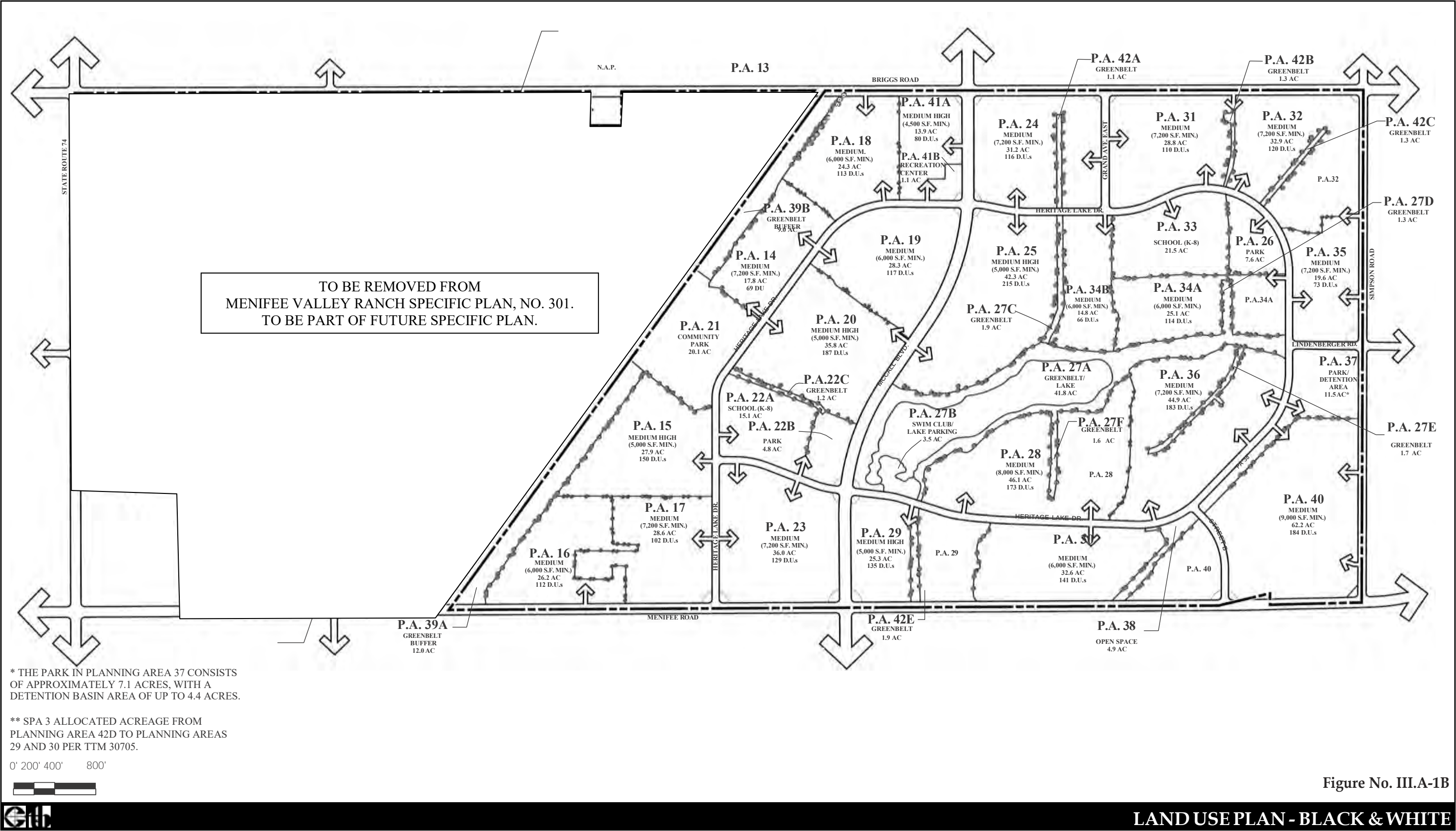
The proposed land uses within MENIFEE VALLEY RANCH are as follows:

(1) Residential

While the overall gross density of the project will be 2.9 dwelling units per acre, net residential densities within the project will average 4.2 dwelling units per acre.

In conformance with project goals, a variety of housing types, lot sizes and values are proposed, appealing to a wide range of future MENIFEE VALLEY RANCH residents. Residential planning areas account for 644.6 acres of the project site and provide 2,689 dwelling units. The housing mix falls within three density ranges, "Medium" (2.1-5 du/ac) and "Medium-High" (5.1-8 du/ac), The range of product types is described on the following pages.





**TABLE III.A-1
DETAILED LAND USE SUMMARY**

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	MAXIMUM DU'S
RESIDENTIAL					
Medium - 9,000 s.f.	40	62.2	2.1-5 du/ac	3.0	184
SUBTOTAL - 9,000 SF LOTS		62.2		3.0	184
Medium - 8,000 s.f.	28	46.1	2.1-5 du/ac	3.8	173
SUBTOTAL -8,000 SF LOTS		46.1		3.8	173
Medium - 7,200 s.f.					
	14	17.8	2.1-5 du/ac	3.9	69
	17	28.6	2.1-5 du/ac	3.6	102
	23	36	2.1-5 du/ac	3.6	129
	24	31.2	2.1-5 du/ac	3.7	116
	31	28.8	2.1-5 du/ac	3.8	110
	32	32.9	2.1-5 du/ac	3.6	120
	35	19.6	2.1-5 du/ac	3.7	73
	36	44.9	2.1-5 du/ac	4.1	183
SUBTOTAL - 7,200 SF LOTS		239.8	---	3.8	902
Medium - 6,000 s.f.	16	26.2	2.1-5 du/ac	4.3	112
	18	24.3	2.1-5 du/ac	4.7	113
	19	28.3	2.1-5 du/ac	4.1	117
	30	32.6	2.1-5 du/ac	4.3	141
	34A	25.1	2.1-5 du/ac	4.5	114
	34B	14.8	2.1-5 du/ac	4.5	66
SUBTOTAL - 6,000 SF LOTS		151.3		4.4	663
Medium High - 5,000 s.f.	15	27.9	5.1-8 du/ac	5.4	150
	20	35.8	5.1-8 du/ac	5.2	187
	25	42.3	5.1-8 du/ac	5.1	215
	29	25.3	5.1-8 du/ac	5.3	135
SUBTOTAL - 5,000 SF LOTS		131.3		5.2	687
Medium High - 4,500 s.f.	41A	13.9	5.1-8 du/ac	5.8	80
SUBTOTAL - 4,500 SF LOTS		13.9		5.8	80
RESIDENTIAL SUBTOTAL		644.6	---	4.2	2,689

TABLE III.A-1, Continued

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	MAXIMUM DU'S
NON-RESIDENTIAL					
Open Space and Recreation					
Community Park	21	20.1	---	---	---
Park	22B	4.8	---	---	---
Neighborhood Park	26	7.6	---	---	---
Greenbelt/Lake	27A	41.8	---	---	---
Swim Club/Lake Parking	27B	3.5	---	---	---
Open Space	38	4.9	---	---	---
Neighborhood Park/Detention Area	37	11.5	---	---	---
Private Recreation Center	41B	1.1	---	---	---
Greenbelt	22C	1.2	---	---	---
Greenbelt	27C	1.9	---	---	---
Greenbelt	27D	1.3	---	---	---
Greenbelt	27E	1.7	---	---	---
Greenbelt	27F	6	---	---	---
Greenbelt	39A	12.0	---	---	---
Greenbelt	39B	9.0	---	---	---
Greenbelt	42A	1.1	---	---	---
Greenbelt	42B	1.3	---	---	---
Greenbelt	42C	1.3	---	---	---
Greenbelt	42E	1.9	---	---	---
Roadway Paseos		38.0	---	---	---
Subtotal		167.6	---	---	---
Schools					
K-8 School	22A	15.1	---	---	---
K-8 School	33	21.5	---	---	---
Subtotal		36.6	---	---	---
Major Roads		93.2	---	---	---
NON-RESIDENTIAL SUBTOTAL		297.4	---	---	---
PROJECT TOTAL		942.3	---	2.9	2,689

- **Medium Density** - 9,000 square foot lots will consist of 184 dwelling units on a total of 62.2 acres. These units are proposed for Planning Area 40 and will achieve a target density of 3.0 du/ac. This category comprises 6 percent of the residential units to be developed within MENIFEE VALLEY RANCH.
- **Medium Density** - 8,000 square foot lots will consist of 173 dwelling units on 46.1 acres. These units are proposed for Planning Area 28 and will achieve a target density of 3.8 du/ac. This category comprises 6 percent of the residential units to be developed.
- **Medium Density** - 7,200 square foot lots will consist of 902 dwelling units on a total of 239.8 acres. These units are proposed for Planning Areas 14, 17, 23, 24, 31, 32, 35 and 36, and will achieve a target density of 3.8 du/ac. This category comprises 34 percent of the residential units to be developed.

- **Medium Density** - 6,000 square foot lots will consist of 663 dwelling units on a total of 151.3 acres. These units are proposed for Planning Areas 16, 18, 19, 30, 34A and 34B, and will achieve a target density of 4.4 du/ac. This category comprises 25 percent of the residential units to be developed.
- **Medium-High Density** - 5,000 square foot lots will consist of 687 dwelling units on a total 131.3 acres. These units are proposed for Planning Areas 15, 20, 25, and 29, and will achieve a target density of 5.2 du/ac. This category comprises 26 percent of the residential units to be developed.
- **Medium-High Density** – 4,500 square foot lots will consist of 80 dwelling units on a total 13.9 acres. These units are proposed for Planning Area 41A and will achieve a target density of 5.8 du/ac. This category comprises 3 percent of the residential units to be developed.

(2) **Schools**

School sites will occupy a total of 36.6 acres, and will serve students in grades K-8.

- **K-8 Schools** - Two K-8 school sites, Mesa View Elementary School and Ethan A. Chase Middle School, are provided on a total of 36.6 acres. The sites are 15.1 and 21.5 acres, and are located in Planning Areas 22A and 33, respectively. The schools are under the jurisdiction of the Romoland School District and serve grades K through 8. Where appropriate, the school sites are located adjacent to proposed park sites to enable the schools to take advantage of additional recreational and joint use opportunities.

(3) **Parks**

Three neighborhood parks and one community park, totaling 39.6 acres are planned for Planning Areas 21, 22B, 26, and 37. The parks offer a variety of active and passive recreational opportunities. For Planning Area 21, a 20.1-acre community park feature is provided adjacent to the K-8 school in Planning Area 22A and greenbelt buffer zones. For Planning Area 22B, a 4.8-acre park is provided, adjacent to the K-8 school in Planning Area 22A. For Planning Area 26, a 7.6-acre park is provided, adjacent to the K-8 school in Planning Area 33. Lastly, for Planning Area 37, a 7.1-acre park is provided along with a 4.4-acre detention area, not included in the 39.6 acres above, and is adjacent to the open space easement in Planning Area 38. All of the parks are discussed in detail in Section IV, *Design Guidelines*.

(4) **Private Recreation**

- **Private Recreation Center:** An HOA owned and maintained 1.1-acre Private Recreation Center is provided in Planning Area 41B. This Private Recreation Center will serve the recreational needs of the residents throughout the Heritage Lake portion of MENIFEE VALLEY RANCH, by providing a pool facility, a spa, restrooms, and a parking lot. The Private Recreation Center is discussed in detail in Section IV, *Design Guidelines*.

- **Swim Club:** Planning Area 27B is comprised of 3.5 acres of Swim Club and Lake parking. The Swim Club serves the recreational needs of the residents throughout the Heritage Lake portion of MENIFEE VALLEY RANCH by providing a pool facility and parking for the lake within Planning Area 27B.

(5) Open Space

A total of 123.4 acres of open space is provided within MENIFEE VALLEY RANCH. Open space areas are classified as open space, open space/meadows, greenbelts/lake, detention areas, and roadway paseos.

- **Open Space** - Planning Area 38, totaling 4.9 acres, has been left in natural open space. Planning Area 38 encompasses the gas line easement in the southwest corner of MENIFEE VALLEY RANCH, which traverses Planning Area 40.
- **Greenbelts/Lake** - Planning Area 27A will be comprised of 41.8 acres of lake and greenbelts. A 22.6-acre lake will be located within this planning area. The lake will be centrally located to the residential neighborhoods within the southern portion of MENIFEE VALLEY RANCH. Both retention and detention of drainage will be provided by the lake. The greenbelts will link with the parks in Planning Areas 22B and 37.
- **Greenbelts** – Planning Areas 22C, 27C-F, 39A-B, 42A-C, and 42E are planned to be developed with greenbelts and will occupy 34.3 acres. The proposed greenbelts will provide easy connection to various planning areas and will serve the passive recreational needs of MENIFEE VALLEY RANCH residents.
- **Detention Areas** - The 11.5-acre Neighborhood Park located in Planning Area 37 will include a 4.4-acre detention area.
- **Roadway Paseos** - Expanded parkways will provide generous landscape setbacks and pedestrian walkways along community roadways. Approximately 38.0 acres of parkways are planned for the MENIFEE VALLEY RANCH community. The acreage of the parkways has been excluded from the acreage of the planning areas that are adjacent to the roadways. These areas are referred to as Landscape Development Zones (LDZ's) within Section IV, Design Guidelines.

(6) Major Roads

The proposed project includes the construction of 93.2 acres of primary roadways. The City of Menifee's General Plan Circulation Element as modified by the MENIFEE VALLEY RANCH Specific Plan Amendment No. 3 adequately serves future traffic volumes for the area. On-site traffic is conveyed by a hierarchical circulation system consisting of an expressway corridor (220' R.O.W.), urban arterial (152' R.O.W.), arterial highway (128' R.O.W.), major (118' R.O.W.), secondary (100' R.O.W.), enhanced collector (80' and 74' R.O.W.), collector (74' R.O.W.), and local roads. Rights-of-way will range in width from 220 feet to 60 feet.

b. Land Use Plan Development Standards

To ensure the orderly and sensitive development of the land uses proposed for MENIFEE VALLEY RANCH, special mitigation measures have been created for the diverse conditions within each planning area. These standards, specific to each planning area, are thoroughly discussed in Section III.B., *Planning Area Development Standards*.

In addition to the planning area standards, project-wide development standards also have been prepared that will assist in effectively implementing the proposed development. These project-wide development standards are:

The total Specific Plan area shall be developed with a maximum of 2,689 dwelling units on 942.3 acres, as illustrated on Figures III.A-1A and IIIA-1B, *Specific Land Use Plan*. General permitted uses will include residential, parks, swim club/lake parking facility, schools, open space, , greenbelts/lake, detention areas, roadway paseos, and major roads as delineated on the *Specific Land Use Plan* and on the individual planning area figures (Figures III.B-1 through III.B-24). A maximum number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. In no case shall the total number of dwelling units exceed 2,689.

If a transfer of dwelling units is proposed between planning areas, the Master Developer or his Assignee shall be responsible for providing the City with a Development Transfer Status Report at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

- a) Specific Plan Planning Area allocation of dwelling units.
- b) Number of dwelling units entitled under an Implementing Subdivision by Planning Area.
- c) Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

The “Development Transfer Status Report” must demonstrate that the total number of dwelling units for the project will not exceed 2,689 and that the total number of dwelling units to be entitled within any particular planning area will not exceed its Specific Plan allocation by more than ten percent.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The Development Transfer Status Report shall assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The City shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits the Development Transfer Status Report with the

application for an implementing subdivision.

- (2) Uses and development standards will be in accordance with City of Menifee ordinances, including the Menifee Municipal Code, Ordinance No. 348, and Ordinance No. 460. The MENIFEE VALLEY RANCH Specific Plan Zoning Ordinance and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and conditional use permits.
- (3) Standards relating to signage, landscape, parking and other related design elements will conform to the Zoning Ordinance of the City of Menifee ordinances, including the Menifee Municipal Code, Ordinance No. 348, and Ordinance No. 460. When appropriate and necessary to meet the goals of this Specific Plan Amendment, the standards contained within this document will exceed the zoning ordinance requirements. A Change of Zone will be processed concurrently with this Specific Plan Amendment.
- (4) Development of the property shall be in accordance with the mandatory requirements of all City of Menifee ordinances, including the Menifee Municipal Code, Ordinance No. 348, and Ordinance No. 460. This Specific Plan Amendment conforms to State laws.
- (5) Except for the Specific Plan Zone Ordinance adopted concurrently with Specific Plan, no portion of this Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- (6) A land division filed for the purpose of phasing or financing shall not be considered an implementing development. If the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.
- (7) Common areas identified in the Specific Plan Amendment shall be owned and maintained as follows:
 - a) A permanent master maintenance organization may be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision

Maps are filed.

- (8) The applicant shall defend, indemnify, and hold harmless the City of Menifee or its agents, officers, and employees from any claim, action, or proceeding against the City of Menifee or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City of Menifee, its advisory agencies, appeal boards, or legislative body concerning the approval process for Specific Plan. The City of Menifee will promptly notify the applicant of any such claim, action or proceeding against the City of Menifee and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City of Menifee.
- (9) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the City of Menifee Community Development Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
- (10) An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement the specific plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects.
- (11) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
- (12) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
- (13) If necessary, roadways, infrastructure, parks, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
- (14) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan; and h) density bonuses for affordable housing.
- (15) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- (16) Designation and/or dedication of park land and open space acreage within the project site will be based on the final number of dwelling units and corresponding population generated by the MENIFEE VALLEY RANCH Specific Plan (as adopted by the City of

Menifee, unless otherwise amended) and will satisfy both City and State requirements for park land. Unless specifically approved by a public entity having jurisdiction over park and recreation requirements, such acreage shall not be less than that set forth on Figures III.A-1A and III.A-1B, *Specific Land Use Plan*, and Table III.A-1, *Detailed Land Use Summary*.

- (17) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Community Development Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
- (18) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets and walkways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- a) Lighted addresses.
 - b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
- (19) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to individuals with disabilities.
- (20) It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.

- (21) Construction of certain public facilities and infrastructure requirements (such as schools, sewers, water, and roadways) may be financed through a community facilities district (CFD) or similar public financing mechanism. Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
- (22) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of City Ordinance No. 460, County Ordinance No. 546, and City of Menifee Ordinance No. 2013-135, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.

- (23) Flag lots shall not be permitted within MENIFEE VALLEY RANCH unless approved by the Community Development Director and the Fire Department.
- (24) The use of passive solar heating techniques is encouraged within the project where feasible. Passive systems involve design elements such as orienting buildings properly, planting tree types to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.

3. CIRCULATION PLAN

a. Circulation Plan Description

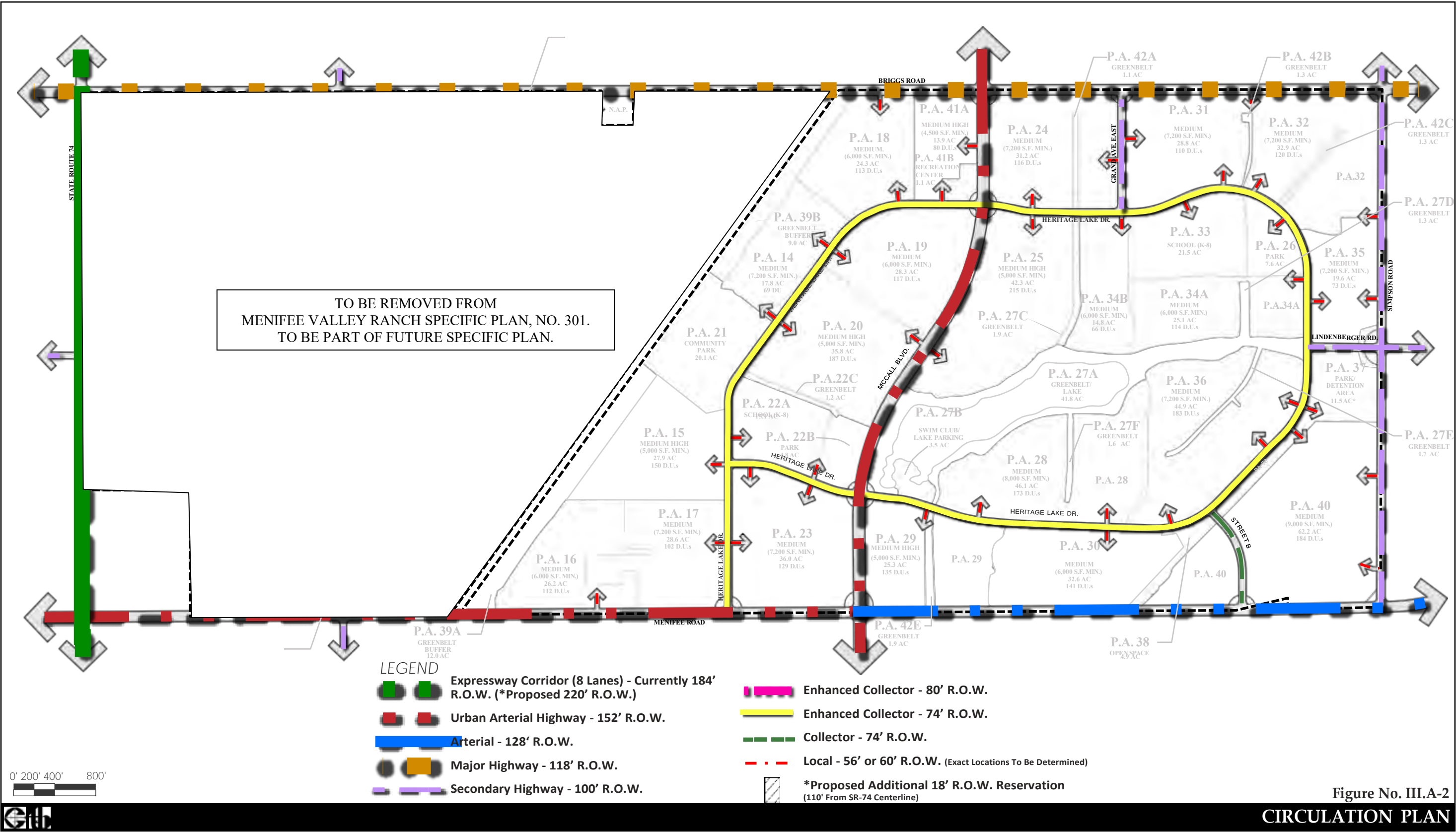
The project roadway hierarchy developed for MENIFEE VALLEY RANCH is illustrated on Figure III.A-2, *Circulation Plan*.

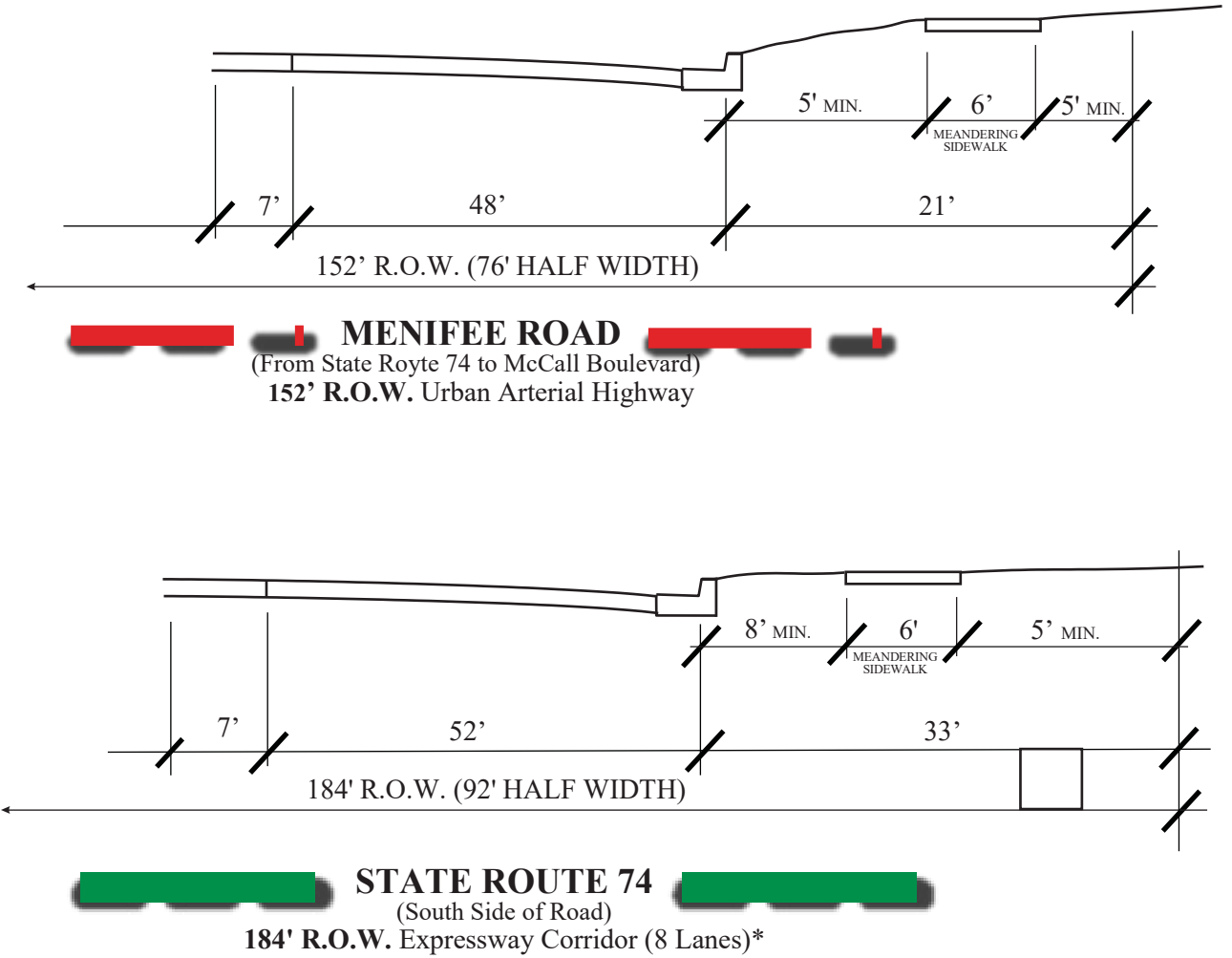
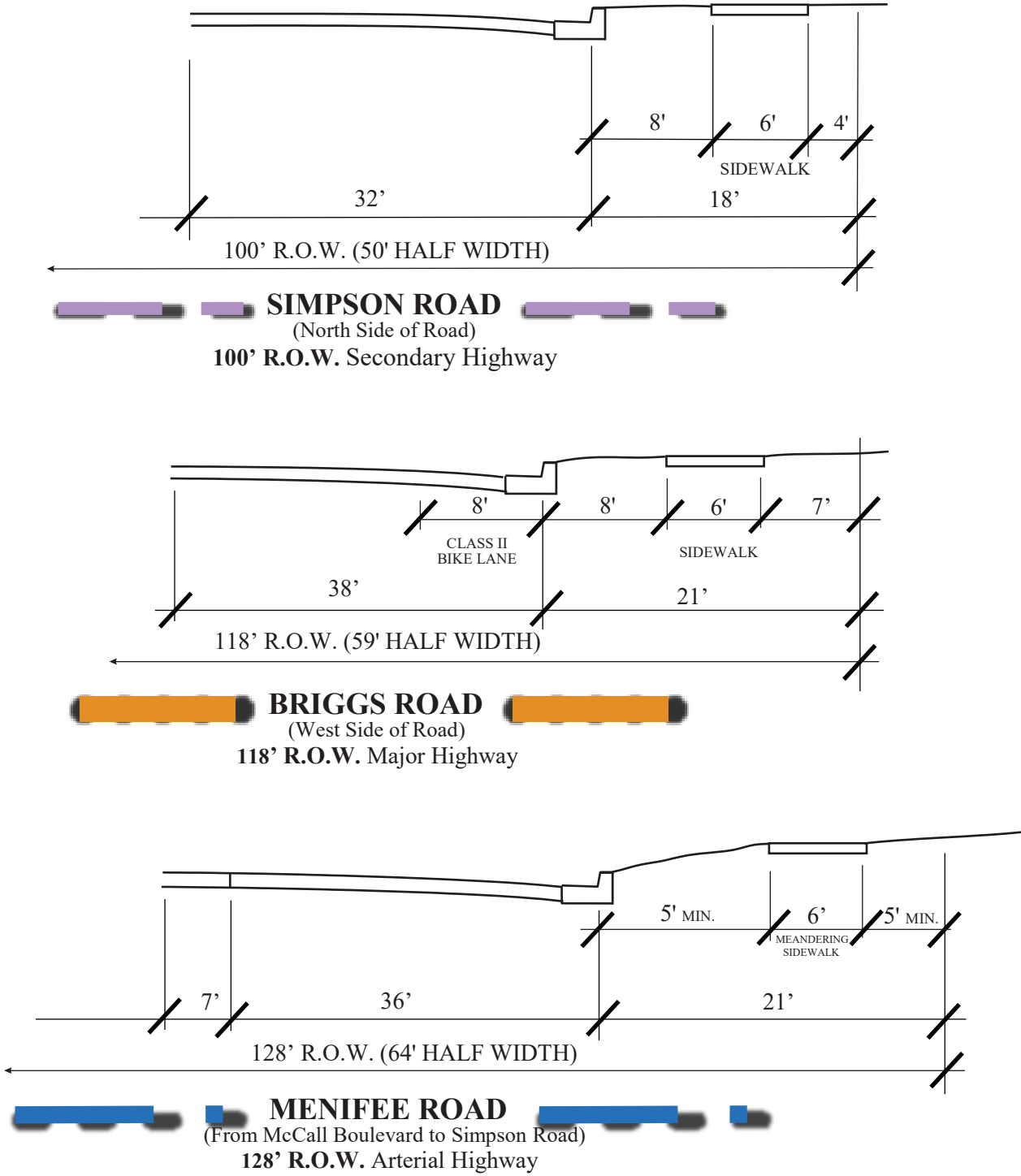
Primary access to the project site will be provided by State Route 74, McCall Boulevard, Briggs Road, Menifee Road, Simpson Road, and Lindenberger Road. An efficient on-site roadway network accommodates circulation through the project area. Primary north-south circulation through MENIFEE VALLEY RANCH will be provided by Menifee Road and Briggs Road. Primary east-west circulation will be provided by Simpson Road and by the proposed realignment of McCall Boulevard. Heritage Lake Drive forms a loop roadway through the southern portion of MENIFEE VALLEY RANCH.

The main objective of the Circulation Plan is to provide direct and convenient access to individual residential neighborhoods, school sites, and parks through a safe and efficient network of roadways. A hierarchical system of roadway classifications has been established within the Circulation Plan in accordance with the City of Menifee General Plan Circulation Element. Roadway classifications consist of: expressway corridor, urban arterial, major highway, secondary highway, enhanced collector, collector, and local. Roadway cross sections are depicted on Figures III.A-3 through III.A-8, *Roadway Cross Sections*.

Transportation infrastructure funding may be provided through a combination of developer financing, community facilities or assessment district bond sales, and developer fees. The type of funding for specific facilities will be determined at a later date in conjunction with all cooperating agencies, including the City of Menifee. The project developer shall construct full median improvements on perimeter roadways surrounding MENIFEE VALLEY RANCH through a reimbursement agreement with the City of Menifee providing for reimbursement of one-half of the median construction costs.

The City of Menifee General Plan Circulation Element, Exhibit C-3, *Roadway Network*, depicts existing and City-planned roads that run through the MENIFEE VALLEY RANCH project area. The General Plan designations for these roads and their proposed designation in MENIFEE VALLEY RANCH Specific Plan No. 301, Amendment No. 3 are presented in Table III.A-2, *Circulation Plan Roadways*.





* R.O.W. width may vary, subject to final determination by Caltrans and Riverside County.

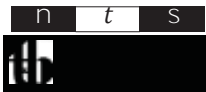


Figure No. III.A-3
ROADWAY CROSS SECTIONS - PERIMETER ROADWAYS

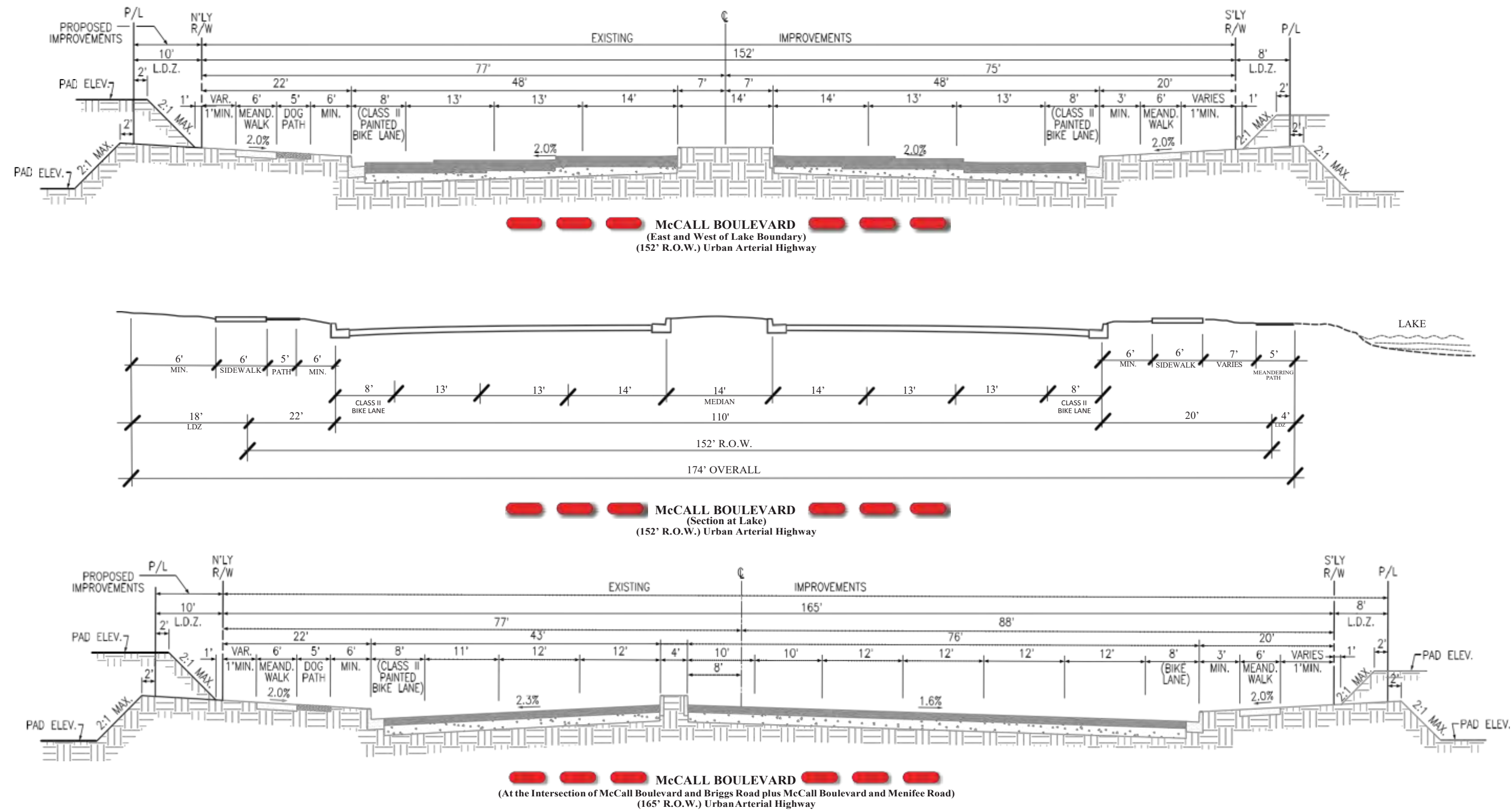


Figure No. III.A-4
ROADWAY CROSS SECTIONS - URBAN ARTERIAL HIGHWAY

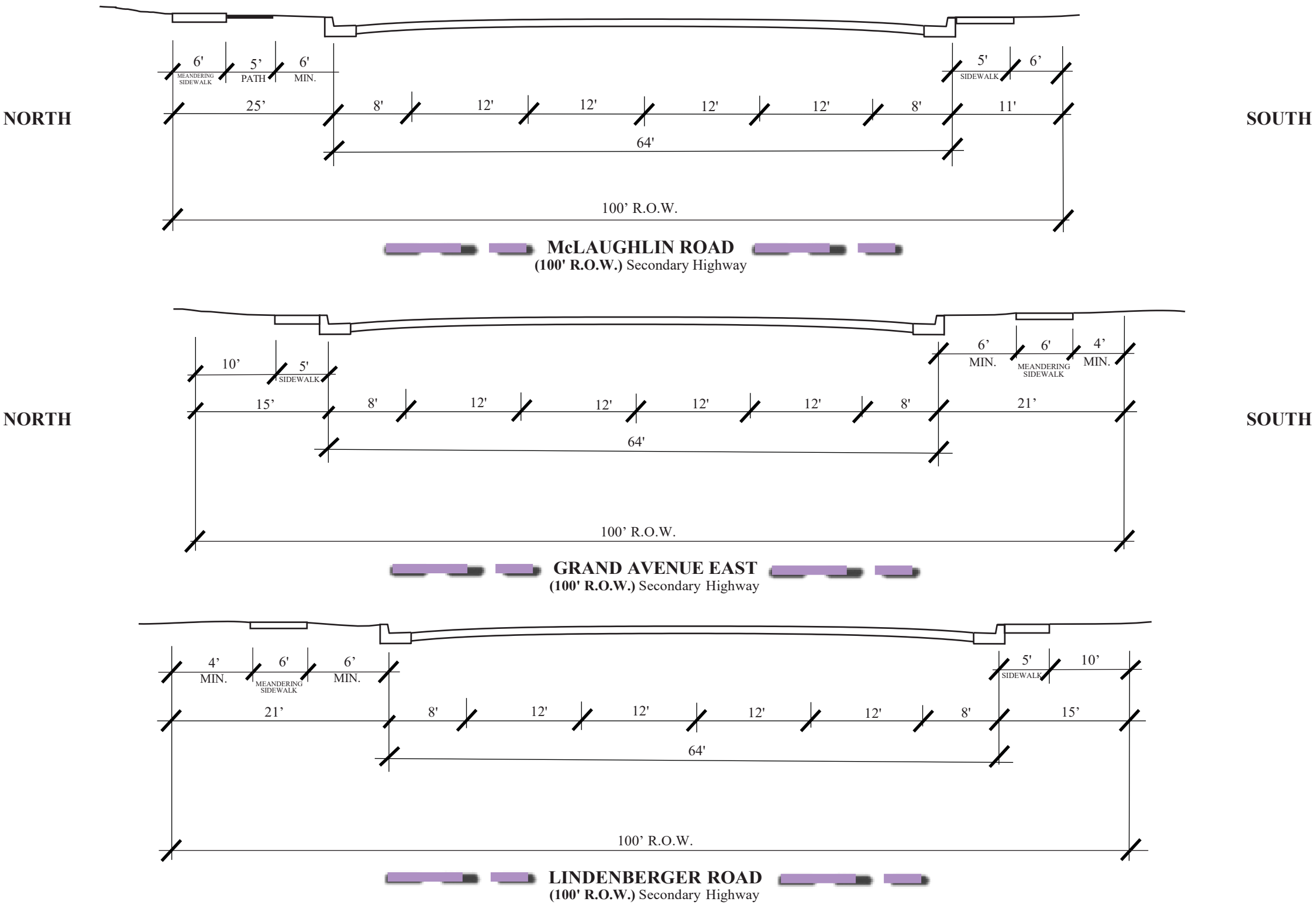


Figure No. III.A-5
ROADWAY CROSS SECTIONS - SECONDARY HIGHWAYS

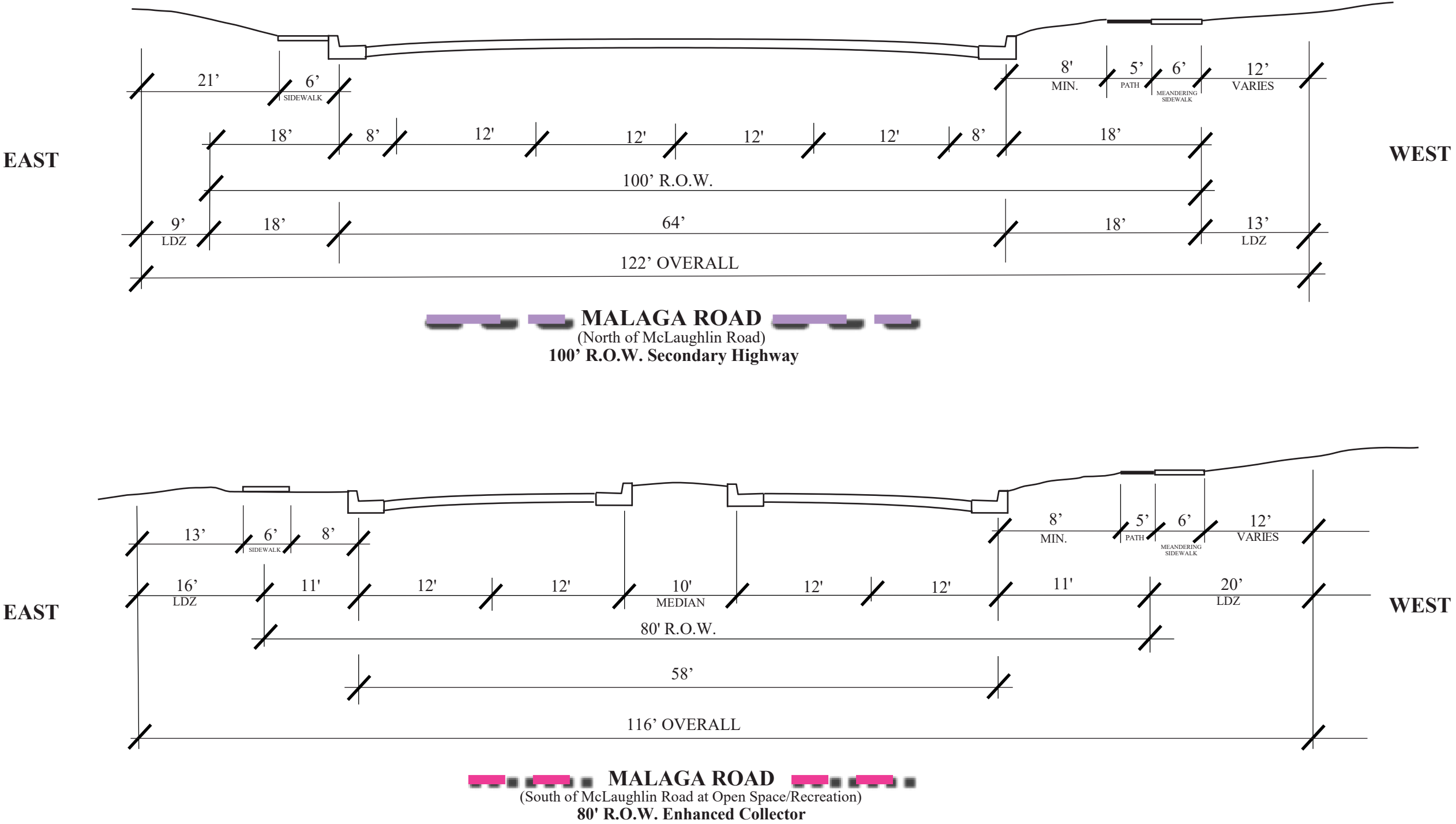
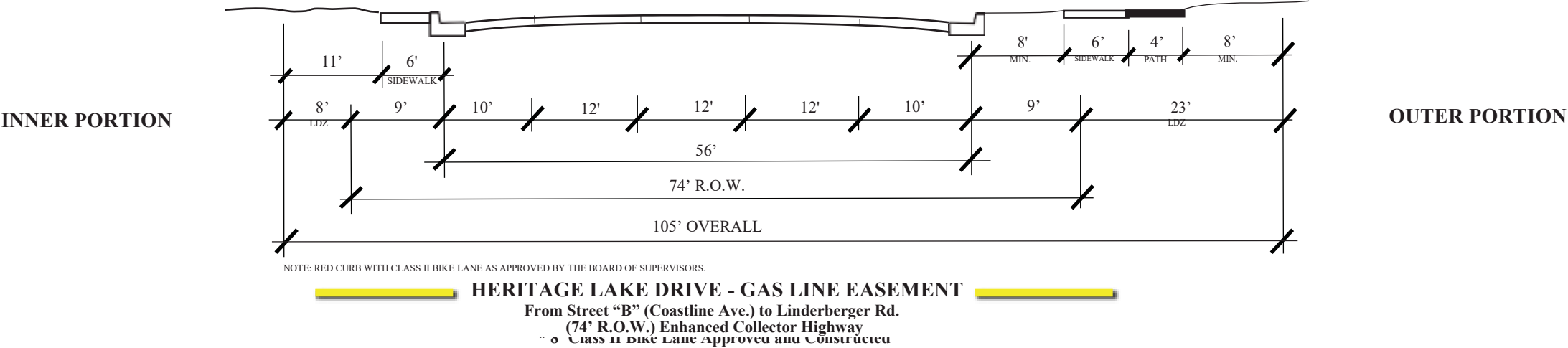
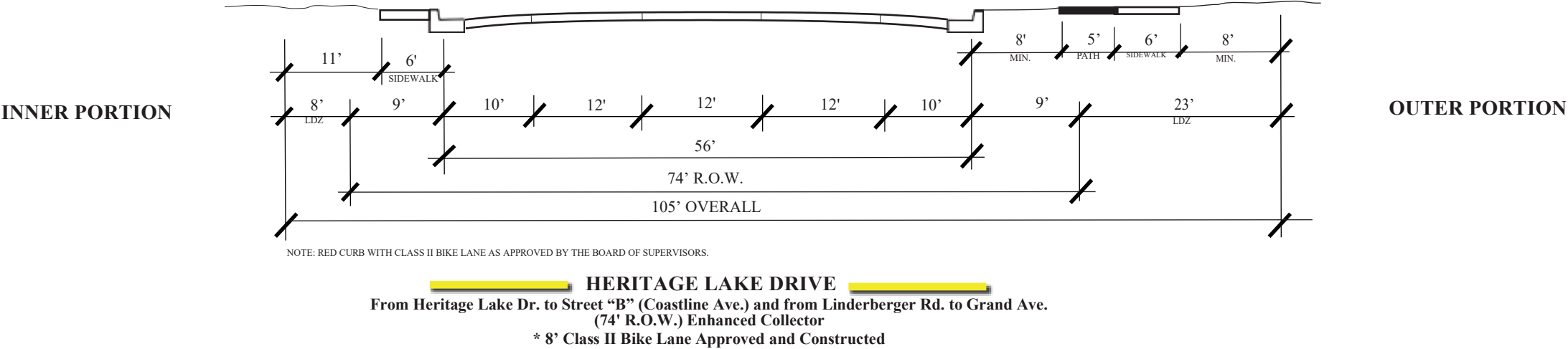
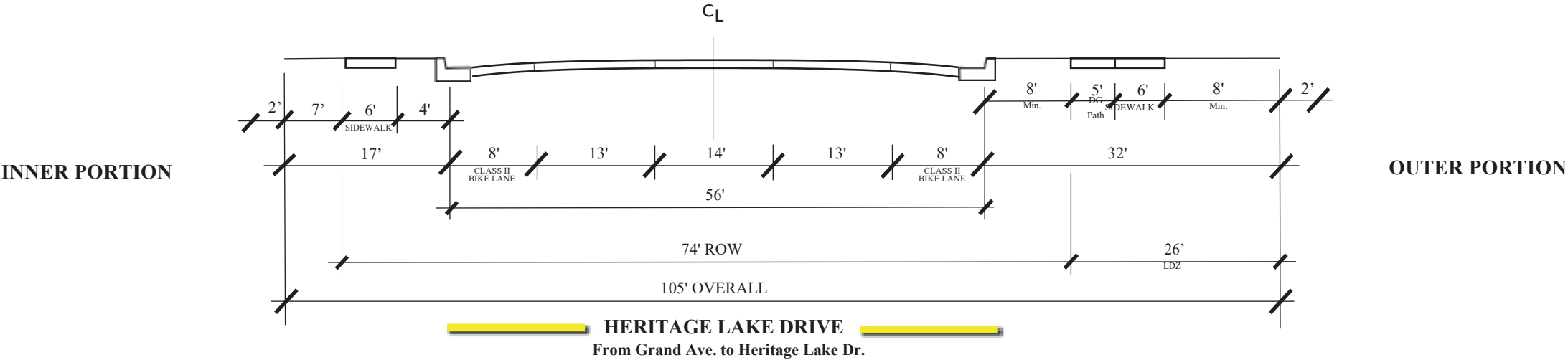


Figure No. III.A-6

ROADWAY CROSS SECTIONS-SECONDARY HIGHWAY/ENHANCED COLLECTOR



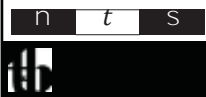
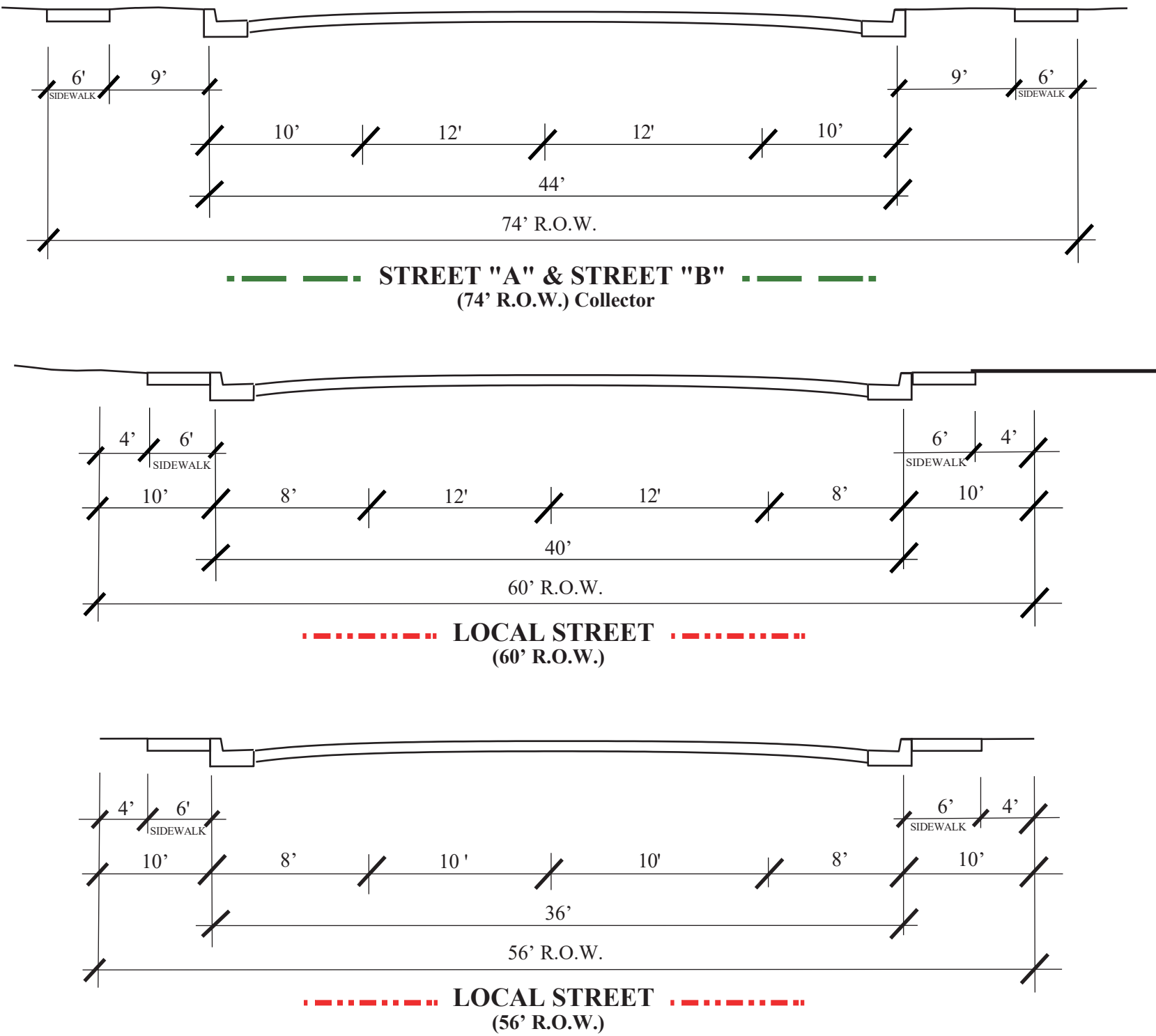


Figure No. III.A-8
ROADWAY CROSS SECTIONS - COLLECTOR/LOCAL STREET

Proposed circulation improvements to be constructed as part of the MENIFEE VALLEY RANCH project include:

- Simpson Road (100 ft. R.O.W.) – half-width improvements from Meniffee Road to Briggs Road
- Meniffee Road (152 ft. R.O.W.) – half-width improvements from Matthews Road to McCall Boulevard
- Meniffee Road (128 ft. R.O.W.) – half-width improvements from McCall Boulevard to Simpson Road
- Briggs Road (118 ft. R.O.W.) – half-width improvements Matthews Road to Simpson Road. At the Briggs Road/Simpson Road and Briggs Road/McCall Road intersections, additional right-of-way may also be needed to provide augment north-south capacity for cumulative future conditions.
- McCall Boulevard (152 ft. R.O.W.) – construct from Meniffee Road to Briggs Road
- McCall Boulevard (165 ft. R.O.W.) – construct at the McCall Boulevard/Meniffee Road and McCall Boulevard/Briggs Road intersections
- Lindenberger Road (100 ft. R.O.W.) – construct from Simpson Road to its terminus at Heritage Lake Drive
- Grand Avenue East (100 ft. R.O.W.) – construct from Briggs Road to Heritage Lake Drive
- Heritage Lake Drive (74 ft. R.O.W.) – construct entire street eastward from Meniffee Road to McCall Boulevard
- Heritage Lake Drive (74 ft. R.O.W.) – construct entire street from western portion of McCall Boulevard south and west to Lindenberger Road, and then west and north to McCall Boulevard
- Street “B” (Coastline Avenue) (74 ft. R.O.W.) – construct these streets concurrent with adjacent development
- Local Street (60' R.O.W.) – construct all on-site local streets as necessary. Local Streets may be modified to 56' R.O.W. at the discretion and approval of the City Engineer/Public Works Director.

b. CIRCULATION PLAN DEVELOPMENT STANDARDS

The Circulation Plan for the MENIFEE VALLEY RANCH Specific Plan, depicted on Figure III.A-2, Circulation Plan, has been derived from the Circulation Recommendations outlined in Appendix D, Traffic Analysis. The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The proposed, on-site roadway improvements will be phased in accordance with this plan.

- (1) On-site roads within MENIFEE VALLEY RANCH will be constructed a hierarchical roadway classification system as follows:
 - a) Expressway Corridor (Currently 184' R.O.W. Proposed 220' R.O.W.)
 - b) Urban Arterial (152-foot R.O.W.)
 - c) Arterial Highway (128-foot R.O.W.)
 - d) Major Highway (118-foot R.O.W.)
 - e) Secondary Highway (100-foot R.O.W.)
 - f) Enhanced Collector (74-foot to 80-foot R.O.W.)
 - g) Collector (74-foot R.O.W.)
 - h) Local (56-foot or 60-foot R.O.W.)
- (2) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
- (3) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in subsequent traffic studies for each individual project.
- (4) All roadways intersecting four-lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with the City of Menifee General Plan and Engineering Standard Details from the four-lane facility to the nearest intersection.
- (5) All typical sections shall be per City of Menifee General Plan and Engineering Standard Details, or as approved by the City Engineer.
- (6) All intersection spacing and/or access openings shall be per City of Menifee General Plan and Engineering Standard Details, or as approved by the City Engineer.
- (7) No textured pavement accents will be allowed within the City right-of-way.
- (8) All projects, including subdivisions within the specific plan boundary, shall be subject to the Development Monitoring Program as described in Section II of this Specific Plan.
- (9) Mid-block crosswalks are not allowed.
- (10) Driveways/access points - No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to Public Works/Engineering Department standard access spacing, depending upon the street's classification.
- (11) Drainage - This Specific Plan proposes no facilities to be maintained, with the exception of facilities within the road right-of way, by the City of Menifee. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be private or Flood Control District facilities or the responsibility of a maintenance entity acceptable to the City of Menifee.

Table III.A-2 – Proposed Changes to City General Plan Roadways

ROADWAY NAME	GENERAL PLAN CIRCULATION ELEMENT CLASSIFICATION	MENIFEE VALLEY RANCH – SPECIFIC PLAN NO. 301 AMENDMENT NO. 3 PROPOSED CLASSIFICATION
Meniffee Road (Between Matthews Road and McCall Boulevard)	Urban Arterial Highway - 152' ROW	Urban Arterial Highway - 152' ROW
Meniffee Road (Between McCall Boulevard and Simpson Road)	Arterial Highway - 128' ROW	Arterial Highway - 128' ROW
McCall Boulevard (Chambers Avenue) (from Meniffee Road to Briggs Road)	Urban Arterial Highway (152' ROW)	Urban Arterial Highway – 152' R.O.W.
Lindenberger Road (from Heritage Lake Drive to Simpson Road)	Collector/Interconnected Local Road - 74' ROW	Secondary Highway - 100' ROW
Malaga Road (from State Route 74 to McLaughlin Road)	Collector/Interconnected Local Road - 100' ROW	Secondary Highway - 100' ROW
Grand Avenue East	Collector/Interconnected Lane – 74' ROW	Secondary Highway – 100' ROW
Matthews Road (from Meniffee Road to Briggs Road)	Not a General Plan road	Not a Specific Plan Road

- (12) School/Parks - The City Engineer's policy regarding streets adjacent to school and park sites requires a minimum of 66-foot right-of-way (Standard 103).
- (13) Any landscaping within public road rights-of-way will require approval by the City Engineer and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Public Works/Engineering Department. Landscaping within parkways is indicated as landscape development zones (LDZ's) on Figures III.A-3 through III.A-8, Roadway Cross Sections.
- (14) All bike lanes developed as part of this Specific Plan should be designated as Class II bikeways, located within roadway rights-of-way in accordance with the standards contained within Chapter 1000 of the most recent version of the California Department of Transportation - Highway Design Manual.
- (15) Heavy through-traffic volumes shall be eliminated from residential neighborhoods. Major roadways shall be constructed as limited-access roadways. Residential neighborhoods shall be served by smaller residential roadways.
- (16) Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, Design Guidelines.
- (17) Major roadway improvements may be financed through an assessment district, community facilities district or similar financing mechanism.
- (18) All areas of MENIFEE VALLEY RANCH shall be required to participate in benefit district and/or other fee programs to implement General Plan roadway segments.
- (19) All roads within the Specific Plan project boundary shall be constructed to appropriate City full or half-width standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval by the City Engineer.

- (20) The project proponent shall participate in the applicable Traffic Signal Mitigation Program as approved by the City of Menifee.
- (21) The project shall comply with the conditions and requirements set forth by the City's Public Works/Engineering Department.
- (22) Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by the City of Menifee. The required format for each report shall be determined by the City of Menifee, and shall include an evaluation of peak hour conditions at intersections significantly impacted by each phase of development. If an impacted intersection is estimated to exceed City service level standards, then appropriate link and intersection improvements shall be required to be presented for City staff review.
- (23) The improvements needed to maintain the City service level standards shall be required to be in place or fully funded and scheduled for construction prior to occupancy of the relevant development phase.
- (24) Curvilinear streets are required in the interiors of subdivisions where parcels of land lend themselves to curvilinear street design.
- (25) The use of short cul-de-sac streets is strongly encouraged in order to create a small neighborhood feeling for residents. However, no cul-de-sacs streets shorter than 150 feet measured to center of bulb are allowed. Also, no cul-de-sac streets longer than 1,320 feet shall be permitted.
- (26) "Tee" intersections are a preferred design alternative to "four-way" intersections wherever two local streets or a collector and a local street intersect.
- (27) Corner cutbacks shall be included at all intersections of roads classified as Secondary Highway or higher with all designated tract entrances. A minimum curb return radius of 35 feet shall be provided at these intersections.

4. OPEN SPACE AND RECREATION PLAN**a. Open Space and Recreation Plan Description**

An important element of the MENIFEE VALLEY RANCH Specific Plan Amendment is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities which all residents of the MENIFEE VALLEY RANCH community may enjoy. The project proposes areas for active and passive recreational opportunities, including a Private Recreation Center, three neighborhood parks, one community park, a lake, with private swim club/lake parking facility, detention areas, landscaped greenbelts, paseos and open space. In all, 167.9 acres (or 18 percent) of the project site have been set aside for open space and recreational uses.

The overall Open Space and Recreation Plan concept is illustrated on Figure III.A-9, *Open Space and Recreation Plan*. The elements and acreage of the program are further identified in Table III.A-3, *Open Space and Recreation Plan Summary*. Descriptions of each of the open space and recreation elements for MENIFEE VALLEY RANCH follow.

(1) Community and Neighborhood Parks

Typically, the City requires 5.0 acres of parkland for each 1,000 residents to satisfy Quimby Act standards, as expressed in Chapter 9.55 of the City's Municipal Code. The required parkland for MENIFEE VALLEY RANCH is calculated as follows. Using a population factor (which is derived from Resolution No. 16-514) of 3.164 persons per single-family dwelling unit for the 2,689 dwelling units proposed for MENIFEE VALLEY RANCH would generate a population of 8,505 residents. At 5.0 acres of parkland per 1,000 residents, MENIFEE VALLEY RANCH would be required to provide 42.5 acres of active use park land. MENIFEE VALLEY RANCH provide a total of 39.6 acres of public parkland, consisting of 24.9 acres of community parks and 14.7 acres of neighborhood park uses. At the discretion of the school district(s), recreation facilities adjacent to parks also may be available for community use during non-school hours, which would increase the amount of recreational facilities available to project residents.

In addition to these required areas, the project also provides another 123.4 acres of land devoted to a Private Recreation Center, a lake, open space, detention areas, greenbelts and roadway paseos, and private swim club/lake parking facility, all of which provide active and passive recreational opportunities.

Three neighborhood parks and one community park totaling 39.6 acres are planned for Planning Areas 21, 22B, 26, and 37. The parks offer a variety of active and passive recreational opportunities. For Planning Area 21, a 20.1-acre community park feature is provided adjacent to the K-8 school in Planning Area 22A and greenbelt buffer zones. For Planning Area 22B, a 4.8-acre park is provided, adjacent to the K-8 school in Planning Area 22A. For Planning Area 26, a 7.6-acre park is provided, adjacent to the K-8 school in Planning Area 33. For Planning Area 37, a 7.1-acre park is provided along with a 4.4-acre detention area, and is adjacent to the open space easement in Planning Area 38. Lastly, for Planning Area 41B, a 1.1-acre Private Recreation Center is provided.

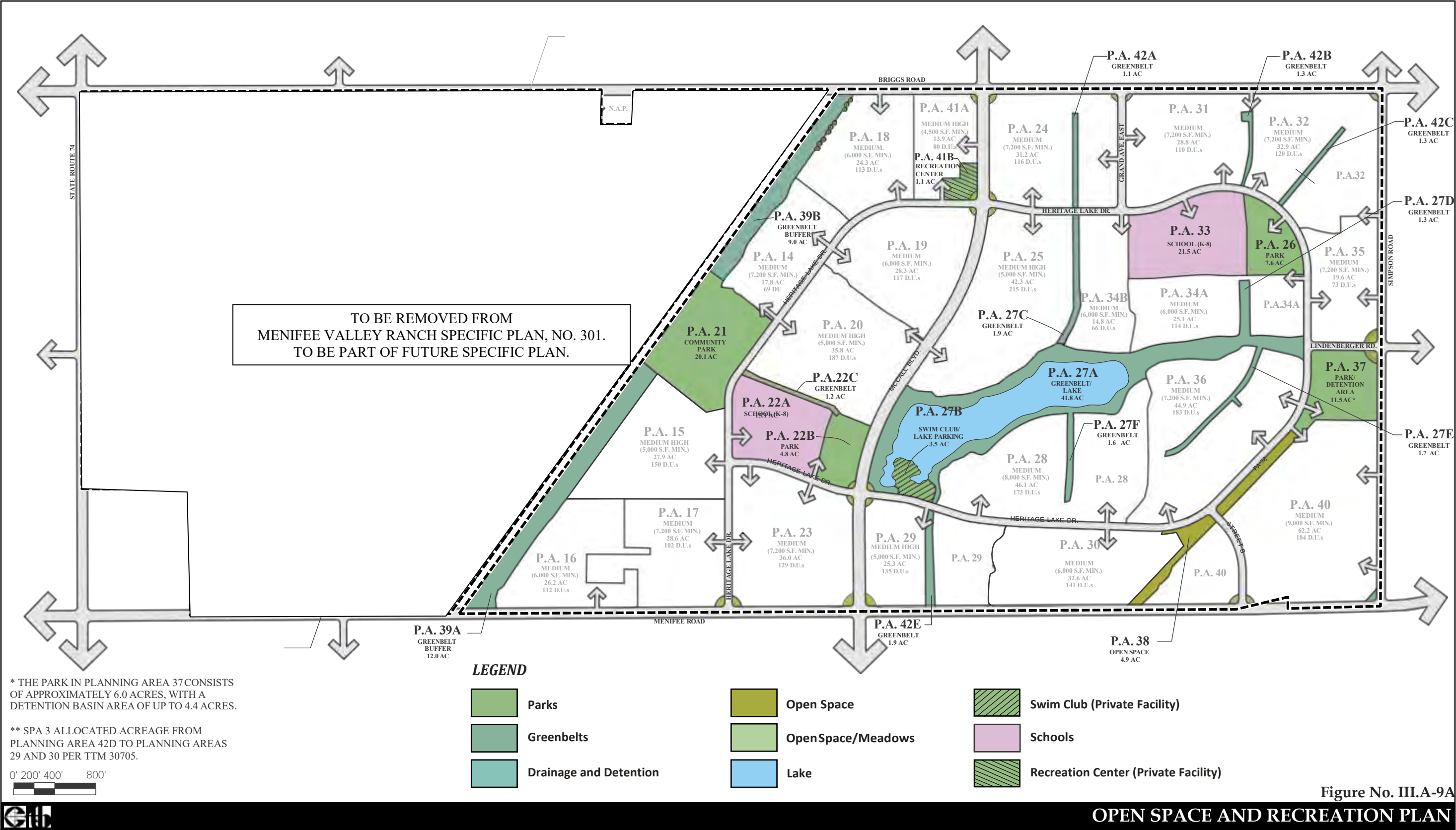


Table III.A-3 – Open Space and Recreation Plan Summary

LAND USE		PLANNING AREAS	ACREAGE
Parks	Neighborhood Park	22B	4.8
	Neighborhood Park	26	7.6
	Neighborhood Park	37	7.1 (w/o 4.4-acre detention area)
	Community Park	21	20.1
Parks Subtotal		---	39.6
Private Swim Club/Lake Parking		27B	3.5
Private Recreation Center		41B	1.1
Open Space	Natural Open Space	38	4.9
	Greenbelts/Lake	27A	41.8
	Greenbelts	22C, 27C, 27D, 27E, 27F, 39A, 39B, 42A, 42B, 42C, 42E	34.3
	Roadway Paseos	---	38.0
	Drainage or Detention Areas*	37	4.4
Open Space Subtotal		---	123.4
TOTAL			167.6

* Excludes Detention Area acreage which has been included as a part of Planning Area 37 Neighborhood Park acreage.

Preliminary designs have been prepared for each park based on Valleywide Recreation and Park District criteria and input. Each park has been designed to maximize the efficiency of organized sport league management by focusing, as feasible, on a particular sport. Specific specialty sports provided for in the parks may include soccer/football fields, baseball/softball fields, and roller hockey. Basketball or volleyball leagues would be best accommodated on the middle school or high school sites due to the typically large number of courts available. All the parks are discussed in detail in Section IV, *Design Guidelines*.

Exact amenities for the parks will be determined by Valleywide Recreation and Park District, City of Menifee or other similar public or private entity at the time subdivision maps are proposed. The parks should include facilities such as:

- Sand volleyball courts
- Picnic Facilities
- Basketball courts
- On-site parking
- Tot lots
- Night sports lighting (community sports park only)
- Restrooms (community sports park only)
- Shade tree plantings and rolling turf areas

Either the Master Developer will build the parks according to the phasing program identified in Table III.A-5, *Public Facilities Phasing*, in lieu of paying park fees, or the Master Developer will pay the required park fees to Valleywide Recreation and

Park District, the City of Menifee, or other public entity will build the parks.

(2) Open Space

A total of 123.4 acres is proposed as open space within MENIFEE VALLEY RANCH. Open space areas are classified as open space, open space/meadows, greenbelts/lake, detention areas, and roadway paseos.

a) Open Space - Planning Area 38, totaling 4.9 acres, are planned to be left in natural open space. Planning Area 38 encompasses the gas line easement in the southwest corner of MENIFEE VALLEY RANCH, which traverses Planning Area 38.

Greenbelts/Lake - Planning Areas 22C, 27A, 27C-F, 39A, 39B, 42A-C, and 42E will comprise a total of 76.1 acres of lake and greenbelts. A 22.6-acre lake will be located within Planning Area 27A. The lake will be centrally located to the residential neighborhoods within the southern portion of MENIFEE VALLEY RANCH, and will provide an attractive visual, recreational and environmental element for the community. Parkland surrounding the lake will provide for picnicking, public gathering, and other passive recreational opportunities. The pedestrian path surrounding the lake will connect to the greenbelt system and to the pedestrian path system serving the residential neighborhoods. The greenbelts will link with the parks in Planning Areas 21, 22B and 37. The lake and greenbelt system will serve a dual use as a centralized amenity and as a flood retention and detention area.

b) Drainage and Detention Areas - The 11.5-acre Neighborhood Park located in Planning Area 37 will also include a 4.4-acre detention area.

c) Roadway Paseos - Expanded parkways will provide generous landscape setbacks and pedestrian walkways along community roadways. Approximately 38.0 acres of parkways are planned for the MENIFEE VALLEY RANCH community. The acreage of the parkways has been excluded in the acreage of the planning areas that are adjacent to the roadways. These areas, when they occur, are referred to as Landscape Development Zones (LDZ's) within Section IV, *Design Guidelines*.

d) Non-Vehicular Circulation - MENIFEE VALLEY RANCH will include an integrated system of off-street pedestrian paths that will encourage non-vehicular circulation throughout the Specific Plan area. The paths will provide pedestrian connections between the residential portions of the project and the on-site schools, the community park, the neighborhood parks, the lake, and the various greenbelts. In addition, 8' wide Class II bike lanes are planned on McCall Boulevard, Briggs Road, Heritage Lake Drive, Grand Avenue East and Grand Avenue West, and Lindemberger Road. The off-street pedestrian trails and Class II bike lanes are depicted on Figure IV-9B, Non-Vehicular Circulation Plan.

b. Open Space and Recreation Plan Development Standards

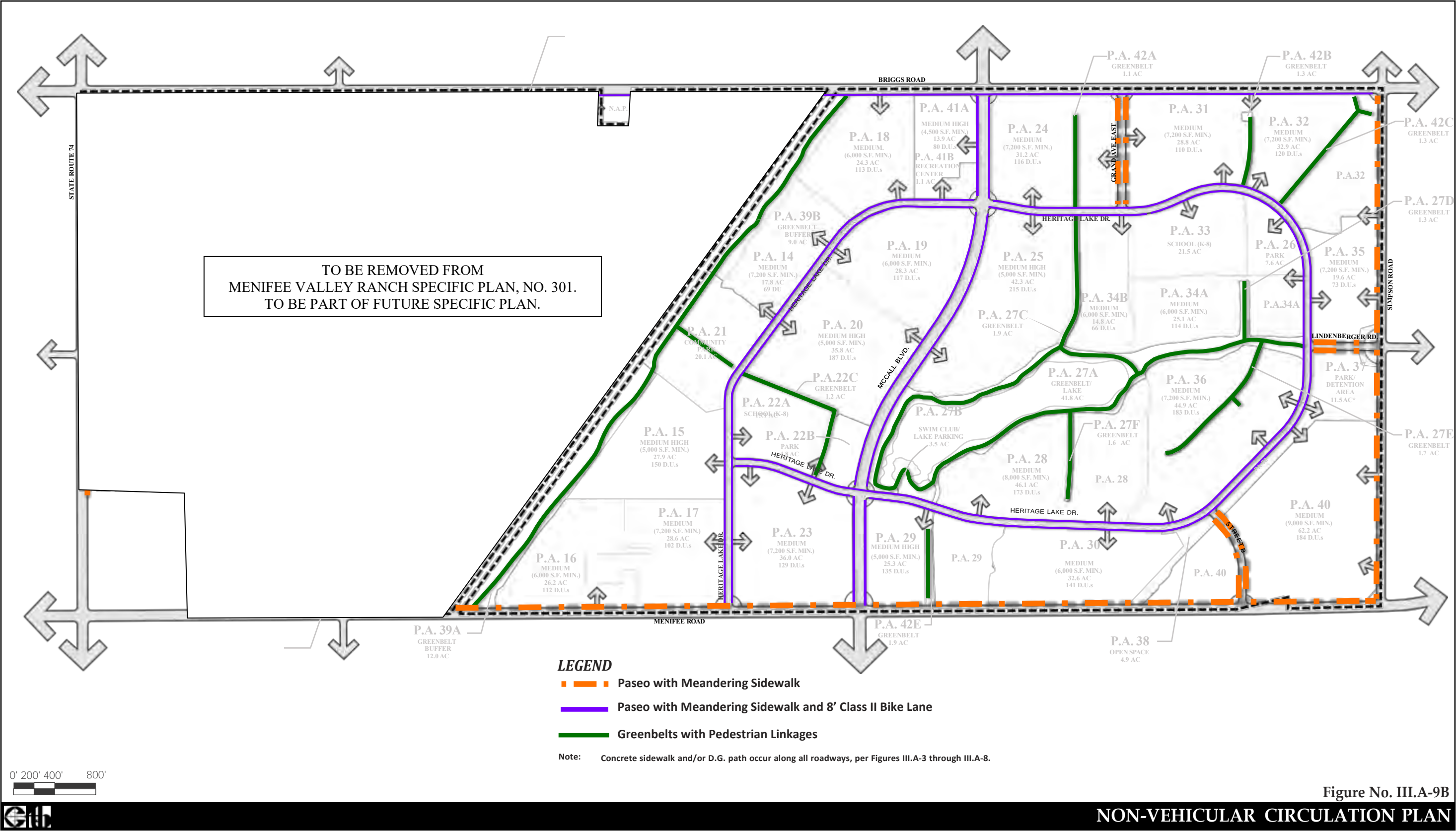
- (1) All property within the MENIFEE VALLEY RANCH Specific Plan Amendment area is located within the City of Menifee and Valleywide Recreation and Park District.
- (2) The community park and all neighborhood parks within MENIFEE VALLEY RANCH

shall be owned and maintained for the benefit of all residents within the community. Ownership and maintenance of all recreational facilities will be the responsibility of a Master Homeowners' Association, the Valleywide Recreation and Park District, City of Menifee or a similar mechanism. The maintenance mechanism shall be selected at the time that the implementing development application is submitted.

- (3) All parks within MENIFEE VALLEY RANCH shall be developed by the Master Developer or a merchant builder.
- (4) All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- (5) All recreational facilities will provide parking in accordance with City of Menifee and Valleywide Recreation and Park District standards.
- (6) Landscaping within recreation and open space areas will be further governed by both the Landscaping Plan, Section III.A-9, and the Design Guidelines, Section IV of this Specific Plan Amendment.

The project is subject to fees for neighborhood and community park facilities, in accordance with the City's and/or local park districts implementation of the State's Quimby Act (Chapter 9.55 and 9.56 of the City Municipal Code). These fees shall be paid for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the relevant entity for all public park land and improvements provided by the developer.

- (7) Development applications which incorporate common areas shall be reviewed with conceptual design plans for the common area. Such plans shall specify the location and extent of landscaping, structures, and circulation (vehicular or pedestrian), and shall indicate areas that will be irrigated.



5. DRAINAGE PLAN**a. Drainage Plan Description**

The MENIFEE VALLEY RANCH Specific Plan Amendment project site lies within the boundaries of the Riverside County Flood Control and Water Conservation District (RCFCD), and is subject to drainage fees. The RCFCD fee drainage areas that encompass the site include the: Homeland/Romoland Area Drainage Plan, Salt Creek Channel Area Drainage Plan, and the proposed Winchester/West Winchester Area Drainage Plan, as shown on Figure III.A-10, *Regional Drainage Plan*.

(1) Existing Conditions

Drainage for the site flows toward the south. The site accepts drainage from the area to the west and northeast. The undeveloped runoff (Q) coming into this portion of the site enters in a sheet flow manner. Beyond the westerly boundary of the project, the flows continue to travel westerly toward the I-215 freeway. Approximately 2,000 feet downstream of Menifee Road at proposed Line “A” there exists a small train trestle under which the runoff must flow. Existing runoff projected for this area are approximately 4,510 cfs.

(2) Proposed Improvements

The project’s drainage plan solutions will differ somewhat from RCFCD’s proposed Master Drainage Plan. Once approved, these changes will be reflected in the amended Area Drainage Plan. The site will drain into a large lake, serving as a retention/detention basin. Water elevations in the lake will be controlled by the use of a low-flow outlet channel that will drain from the lake southerly to the intersection of Simpson Road and Lindenberger Road.

Current RCFCD regulations require that the rate of storm runoff to adjacent properties not be increased as a result of development. As development occurs, the construction of roadways, parking facilities and structures increases the amount of impervious surfaces within the project preventing rainfall from natural percolation into native soils. By conveying flows in roadbeds and pipelines, the time of conveyance of the flow is shortened as compared to flow in natural watercourses. The result of these two occurrences is an increase in the rate of the storm runoff that discharges at the project limits. This difference in the rate of runoff must therefore be managed on-site through the use of detention basins which will be designed to accept the increased flow and discharge only the rate of flow prior to development at all locations discharging from the project. The drainage system is designed to utilize the natural drainage patterns and courses to the maximum extent possible, while providing required erosion control and 100-year flood protection. The open space system for the project has been designed to provide detention areas that will be used to reduce run-off resulting from development of the site to pre-development levels where drainage leaves the project site. The plan has been designed to minimize drainage diversions. No diversion or alteration of drainage patterns is contemplated in conjunction with project development. The proposed on-site lake will provide both retention and detention, with an additional retention basin found adjacent to the project boundaries at Briggs Road, south of Highway 74. The construction cost of this additional basin would be covered by the

overall CFD, with the maintenance provided by the Riverside County Flood Control District.

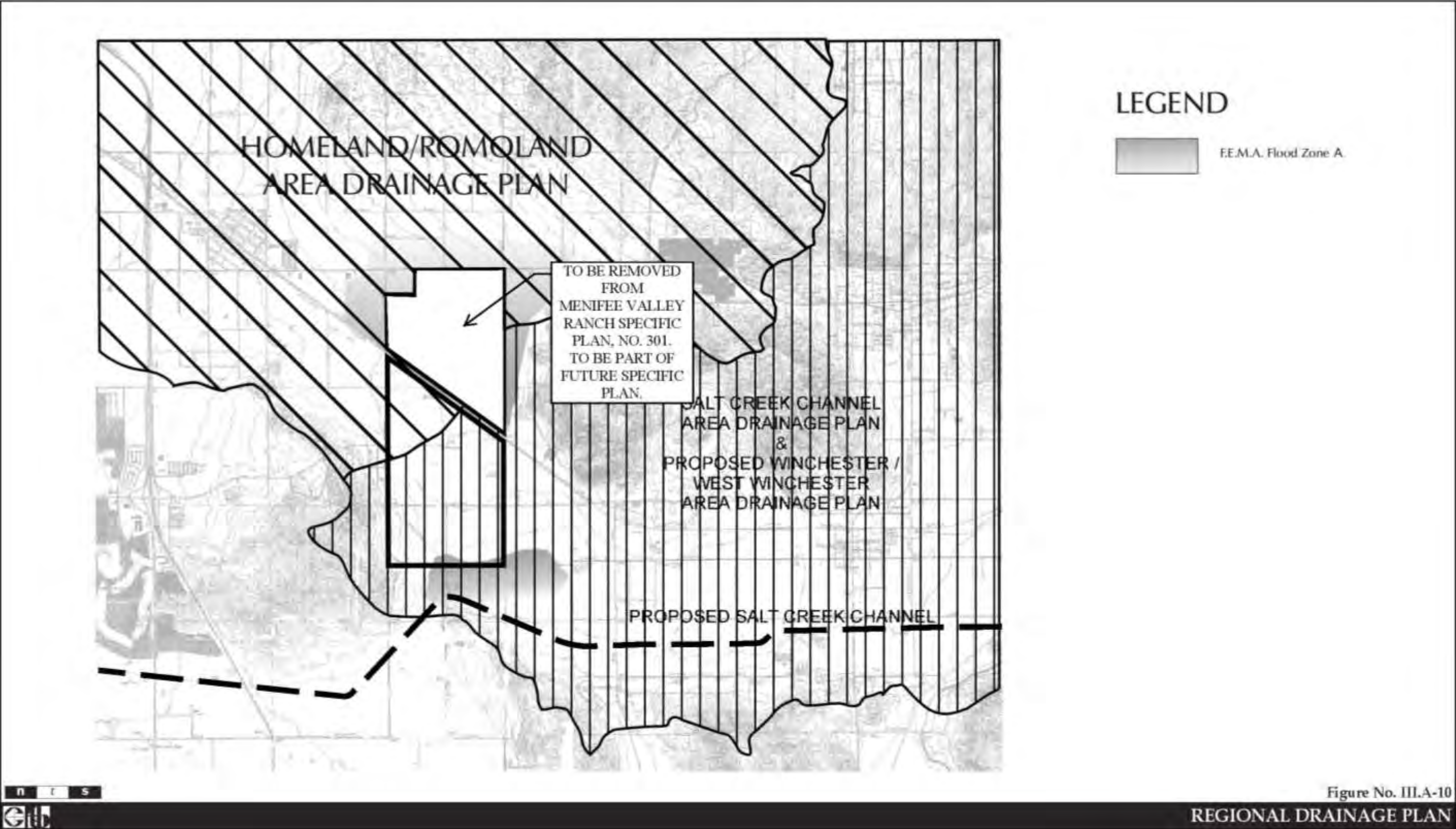
The final size and location of all the required drainage systems will ultimately be determined at the tract map stage of development, per the requirements of the City of Menifee and RCFCD. The pipe sizes noted on Figure III.A-11, *Master Drainage Plan* are based upon a preliminary hydrologic analysis and are therefore preliminary and for use in development planning only. The southeast corner of the project site is located within a Federal Emergency Management Agency (FEMA) Zone A flood hazard designation, which denotes areas of 100-year flood, base food elevations and flood hazard factors not determined. Other than this natural flooding condition, there are no dams, rivers, creeks or washes which directly affect the MENIFEE VALLEY RANCH site.

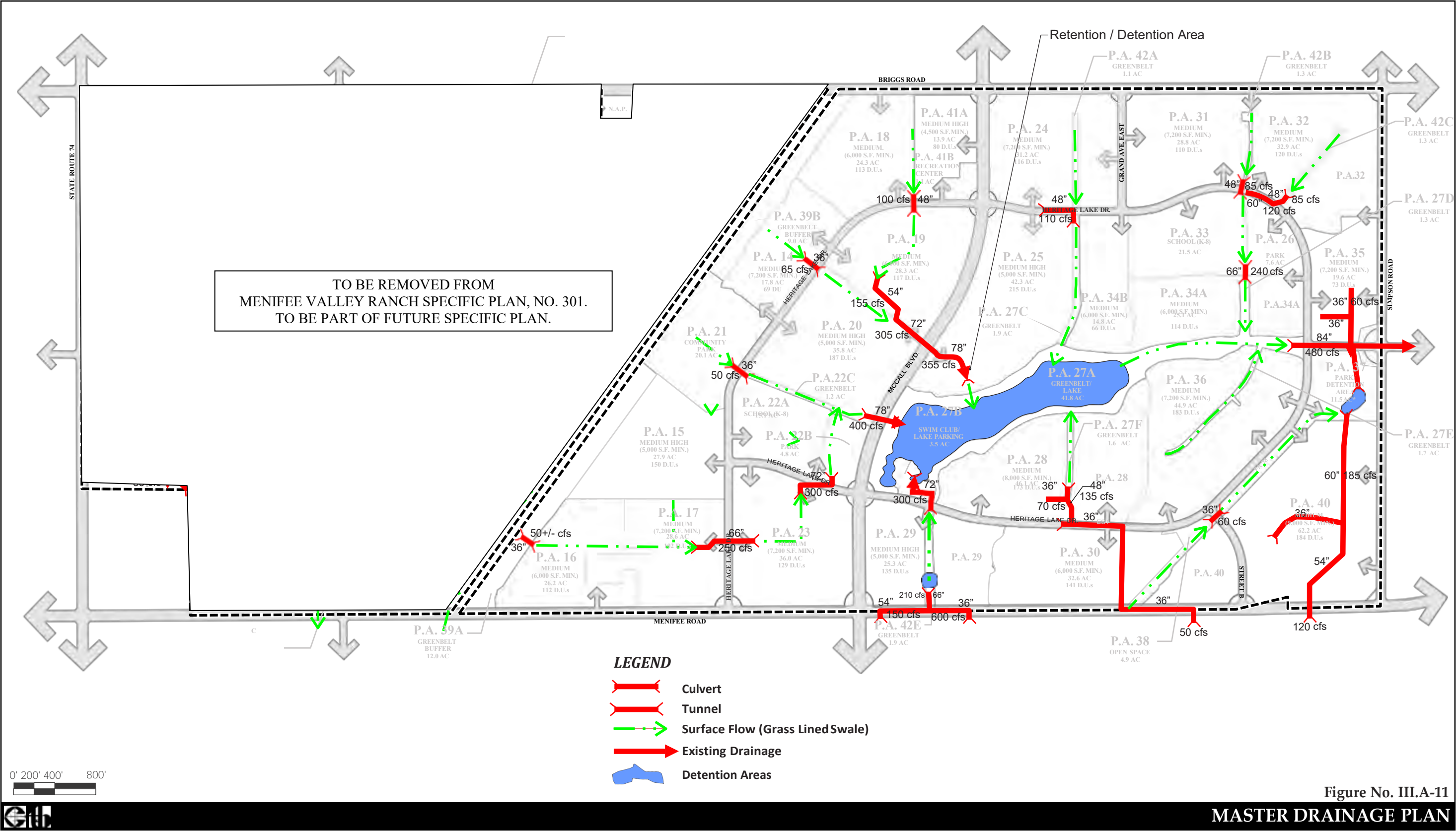
b. Drainage Plan Development Standards

(1) Drainage and flood control facilities and improvements, including any necessary channelization, shall be provided in accordance with RCFCD and City of Menifee requirements.

(2) Facilities 39" or larger in diameter to be constructed in road rights-of-way and drainage easements will be maintained by the RCFCD or the Riverside County Transportation. Facilities 36" and smaller to minimum size 18" to be constructed in road rights-of-way and drainage easements will be maintained by the City of Menifee. Local drainage devices not located in roadway right-of-ways will be maintained by a Master Homeowners' Association, the City of Menifee, Valley Wide Recreation and Park District, or the RCFCD. Maintenance responsibilities for local drainage facilities will be determined upon filing of individual tract maps.

(3) All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the City to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.





6. WATER, RECLAIMED WATER, AND SEWER PLANS

MENIFEE VALLEY RANCH is within the Eastern Municipal Water District's (EMWD) service area for water, reclaimed water, and sewer.

a. Water Plan Description

EMWD will be the primary provider of domestic water through build-out of MENIFEE VALLEY RANCH. The existing domestic waterlines, shown on Figure III.A-12, *Master Water Plan*, are owned and operated in accordance with EMWD's Regional Facilities Plan dated 1990.

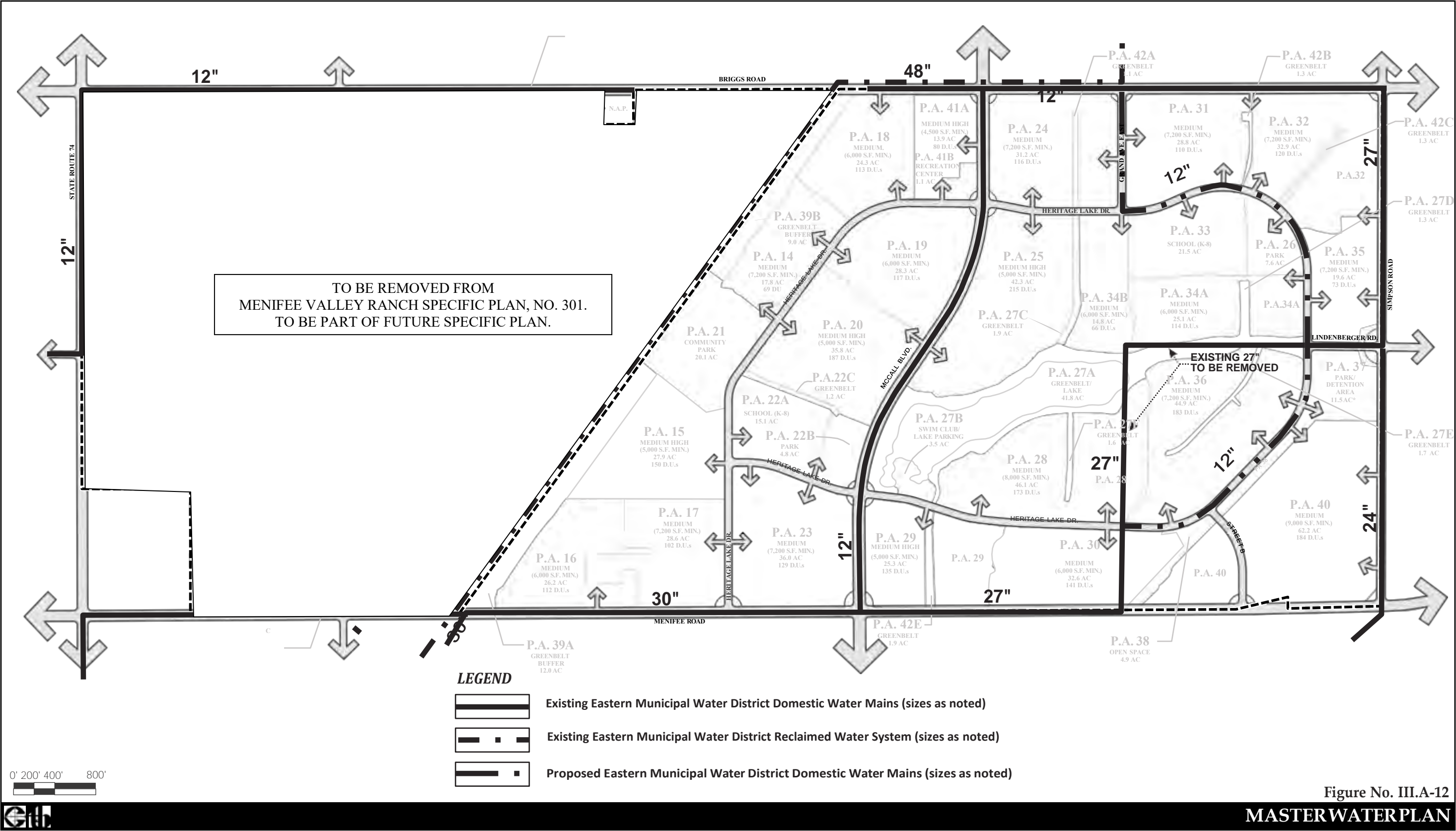
The project falls within the 1627 Pressure Zone established by EMWD. The 1627 Perris Valley Pressure Zone is served by the Menifee Village reservoir, which consists of a five-million gallon tank located west of Menifee Road at Simpson Road. The Menifee Village reservoir will be able to provide primary both domestic and fire protection service throughout this zone.

Several existing EMWD water lines are present within and adjacent to the project site, as shown on Figure III.A-12, *Master Water Plan*. Existing EMWD water lines include: 30", 27", and 12" mains in Menifee Road; a 27" main in Lindenberger Road; 27" and 24" mains in Simpson Road; a 12" main in McCall Boulevard; and 12" mains in Briggs Road.

The proposed on-site lines, shown on Figure III.A-12, *Master Water Plan*, include: a 12" main in Grand Avenue at Briggs Road which connects to a 12" main through the southern portions of Heritake Lake Drive and Heritage Lake Drive to the existing 27" main in the western half of Grand Avenue, and realignment of the 12" main in McCall Boulevard. The average annual domestic water demand for the proposed project is estimated to be approximately 2,401,380 gallons per day (mgd).

b. Reclaimed Water Plan Description

The Perris Valley Regional Water Reclamation Facility (P.V.R.W.R.F.), located east of I-215 in the community of Romoland, is the closest existing source of reclaimed water to the subject site. Existing reclaimed water lines, shown on Figure III.A-12, *Master Water Plan*, include: a 48" line from Matthews Road (off site) to Briggs Road, then south to Grand Avenue. The line in Matthews Road is currently used to transport reclaimed water from various treatment facilities in the area to EMWD ponds. The water in this line has already been tertiary treated. EMWD's current policy for the requirement of using reclaimed water on-site is that any project with a golf course, would require reclaimed water for the irrigation system. Pipelines will need to be built from existing pipelines to the irrigation areas. The amount of recycled water available to the subject property will be determined as the project nears development and prior to service. Estimates of potential irrigation demands will be used to size the needed pipelines to plan for the supply of recycled water. The design and construction of off-site and on-site reclaimed water system improvements will be necessary in order to accomplish the delivery of reclaimed water to the project. The actual sizes and location of these lines will be determined at the tract map stage of development in conjunction with EMWD's requirements.



c. Sewer Plan Description

On- and off-site improvements are necessary prior to providing adequate service to the project site. MENIFEE VALLEY RANCH is located within the Winchester Regional Water Reclamation Facility (WRWRF) waste watershed area. Sewage generated from the project site will be conveyed to the upgraded Perris Valley Regional Water Reclamation Facility. In order to provide for interceptor sewers from the project site to the Perris Valley Regional Treatment Plant, construction of off-site gravity trunk lines will be required. These lines will extend from the southerly property boundary within Grand Avenue, then head south along Lindenberger Road, before turning east in Simpson Road and eventually connecting to the Winchester Lift Station located at the corner of Simpson and Ventina Roads.

The proposed MENIFEE VALLEY RANCH project would generate an estimated average daily wastewater flow of 1,366,595 gallons per day (gpd) at build-out, Summary of Estimated Wastewater Flows. Existing sewer lines, shown on Figure III.A-13, *Master Sewer Plan*, include: two 20" force mains in Grand Avenue (off site), Briggs Road, and eastern Matthews Road; a 24" gravity main in Matthews Road; a 15" gravity main in McLaughlin Road; and 12" gravity mains in Briggs Road and McLaughlin Road (off site).

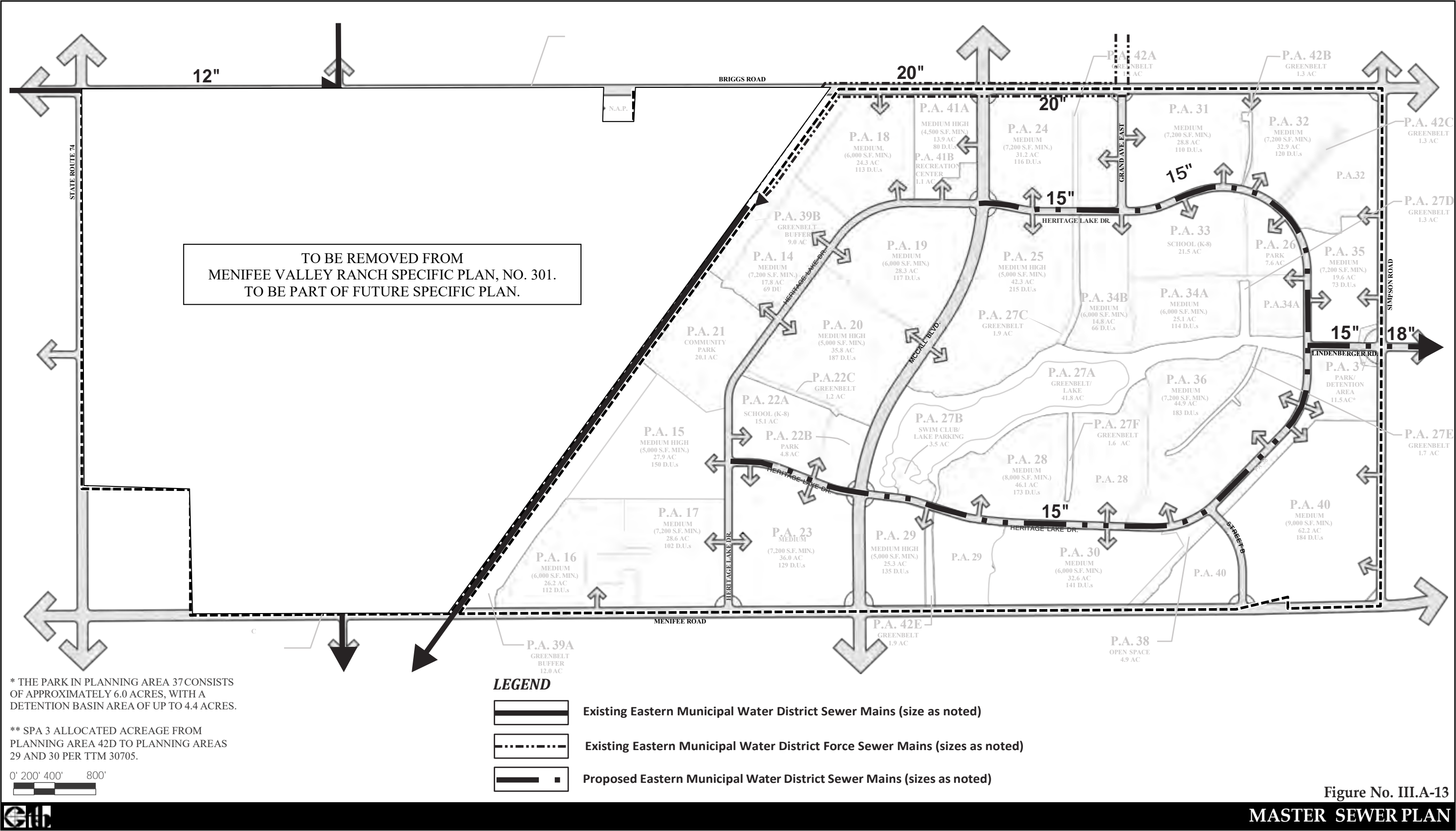
The proposed wastewater collection facilities which will serve the project area are shown on Figure III.A-13, *Master Sewer Plan*. The proposed sewer mains include: an 18" gravity main in Lindenberger Road; 12" gravity main in Heritage Lake Drive; a 15" gravity main in Grand Avenue East at Briggs Road which connects to a 15" gravity main in Heritage Lake Drive; and realignment of the 15" gravity main in McLaughlin Road.

d. Water and Sewer Plan Development Standards

(1) All water, reclaimed water, and sewer lines shall be placed underground, and shall be designed per the Eastern Municipal Water District's (EMWD's) standards and standard specifications.

(2) The infrastructure system will be installed to the requirements of the EMWD. Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and the Riverside County Health Department.

(3) The developer of the project shall submit information which describes estimates of the project's reclaimed water demand, and landscape/irrigation conceptual plans to the EMWD for evaluation. At the time of the District' evaluation, a determination will be made regarding District requirements for reclaimed water use and system improvements by the subject project.



7. GRADING PLAN**a. Grading Plan Description**

The grading plan for MENIFEE VALLEY RANCH, shown on Figure III.A-14, *Conceptual Grading Plan*, is tailored to the existing topography of the project site. The existing terrain is comparatively level over most of the site ranging from a low elevation of approximately 1,443 feet above mean sea level (msl) to a high elevation of 1,510 feet above msl. It is intended that proposed site grading be sensitive to natural landforms.

According to an earthwork quantity study conducted by the project engineer, grading is expected to balance on-site. Based on the Conceptual Grading Plan, approximately 0.4 million cubic yards of material will be moved to accommodate development of the site. This quantity may vary as final grading plans are developed. The Conceptual Grading Plan has been designed to accommodate drainage and a street system that meets County of Riverside standards for acceptable infrastructure gradients.

b. Grading Plan Development Standards

(1) All grading activities shall conform to City of Menifee standards, shall be in substantial conformance with the overall Figure III.A-14, *Conceptual Grading Plan*.

(2) Grading shall conform to City of Menifee regulations. If City requirements conflict with the project's Conceptual Grading Plan, the City regulations shall take precedence.

(3) Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process may be requested for Community Development Department approval. The Grading Plan for each planning area should be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Grading work shall be balanced on-site whenever possible.

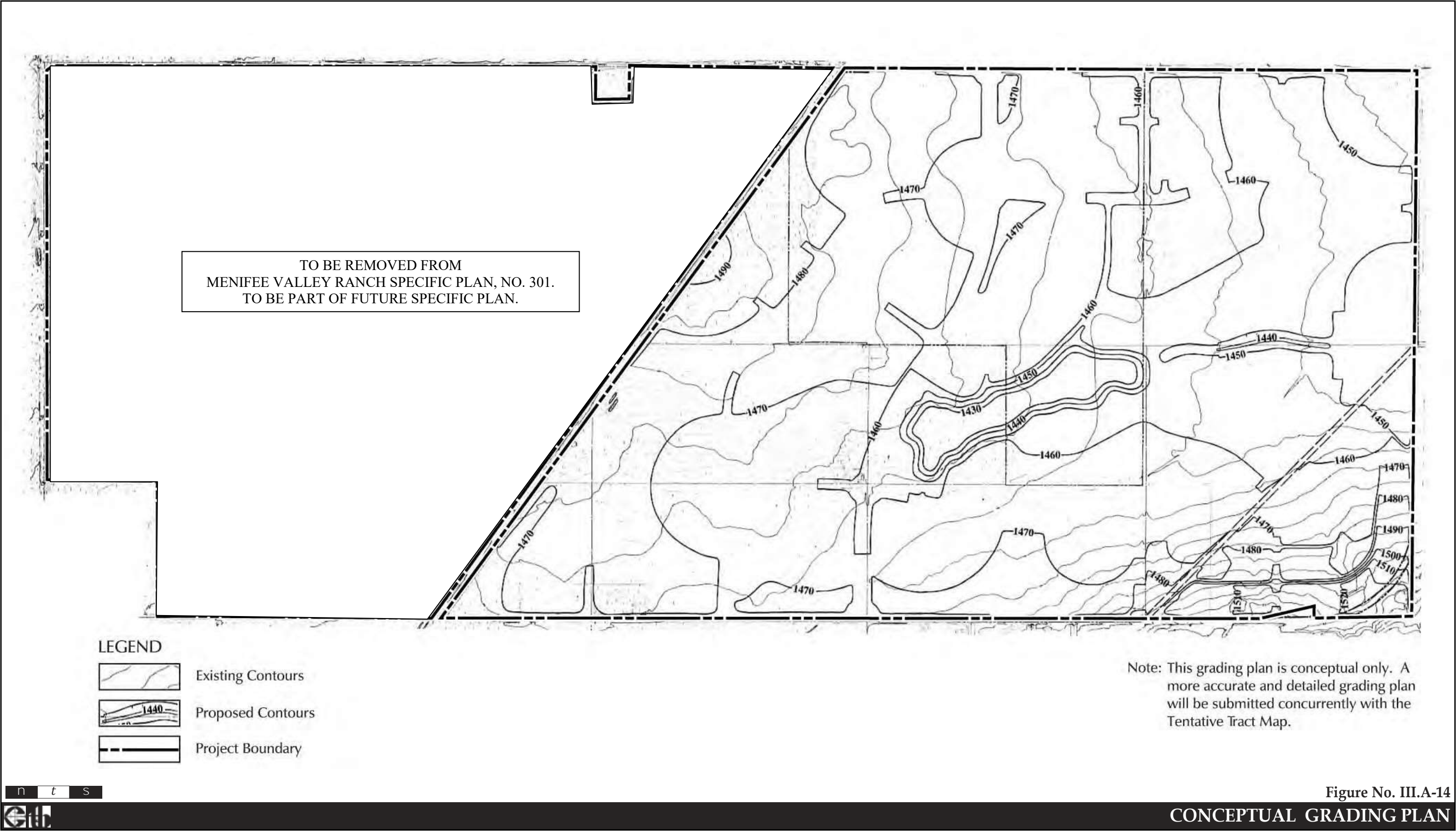
(4) All streets shall have a gradient not to exceed 15 percent.

(5) Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and shall include appropriate measures to control erosion and dust.

Slopes steeper than 2:1 or exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. Where cut and fill slopes are created higher than three feet (3'), detailed landscaping and irrigation plans shall be submitted to the Community Development Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.

(6) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.

(7) Grading work shall be balanced on-site whenever possible.



(8) Potential brow ditches, terrace drains or other minor swales, determined necessary by the City of Menifee at future stages of project review, shall be lined with natural erosion control materials or concrete.

(9) Graded land that is undeveloped shall be maintained and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.

(10) Unless otherwise approved by the City, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.

(11) A grading permit shall be obtained from the City of Menifee prior to grading.

(12) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance.

(13) Soil stabilizers shall be used to control dust as required by South Coast Air Quality Management District (SCAQMD) Rule 403.

(14) Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to construction activities associated with the proposed project. Construction activities include cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, the developer or builder for MENIFEE VALLEY RANCH shall be required to obtain the appropriate State NPDES permits prior to commencing grading activities.

8. PUBLIC FACILITY SITES AND PROJECT PHASING PLAN**a. Project Phasing Plan Description**

MENIFEE VALLEY RANCH is to be developed in four (4) phases over an approximate 10-year to 15-year period, in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure. The development phasing is illustrated on Figure III.A-15, *Conceptual Phasing Plan*, and Table III.A-4, *Project Phasing Plan*.

b. Schools and Parks Phasing

To ensure timely development of public facilities, a Conceptual Phasing Plan has been prepared for the proposed park and school sites. Public facility construction shall be phased as provided by Table III.A-5, *Public Facilities Phasing*.

c. Sewer and Water Phasing

An agreement with the Eastern Municipal Water District (EMWD) shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any tract maps.

d. Transportation Phasing

The project phasing shall ensure that the following provisions are met:

(1) Traffic impact reports shall be required with submittal of tentative tract maps or plot plans as required by the City of Menifee. The required format for each traffic impact study report will be determined by the City. The required format will include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.

(2) If an impacted intersection is estimated to exceed City service level standards, then appropriate link and intersection improvements shall be required to be presented for City staff review.

(3) The improvements needed to maintain the City service level standards will be required to be in place prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve area-wide growth, an area-wide fee program should be established to implement General Plan roadway improvements. Without a district or fee program available, the proposed project is responsible for providing the off-site improvements necessary for adequate circulation at each project phase.

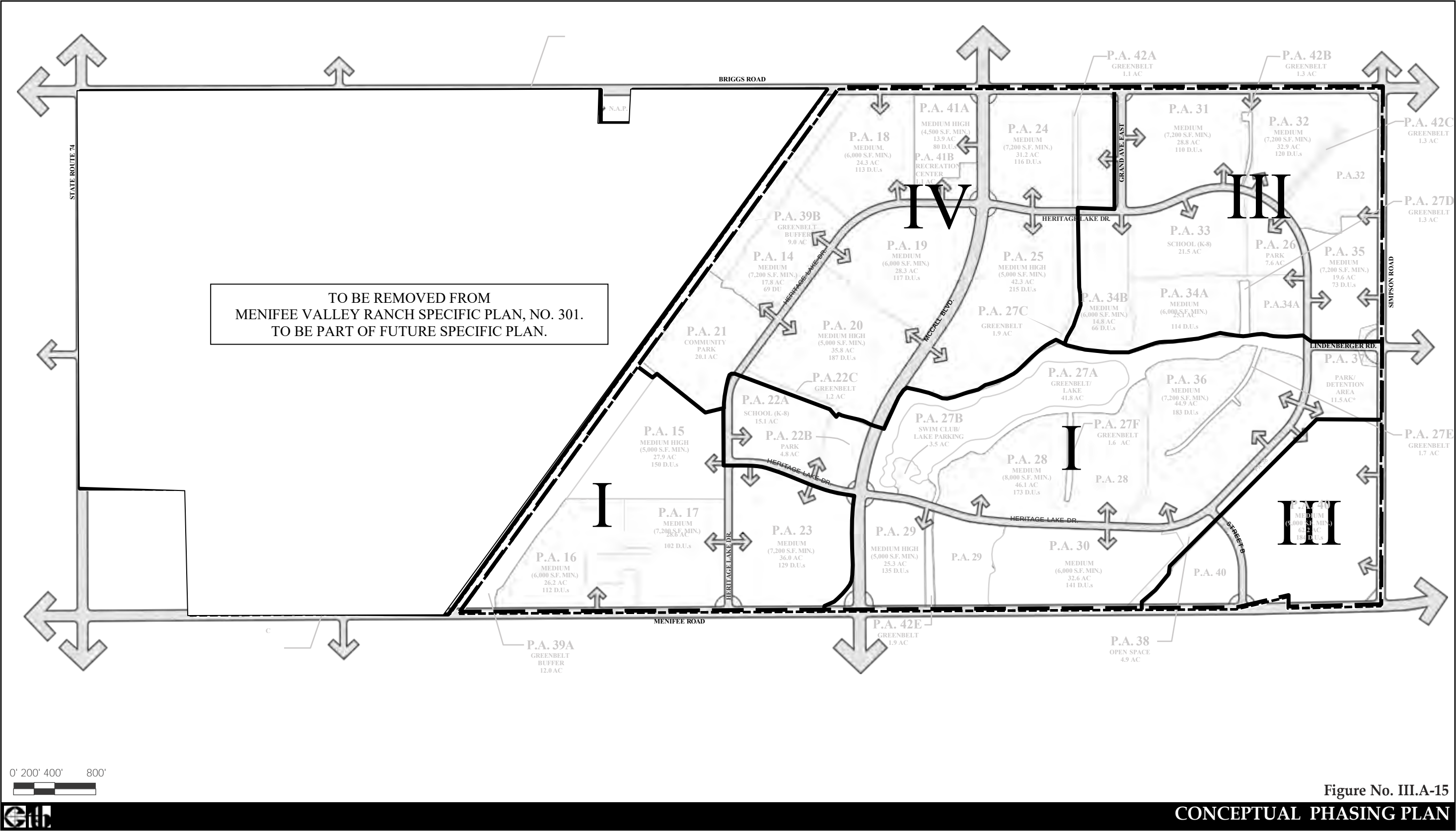


Table III.A-4 – Project Phasing Plan

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium Density Residential	28, 30, 36	123.6	497
Medium High Density Residential	29	25.3	135
School (K-8)	22A	15.1	---
Park	22B	4.8	---
Park/Detention Area	37	11.5	---
Greenbelt/Lake	27A	41.8	---
Swim Club/Lake Parking	27B	3.5	---
Open Space	38	4.9	---
Greenbelts	27E, 27F, 42E	5.2	---
PHASE I SUBTOTAL		235.7	632
PHASE II			
Medium Density Residential	16, 17, 23	90.8	343
Medium High Density Residential	15	27.9	150
Greenbelts	39A	12.0	---
PHASE II SUBTOTAL		130.7	493
PHASE III			
Medium Density Residential	31, 32, 34A, 34B, 35, 40	183.4	667
School (K-8)	33	21.5	---
Neighborhood Park	26	7.6	---
Greenbelt	27C, 27D, 42A, 42B, 42C	6.9	---
PHASE III SUBTOTAL		219.4	667
PHASE IV			
Medium Density Residential	14, 18, 19, 24	101.6	415
Medium High Density Residential	20, 25, and 41A	92	482
Greenbelts	22C, 39B	10.2	---
Private Recreation Center	41B	1.1	---
Community Park	21	20.1	---
PHASE IV SUBTOTAL		225	897
PROJECT TOTALS			
Roadways Paseos/Greenbelts	---	38.0	---
Major Roads	---	93.2	---
PHASE I-VI TOTAL		942	2,689

Table III.A-5 – Public Facilities Phasing

Planning Area	Public Facility	Size of Site	Milestones and Requirements
22A	K-8 School	15.1 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
33	K-8 School	21.5 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
22B	Neighborhood Park	4.8 ac	To be constructed during Phase I. The land shall be dedicated and the park shall be designed prior to the completion of the 100th dwelling unit in Planning Areas 28, 29, 30, and 36. Construction shall be finished prior to the completion of the 200th dwelling unit within Planning Areas 28, 29, 30, and 36.
26	Neighborhood Park	7.6 ac	To be constructed during Phase III. The land shall be dedicated and the park shall be designed prior to the completion of the 200th dwelling unit in Planning Areas 31, 32, 33, 34A, 34B and 35. It shall be completed and fully operable prior to the completion of the 400th dwelling unit anywhere within Planning Areas 31, 32, 33, 34A, and 35.
37	Detention Area	4.4 ac	To be constructed during Phase I. The land shall be dedicated and the detention area/park shall be designed and built prior to occupancy of the first dwelling unit in Planning Areas 28, 29, 30, and 36.
	Neighborhood Park	7.1 ac	To be constructed during Phase I. The land shall be dedicated and the park shall be designed prior to the completion of the 75th dwelling unit in Planning Areas 28, 29, 30, and 36. Construction shall be finished prior to the completion of the 150th dwelling unit within Planning Areas 28, 29, 30, and 36.
21	Community Park	20.1 ac	To be constructed during Phase IV. The land for the 22.2-acre community park in Planning Area 21 shall be dedicated and the park design conceptually approved by the City prior to the issuance of the 475 th building permit in Planning Areas 14, 18, 19, 20, 24, 25, and 41A. It shall be half constructed prior to the issuance of the 695 th building permit anywhere within Planning Areas 14, 18, 19, 20, 24, 25, and 41A. Construction shall be completed prior to issuance of the 750th building permit within Planning Areas 14, 18, 19, 20, 24, 25, and 41A.
39B	Greenbelt	9.0 ac	To be constructed during Phase IV. The land for the 9.0-acre Greenbelt in Planning Area 39B shall be dedicated and designed prior to the completion of the 400th dwelling unit in Planning Areas 14, 18, 19, 20, 24, 25, and 41A. It shall be half constructed prior to the completion of the 500th dwelling unit anywhere within Planning Areas 14, 18, 19, 20, 24, 25, and 41A. Construction shall be finished prior to the completion of the 600th dwelling unit within Planning Areas 14, 18, 19, 20, 24, 25, and 41A.

e. Project Phasing Standards

- (1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the City Community Development Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans (certified by a landscape architect)
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)
- (2) Each planning area shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
- (3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, in Phase I, II, III, or IV provided vehicular access, public facilities, and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.
- (4) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, or in smaller increments, provided the required infrastructure and services are available at the time of development.

9. LANDSCAPING PLAN**a. Landscaping Plan Descriptions**

The landscaping plan provides a general description and development standards for the landscaping concept for MENIFEE VALLEY RANCH. A more detailed description of the landscaping concept is provided in Section IV, Design Guidelines. The Landscaping Plan, illustrated on Figure IV-1, Conceptual Landscape Plan, will establish an overall theme that will help to create a strong sense of community.

The design concept for MENIFEE VALLEY RANCH will incorporate a California Ranch landscape theme. Characteristic elements of this theme include: generous landscape common areas and strong, rich landscape materials such as river rock, boulder outcrops, clusters and groves of trees, wood materials, earth tone colors, and a diversity of material.

The community entries and theme intersections will provide a continuity that establishes the MENIFEE VALLEY RANCH area and boundaries. Entry monumentation will provide initial definition for the site at key access points. Once within the MENIFEE VALLEY RANCH community, monumentation will continue to be used at all key intersections. The entries and intersections will be developed in a hierarchical format that reinforces a sense of place within the community. Primary community entries will lead to secondary community entries which in turn lead to neighborhood entries. Neighborhood entries will provide initial identification for each residential planning area.

Individual neighborhoods and residential development enclaves will be distinguished by varied planting themes that will serve to complement and reinforce the overall project theme. Special treatments, including land use transition areas, will be provided between certain planning areas, as identified in Section III.B, *Planning Area Development Standards*.

Landscaping also serves as a buffer between land uses. Community walls and fences a major visual element that helps unify the appearance of the community.

Roadway streetscapes are critical to maintaining a cohesive community theme. Streetscapes will be used to identify the hierarchy of the community's roadway system.

b. Landscaping Plan Development Standards

- (1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified and licensed landscape architect for review by City staff and applicable decision-making agencies.
- (2) Project entries shall be designed with landscaping and architectural treatments that project a high quality image for the community development.
- (3) The landscaping design for the project site shall include trees, shrubs, and ground cover compatible with existing natural vegetation where feasible.
- (4) Special treatment areas shall be designed to provide definition to certain planning areas, as identified in Section III.B, *Planning Area Development Standards*.
- (5) Major entrance roads into MENIFEE VALLEY RANCH shall have entry monumentation and landscaped shoulders to define the project's design concept. The introductory

landscape theme shall include elements such as tree clustering to reinforce the project theme and character.

- (6) Planted raised medians (according to Engineering Standard Details and City Ordinance No. 461) may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the City Engineer
- (7) Prior to approval of any final subdivision map, improvement plans for the respective landscaped areas shall be submitted to the City Community Development Department for approval. The improvement plans shall include but not be limited to the following:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - A Landscaping Plan with seed mixes for mulching and staking methods; locations, types, size and quantity of plants
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
- (8) The applicant and/or master developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
- (9) At the time of recordation of any final subdivision which contains a common open space area, the applicant and/or developer shall convey such areas to the appropriate maintenance agency.
- (10) The landscaping plan shall reflect the following water conservation methods, whenever feasible: landscape with plants that require minimal amounts of water, group plants of similar water use to reduce over-irrigation of low water using plants; use mulch extensively, because mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction; and install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- (11) The project applicant and/or developer shall comply with the planting, irrigation, implementation, and model home requirements set forth by City Municipal Code Section 9.86 and 15.04.
- (12) The irrigation system in common open space areas shall be designed to accommodate future use of reclaimed water when made available by the water district.

10. COMPREHENSIVE MAINTENANCE PLAN

Successful operation of maintenance districts and associations is important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for public roadways will be maintained by the County through the Transportation Department. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, Valleywide Park and Recreation District, City of Menifee and/or similar maintenance mechanisms. Final

decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with County agencies. For a summary of maintenance responsibilities see Table III.A-6, *Maintenance Plan*.

a. Master Homeowners' Association

A Master Homeowner's Association is neither anticipated nor required, but is an accepted mechanism for maintenance if desired by the builder or developer. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems and landscape areas. Areas of responsibility may include open space, project signage, private recreation facilities, and landscape areas located along the project roadways.

b. Residential Neighborhood Associations

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, common open space areas and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

c. Project Roadways

All public project roadways and private streets will be designed and constructed to standards acceptable to the City of Menifee. Parkway greenbelts (otherwise referred to as LDZ's) will be maintained either by a Valleywide Park and Recreation District, a Master Homeowner's Association, City of Menifee or other maintenance entity.

d. Schools

It is anticipated that maintenance responsibilities for the two school sites will be overseen by the Romoland School District and Perris Union High School District.

Table III.A-6 – Maintenance Plan

	HOMEOWNERS ASSOCIATION	VALLEYWIDE PARK AND RECREATION DISTRICT, RCFC, D, OR OTHER PUBLIC OR QUASI- PUBLIC AGENCY	CITY OF MENIFEE	EMWD	SCHOOL DISTRICT
Landscape Parkways		✓			
Street Lighting		✓	✓		
Public Streets			✓		
Sidewalks and Hardscape		✓	✓		
Storm Drains (in roads)		✓	✓		
Public Sewer/Water				✓	
Project Signage	✓	✓	✓		
Parks		✓	✓		
Common Open Space	✓	✓			
School Sites					✓
Private Recreation Facilities	✓				

e. Open Space and Parks

Any open space or park areas not directly associated with a particular neighborhood will be the responsibility of Valleywide Park and Recreation District, a Master Homeowners' Association, City of Menifee or a similar public/quasi-public agency for maintenance.

- (1) Common areas identified in the specific plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).

(2) If the permanent master maintenance organization referenced above is a public organization, the developer shall comply with the following condition:

a) Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the City fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the City are acceptable. As a condition precedent to the City accepting title to such areas, the subdivider shall submit the following documents and fees to the Community Development Department, which documents shall be reviewed by the office of the City Attorney:

(1) A declaration of covenants, conditions and restriction; and

(2) A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.

b) The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the City of Menifee, and the property owner's association shall unconditionally accept from the City of Menifee, upon the City's demand, title to all or any part of the 'common area'. The decision to require activation of the property owners' association to unconditionally accept title to the "common area" shall be at the sole discretion of the City of Menifee.

In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association, thereafter shall own such "common area," shall manage and continuously maintain such "common area" and shall not sell or transfer such "common area," or any part thereof, absent the prior written consent of the Community Development Director of the City of Menifee or the City's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of an maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, "substantially" amended or property de-annexed therefrom absent the prior written consent of the Community Development Director of the City of Menifee or the City's successor-in-

interest. A proposed amendment shall be considered “substantial” if it affects the extent, usage or maintenance of the “common area.”

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control.

- c) Once approved, the declaration of covenants, conditions and restrictions shall be recorded by the Community Development Department with a copy retained for the file.
- (3) If the permanent master maintenance organization referenced above is a private organization, the developer shall comply with the following condition:
- a) Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents and fees to Community Development Department, which documents shall be subject to the approval of that department and the City Attorney:
 - (1) A declaration of covenants, conditions and restriction; and,
 - (2) A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
 - (3) A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restriction established pursuant to Ordinance No. 671 at the time the above documents are submitted to the Community Development Department for review by City Attorney.
 - b) The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, manage and continuously maintain the “common area,” attached hereto, and shall not sell or transfer the “common area” or any part thereof, absent the prior written consent of the Community Development Director of the City of Menifee or the City’s successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment

lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, “substantially” amended or property de-annexed therefrom absent the prior written consent of the Community Development Director of the City of Menifee or the City’s successor-in-interest. A proposed amendment shall be considered “substantial” if it affects the extent, usage or maintenance of the “common area.”

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners’ association Rules and Regulations, if any, this Declaration shall control.

- c) Once approved, the declaration of covenants, conditions and restrictions shall be recorded by the Community Development Department with a copy retained for the file.

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for MENIFEE VALLEY RANCH have been established at three levels: *Development Plans and Standards*, which were addressed in Section III.A; *Design Guidelines*, which are provided in Section IV; and *Planning Area Development Standards*, to which this section is devoted.

Planning areas were formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, relationship to adjoining product, and relationship to surrounding topography.

The planning area graphics for this section were derived from Figures III.A-1A and III.A-1B, *Specific Land Use Plan*. Table III.B-1, *Planning Area Land Use Summary*, describes the specific uses planned for each planning area. The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV, *Design Guidelines*, it is anticipated that actual lotting will not be determined until the tract map stage.

A Specific Plan Zoning Ordinance was prepared and submitted separately from this Specific Plan document. The zoning provisions within that ordinance establish use restrictions for each planning area. The zoning provisions should be used in conjunction with the planning standards for each respective planning area.

Table III.B-1
PLANNING AREA LAND USE SUMMARY

PLANNING AREA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	DWELLING UNITS
14	Medium Density Residential (7,200 sf)	17.8	2.1-5 du/ac	3.9	69
15	Medium Density Residential (5,000 sf)	27.9	5.1-8 du/ac	5.4	150
16	Medium Density Residential (6,000 sf)	26.2	2.1-5 du/ac	4.3	112
17	Medium Density Residential (7,200 sf)	28.6	2.1-5 du/ac	3.6	102
18	Medium Density Residential (6,000 sf)	24.3	2.1-5 du/ac	4.7	113
19	Medium Density Residential (6,000 sf)	28.3	2.1-5 du/ac	4.1	117
20	Medium High Density Residential (5,000 sf)	35.8	5.1-8 du/ac	5.2	187
21	Community Park	20.1	---	---	---
22A	School (K-8)	15.1	---	---	---
22B	Park	4.8	---	---	---
22C	Greenbelt	1.2	---	---	---
23	Medium Density Residential (7,200 sf)	36.0	2.1-5 du/ac	3.6	129
24	Medium Density Residential (7,200 sf)	31.2	2.1-5 du/ac	3.7	116
25	Medium High Density Residential (5,000 sf)	42.3	5.1-8 du/ac	5.1	215
26	Park	7.6	---	---	---
27A	Greenbelts/Lake	41.8	---	---	---
27B	Swim Club/Lake Parking	3.5	---	---	---
27C	Greenbelt	1.9	---	---	---
27D	Greenbelt	1.3	---	---	---
27E	Greenbelt	1.7	---	---	---
27F	Greenbelt	1.6	---	---	---
28	Medium Density Residential (8,000 sf)	46.1	2.1-5 du/ac	3.8	173
29	Medium High Density Residential (5,000 sf)	25.3	5.1-8 du/ac	5.3	135
30	Medium Density Residential (6,000 sf)	32.6	2.1-5 du/ac	4.3	141
31	Medium Density Residential (7,200 sf)	28.8	2.1-5 du/ac	3.8	110
32	Medium Density Residential (7,200 sf)	32.9	2.1-5 du/ac	3.6	120
33	School (K-8)	21.5	---	---	---
34A	Medium Density Residential (6,000 sf)	25.1	2.1-5 du/ac	4.5	114
34B	Medium Density Residential (6,000 sf)	14.8	2.1-5 du/ac	4.5	66
35	Medium Density Residential (7,200 sf)	19.6	2.1-5 du/ac	3.7	73
36	Medium Density Residential (7,200 sf)	44.9	2.1-5 du/ac	4.1	183
37	Park/Detention Area	11.5	---	---	---
38	Open Space	4.9	---	---	---
39A	Greenbelt	12.0	---	---	---
39B	Greenbelt	9.0	---	---	---
40	Medium Density Residential (9,000 sf)	62.2	2.1-5 du/ac	3.0	184
41A	Medium High Residential (4,500 sf)	13.9	5.1-8 du/ac	5.8	80
41B	Private Recreation Center	1.1	---	---	---
42 (A-C, E)	Greenbelts	5.6	---	---	---
Paseos	Roadway Paseos	38.0	---	---	---
Roads	Major Roads	93.2	---	---	---
	TOTAL	942.3	---	2.9	2,689

Specific Plan No. 301, Amendment No. 4

