

MENIFEE NORTH

SPECIFIC PLAN No. 260 AMENDMENT No. 4

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BOLD ENTRIES INDICATE SECTIONS REVISED IN THIS AMENDMENT NO.4

All Sections, Figures and Tables are found in Riverside County Specific Plan No. 260, Amendment No. 1 (SPA1) unless otherwise noted below. Other documents include: Riverside County Specific Plan No. 260, Amendment No. 2 (SPA2), City of Menifee Specific Plan No. 260, Amendment No. 3 (SPA3), and City of Menifee Specific Plan Amendment No. 4 (SPA4).

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I. SUMMARY OF CHANGES

Since the adoption of Amendment No. 2 to the MENIFEE NORTH Specific Plan in 2008 by the County of Riverside, the City of Menifee was incorporated. Amendment No. 3 (SP260A3) to the MENIFEE NORTH Specific Plan was adopted by the City of Menifee as it involved Planning Areas under the jurisdiction of the City. *Table II, Menifee North Detailed Land Use Summary*, found in SP260A3, identified through the use of strike-out text, that a number of Planning Areas were located in the County of Riverside as a result of the City's incorporation. However, SP260A3 did not identify a total number of acres for the City of Menifee and associated figures continued to reflect Planning Areas within the County of Riverside's jurisdiction.

The purpose of the MENIFEE NORTH Specific Plan No. 260, Amendment No. 4 (SP260A4), is to modify the boundary and acreage for Planning Areas 2 in order to provide consistency with proposed Plot Plan (PP 2019-005) and Tentative Parcel Map (TPM 38156) which are being processed concurrently with SP260A4. Change of Zone PLN21-0101 and General Plan Amendment No. PLN21-0100 are also being processed currently to ensure consistency among the Specific Plan and the City's General Plan Land Use Designation and Zoning Maps.

SP260A4, specifically proposes to change the boundary Planning Area 2 currently designated Industrial. This Planning Area will be modified to increase acreage by from 138.8 to 145.2. This change is reflected in **Figure I-1, Area of Change** and **Table I-A, Land Use Comparison (Area of Change)**, below.

Table I-A, Land Use Comparison (Area of Change)									
Approved Menifee North Specific Plan No. 260 Amendment No. 3					Proposed Menifee North Specific Plan No. 260 Amendment No. 4				
PA	Land Use	Acres	Target Units	Target Density	PA	Land Use	Acres	Target Units	Target Density
2	Industrial	138.8	—	—	2	Industrial	145.2	—	—
Total		138.8	—	—	Total		145.2	—	—

Additionally, SP260A4 makes clear the Planning Areas that were removed under SP260A3 as a result of the City's incorporation and provides a total acreage of those areas that lie within the City of Menifee. It also provides a correction for acreage that was incorrectly identified for Planning Area 2. Hence, SP260A4 will provide technical corrections for errors and omissions resulting from SP260A3.

Figure I-2, Existing and Proposed Area of Change, provides a graphical comparison of Planning Area 2 between the adopted SP260A3 and the proposed SP260A4. **Table I-B, Project Summary Comparison**, provides a comparison between the adopted SPA260A3 and proposed SP260A4.

FIGURE I-1 AREA OF CHANGE

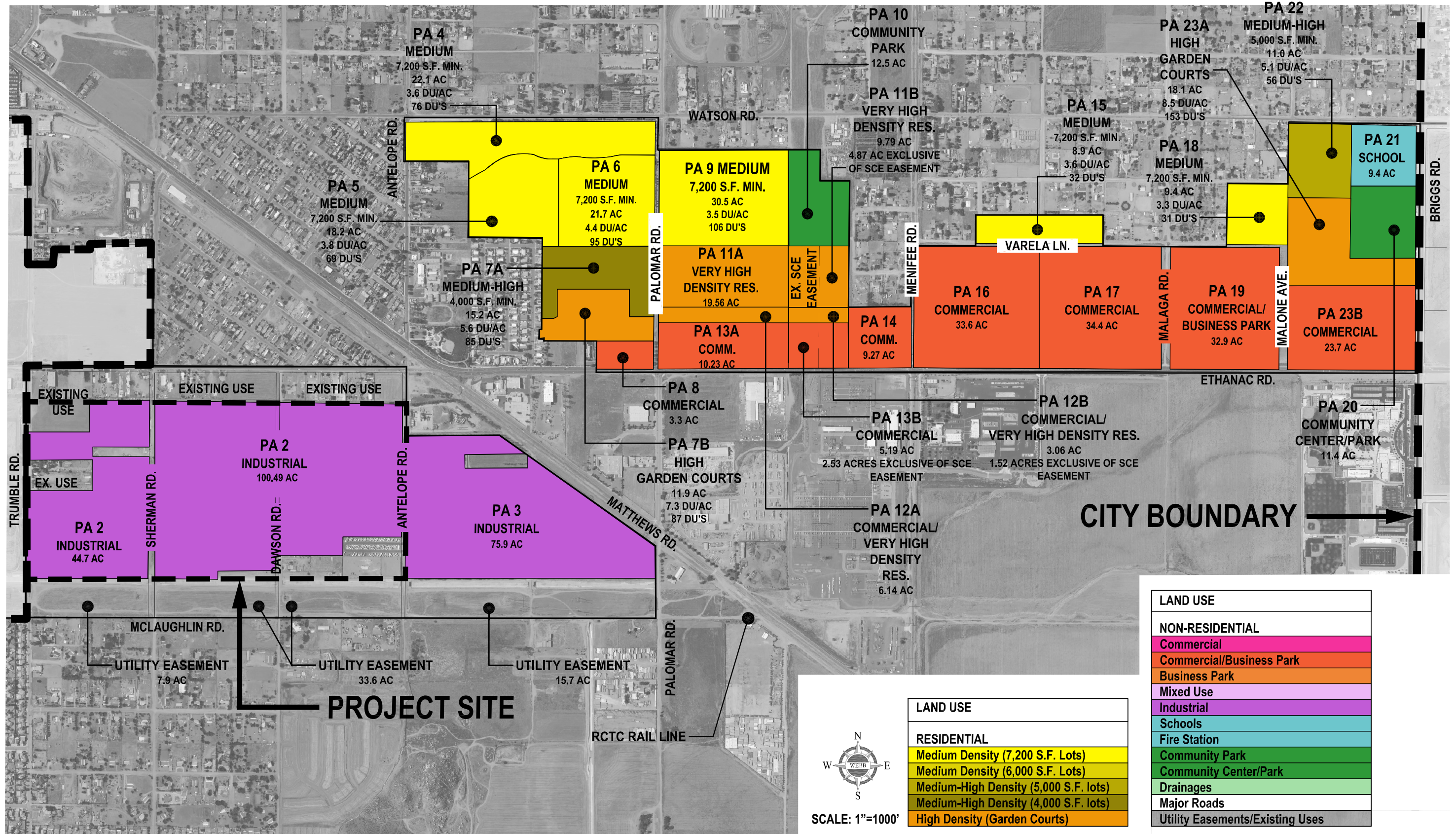
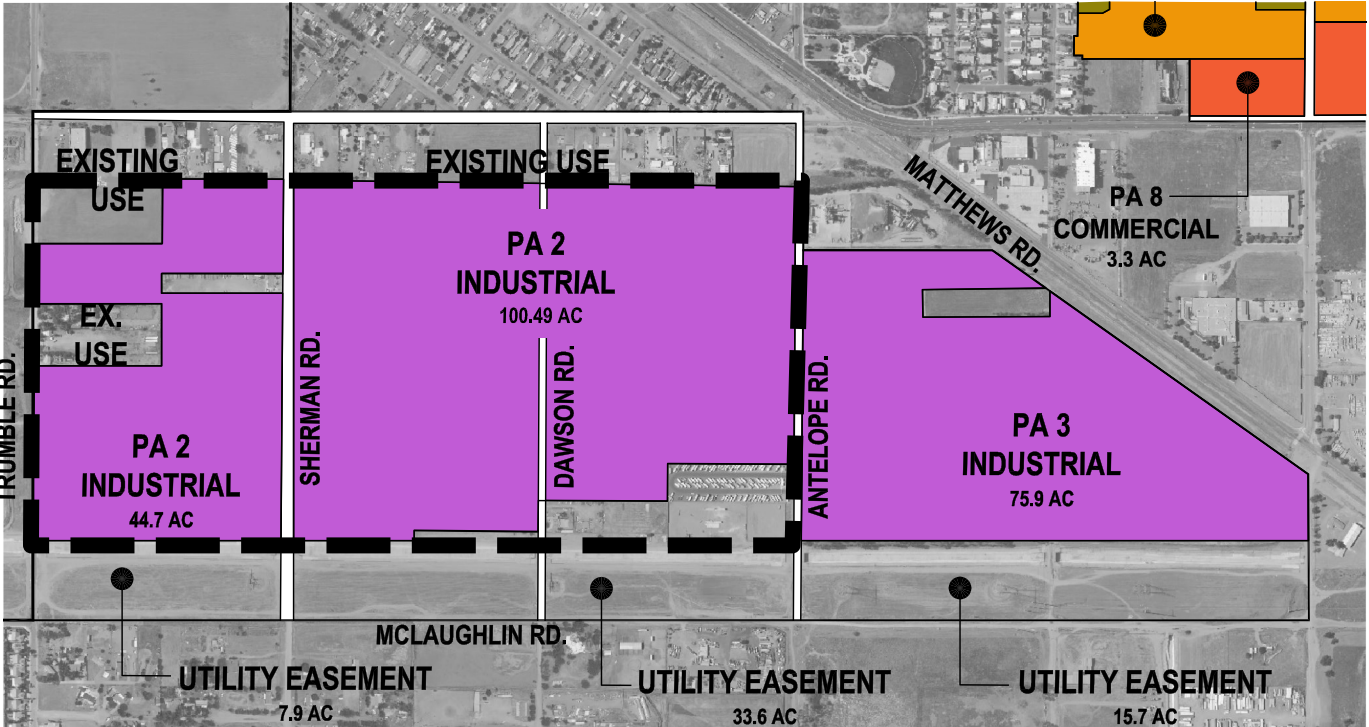
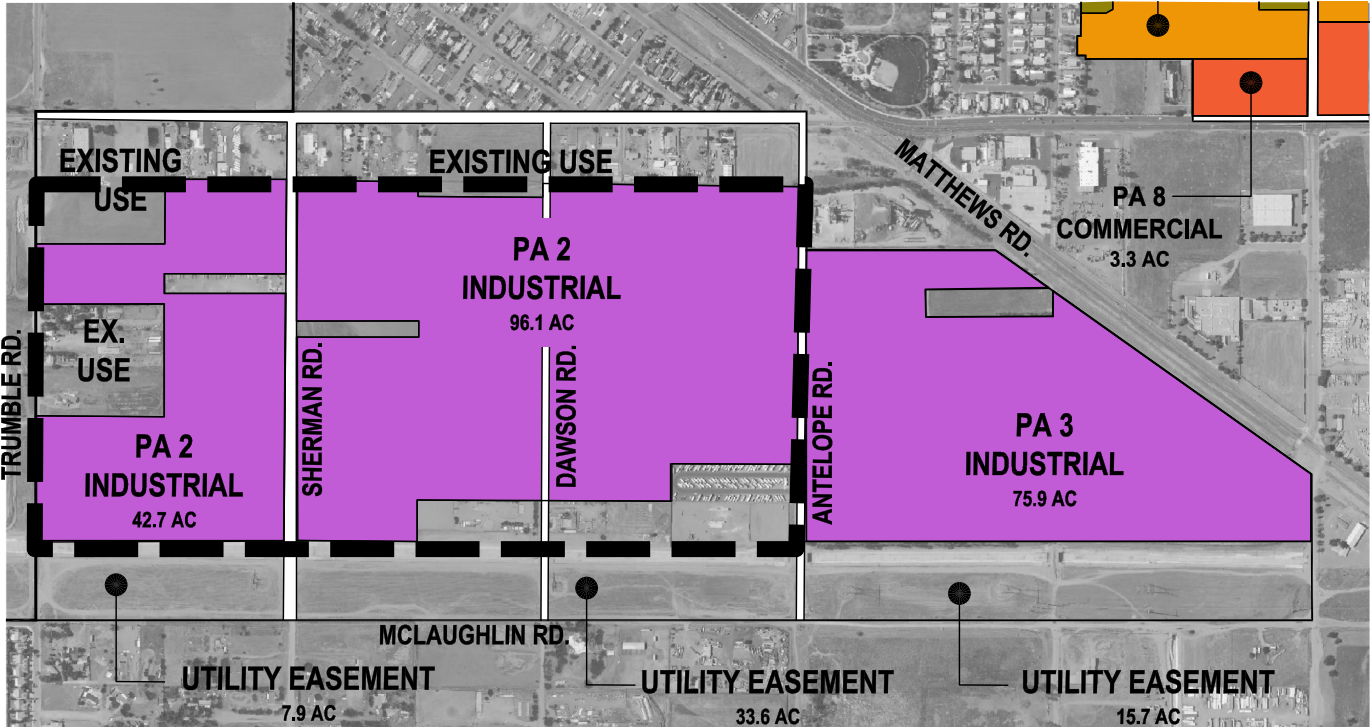


FIGURE I-2 EXISTING & PROPOSED AREAS OF CHANGE

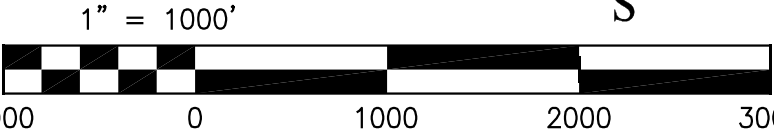
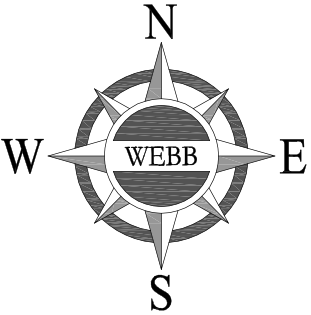


APPROVED PLAN

LAND USE	P.A.	ACRES	DENSITY	DU
NON-RESIDENTIAL				
INDUSTRIAL	2	138.8	--	--
NON-RESIDENTIAL SUB TOTALS		138.8	--	--

PROPOSED PLAN

LAND USE	P.A.	ACRES	DENSITY	DU
NON-RESIDENTIAL				
INDUSTRIAL	2	145.19	--	--
NON-RESIDENTIAL SUB TOTALS		145.19	--	--



I. SUMMARY OF CHANGES

CITY OF MENIFEE

Table I-B, Project Summary Comparison

		ADOPTED SPECIFIC PLAN NO. 260 AMENDMENT NO. 3				PROPOSED SPECIFIC PLAN NO. 260 AMENDMENT NO. 4			
Land Use Designation	Planning Area	Acres	Maximum Dwelling Units	Density Range	Percent of Plan	Acres	Maximum Dwelling Units	Density Range	Percent of Plan
RESIDENTIAL									
7,200 Medium Residential ⁽¹⁾	4	21.80	76	3.5		21.8	76	3.5	
	5 ⁽¹⁾	18.30	68	3.7		18.3	68	3.7	
	6 ⁽¹⁾	24.60	91	3.7		24.6	91	3.7	
	9 ⁽¹⁾	30.40	106	3.5		30.4	106	3.5	
	15	10.60	32	3.0		10.6	32	3.0	
	18	10.30	31	3.0		10.3	31	3.0	
SUBTOTAL - MEDIUM 7,200 SF MIN.		116.00	404	3.5	12.9%	116.0	404	3.5	12.8%
4000 Medium High Residential	7A	15.20	85	5.6		15.2	85	5.6	
SUBTOTAL - MEDIUM HIGH 4,000 SF MIN.		15.20	85	5.6	1.7%	15.2	85	5.6	1.7%
5000 Medium High Residential	22	11.30	56	5.0		11.3	56	5.0	
SUBTOTAL - MEDIUM HIGH 5,000 SF MIN.		11.30	56	5.0	1.3%	11.3	56	5.0	1.2%
High Density Residential	7B	11.90	87	7.3		11.9	87	7.3	
	23A	18.10	153	8.5		18.1	153	8.5	
SUBTOTAL - HIGH DENSITY (Garden Courts)		30.00	240	8.0	3.3%	30.0	240	8.0	3.3%
Very High ⁽²⁾	11A	19.56	586	24		19.56	586	20	
	11B	9.79				9.79			
	12A ⁽²⁾	4.11	135	24		4.11	135	24	
	12B ⁽²⁾	1.52				1.52			
SUBTOTAL - HIGH DENSITY (Garden Courts)		34.98	721	20.6	3.9%	35.0	721	20.6	3.9%
RESIDENTIAL SUBTOTAL		201.85	1,506	7.5	22.5%	201.9	1,506	7.5	22.3%

MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

I. SUMMARY OF CHANGES

CITY OF MENIFEE

Table I-B, Project Summary Comparison

		ADOPTED SPECIFIC PLAN NO. 260 AMENDMENT NO. 3				PROPOSED SPECIFIC PLAN NO. 260 AMENDMENT NO. 4			
Land Use Designation	Planning Area	Acres	Maximum Dwelling Units	Density Range	Percent of Plan	Acres	Maximum Dwelling Units	Density Range	Percent of Plan
NON-RESIDENTIAL									
Commercial	8	3.30	–			3.30	–		
	12A ⁽²⁾	6.14	–	–		6.14	–		
	12B ⁽²⁾	1.52	–	–		1.52	–		
	13A	10.23	–	–		10.23	–		
	13B	2.53	–	–		2.53	–		
	14	9.27	–	–		9.27	–		
	16	33.60	–	–		33.60	–		
	17	34.40	–	–		34.40	–		
	23B	23.7	–	–		23.7	–		
SUBTOTAL - COMMERCIAL		124.7	–		13.9%	124.7	–		13.8%
Commercial/Business Park	19	32.9	–			32.9	–		
SUBTOTAL - COMMERCIAL/BUSINESS PARK		32.9	–	–	3.7%	32.9	–		3.6%
Community Park	10	12.5	–	–		12.5	–		
	20	11.4	–	–		11.4	–		
SUBTOTAL - COMMUNITY PARK		23.9	–		2.7%	23.9	–		2.6%
Industrial	2	138.8	–			145.2	–		
	3	75.9	–			75.9	–		
SUBTOTAL - INDUSTRIAL		214.7	–	–	23.9%	221.1	–		24.4%
School	21	9.4	–	–		9.4	–		
SUBTOTAL - SCHOOL		9.4	–	–	1.0%	9.4	–		1.0%
NON-RESIDENTIAL SUBTOTAL		405.6	–	–	45.1%	412.0	–		45.5%

MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 4

I. SUMMARY OF CHANGES**CITY OF MENIFEE****Table I-B, Project Summary Comparison**

		ADOPTED SPECIFIC PLAN NO. 260 AMENDMENT NO. 3				PROPOSED SPECIFIC PLAN NO. 260 AMENDMENT NO. 4			
Land Use Designation	Planning Area	Acres	Maximum Dwelling Units	Density Range	Percent of Plan	Acres	Maximum Dwelling Units	Density Range	Percent of Plan
OTHER NON-RESIDENTIAL									
Drainage Channels		15.9	–		1.8%	15.9	–		1.8%
Utility Easements/Existing Uses		111.4	–		12.4%	111.4	–		12.3%
Major Roadways		164.1	–		18.3%	164.1	–		18.1%
SUBTOTAL - NON-RESIDENTIAL		291.4	–		32.4%	291.4	–		32.2%
TOTALS		898.8	1,506	7.5	100.0%	905.2	1,506.0	7.5	100.0%
Notes: <ol style="list-style-type: none"> The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5,6,and 9 in either of the following two circumstances: <ol style="list-style-type: none"> The project is designed for and restricted to senior citizen housing; or The project is a mobile home park or mobile home subdivision. If this option is elected the maximum number of dwelling units show in Table II may exceed up to a new maximum which is listed in Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 1,506. PA12A can either be a maximum of 67% residential or 100% commercial. PA12B can be 100% residential or 100% commercial. Density reflected is the maximum allowed (67% of 12A + 100% of 12B), not including the area for the SCE Easement. 									

Specifically, SP260A4 provides the following modifications:

- Provide a technical correction to reflect and carry over the correct acreage for Planning Area 2, which under SP260A2, was incorrectly identified as 96.1 acres instead of 138.8 Acres. Overall industrial acreage of 214.7 was correctly identified in SP260A2 and SP260A3 however, so was unaffected by this error.
- Modify the boundary and increase the size of Planning Area 2 by 6.39 acres.
- Provide technical correction remove all Planning Areas not under the jurisdiction of the City of Menifee and provide a total acreage for Planning Areas located within the City of Menifee.

Actions and entitlements necessary to facilitate implementation of this proposed Plan include the following:

- Approval of General Plan Amendment
- Approval of Change of Zone
- Approval of Specific Plan Amendment
- Approval of Tentative Parcel Map
- Approval of Plot Plan (for implementing Project)
- Certification of CEQA documentation for the proposed Project

II. SUMMARY

The changes resulting from The MENIFEE NORTH Specific Plan No. 260 Amendment No. 4 as described below, are indicated by ~~strikeout~~ text for deletions, and underlined text for additions.

A. BACKGROUND

In November 1994, The MENIFEE NORTH Specific Plan No. 260 (SP260) was adopted by the Riverside County Board of Supervisors along with Environmental Impact Report No. 329 – State Clearinghouse Number 89100207. The plan encompassed 1,636.2 acres providing for 2,390 residential dwelling units along with a mixed of non-residential uses. Since adoption of the original specific plan, a number of updates have occurred. These are listed below.

- On April 3, 2007, Amendment No. 1 to the Specific Plan (SP260A1) was adopted by the Riverside County Board of Supervisors. This amendment increased residential dwelling units from 2,390 to 2,602, increase the site acreage from 1,636.2 to 1,635.3. Some commercial land uses were eliminated to allow for additional residential and Planning Area 32 was re-designated Medium High Density Residential from Medium Density Residential.
- On February 5, 2008, Amendment No. 2 to the Specific Plan (SP260A2) was adopted by the Riverside County Board of Supervisors. This amendment included changes to Planning Areas 10, 20, 23, and 48. Residential dwelling units were increased from 2,390 to 2,914 and site acreage was increased 1,635.3 acres to 1,645.4 acres.
- On October 1, 2008, the City of Menifee was incorporated and a portion of SP260A2 fell within the jurisdiction of the City of Menifee.
- Since the adoption of Amendment No. 2 to the MENIFEE NORTH Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction.
- ~~In January~~On April 5, 2016, Substantial Conformance No. 1 to Amendment No. 2 (SP260A2-SC1) was adopted by the Riverside County Board of Supervisors to modify the Specific Plan boundary; thus, removing all areas west of Briggs Road from the MENIFEE NORTH Specific Plan. The revised limits of the MENIFEE NORTH Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road, continuing to allow for a wide range of land uses including 2,025 residential units. The balance of 816.2 acres and 889 residential dwelling units resided within the City of Menifee.
- On March 17, 2020, Substantial Conformance No. 2 to the MENIFEE NORTH Specific Plan (SP260A2-SC2) was adopted to modify Planning Areas 24, 25, 26 and 28 boundaries, acreages, and residential dwelling unit counts for consistency with approved Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which were processed concurrently. SP260A2-SC2 maintained the approved maximum of 2,025 residential units permitted on 829.2 acres, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f.; re-allocate 22 dwelling units from Planning Areas 26 and 28 (TTM 29322) to Planning Areas 24 and 25 (10 dwelling units and 12 dwelling units respectively) to be consistent with Tentative Tract Map No. 37533; revised the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduced the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Additionally, SP260A2-

SC2 made other, non-substantive changes throughout the document to accommodate these modifications. SP260A2-SC2 also included a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the designations would be consistent with previously approved TM 29322. SP260A2-SC1 had modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. SP260A2-SC2 re-designated Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

- On July 1, 2020, Amendment No. 3 to the Specific Plan (SP260A3) was adopted by the City of Menifee City Council. This amendment involved Planning Areas entirely within the jurisdiction of the City of Menifee making changes to Planning Areas 11, 12, 13, and 14. Residential dwelling units were increased from 2,390 to 2,914 and site acreage was increased 1,635.3 acres to 1,645.4 acres.

B. INTRODUCTION

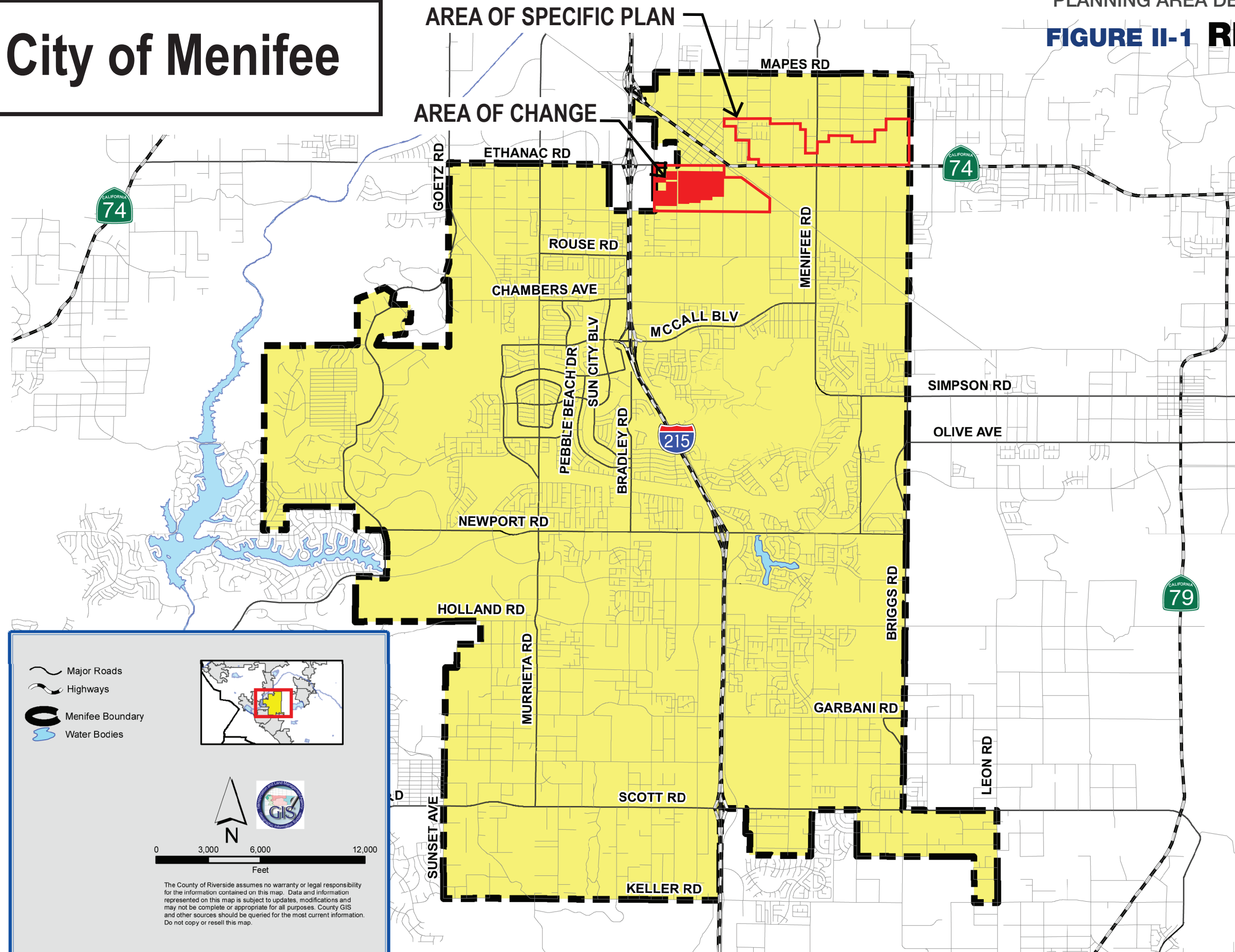
The *MENIFEE NORTH* Specific Plan provides the ~~County of Riverside~~ City of Menifee, as well as future developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions, and programs for guiding the systematic development of the project. The Specific Plan also implements each applicable Element of the ~~Riverside County~~ City of Menifee General Plan and assures that development of the proposed land use plan will proceed as a coordinated project involving the orderly and systematic construction of residential, commercial, industrial, and open space uses and the provisions of public infrastructure and services necessary to ensure that ~~Riverside County~~ City of Menifee standards for orderly growth are implemented.

The *MENIFEE NORTH* Specific Plan provides the ~~County of Riverside~~ City of Menifee, as well as future 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. The Specific Plan also implements each applicable Element of the ~~County of Riverside~~ City of Menifee General Plan.

The *MENIFEE NORTH* Specific Plan assures that development of the proposed land use plan will proceed as a coordinated project involving the orderly and systematic construction of residential, commercial, industrial, and open space uses and the provisions of public infrastructure and services necessary to ensure that ~~County of Riverside~~ City of Menifee standards for orderly growth are implemented.

MENIFEE NORTH, as noted on the **Figure II-1, Regional Map** and ~~illustrated on the Figure II-2, Vicinity Map~~, is located on approximately ~~1,604.68-98.8~~ ± acres between the communities of Homeland and Romoland in southwestern Riverside County, east of Interstate 215 along Highway 74. The *MENIFEE NORTH* Specific Plan project site is separated by Matthews Road and the Riverside County Transportation Commission (RCTC) rail line. The portion of the Plan north of Matthews Road, is bound to the north by Watson Road, to the west by Antelope Trumble Road, to the east by Juniper Flats Briggs Road and to the south by Ethanac Road. The portion of the Plan south of Matthews Road has a northern boundary limit located approximately 335 feet south of Ethanac Road, a northwestern boundary at Matthews Road, a southern boundary limit at a drainage channel approximately 350' north of McLaughlin Road, eastern western boundary at Trumble Road, and western-eastern boundary at Palomar Road. The western portion of the project site is traversed in a northwest-southeast direction by the Atchison-Topeka and Santa Fe Railroad right-of-way. The project area primarily consists of vacant land with some existing residential and commercial uses surrounded by either fragmented residential, commercial, agricultural or some limited forms of professional office land uses.

City of Menifee



MENIFEE NORTH will provide a community which offers a unique living and working environment, providing a range of residential densities, commercial, ~~and~~ industrial square footage, and park ~~and open~~ space amenities consistent with the on-going development in the Southern Perris Valley region. Many of the future residents, who are projected to range from first-time to move-up buyers, will be able to take advantage of amenities offered in the *MENIFEE NORTH* Specific Plan project area.

When fully developed, the *MENIFEE NORTH* Specific Plan, ~~as located within the boundaries of the City of Menifee,~~ will provide a balance of residential land uses varying in density within individual Planning Areas from 3.0 dwelling units per acre to ~~8.1~~ 8.5 dwelling units per acre in addition to higher density residential developments ~~ranging from 23.9 to 57.6~~ 20.6 to 24.0 dwelling units per acre. The project will also include one elementary school site, a community park, a community center/park, ~~and natural open space,~~ as well as commercial retail, business park, mixed use planning areas, and light industrial uses.

The residential products to be provided will serve to meet a market need in this urbanizing portion of southwest Riverside County, while maintaining a sensitive approach to development relative to existing streets and anticipated traffic volumes that are planned for within the Riverside County Circulation Plan and Master Plan of Highways and City of Menifee General Plan Circulation Plan.

Section 65450 of the California Government Code 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. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. A General Plan does not show local streets, individual parcels, or specific land uses. While a General Plan examines an entire City or County, a Specific Plan will concentrate on the individual development issues of a particular project or region. ~~The County of Riverside~~ City of Menifee General Plan has established objectives which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards of environmental safety, infrastructure, quality of structural design, site planning and contain the provisions to maintain aesthetic quality and cultural identity. Most importantly, the Specific Plan has strong implications on government budgeting decisions.

In addition to the *MENIFEE NORTH* Specific Plan, the accompanying Environmental Impact Report (EIR) No. 329 (EIR329), was prepared under the authority of the County of Riverside and is in compliance with the California Environmental Quality Act (CEQA) and County of Riverside Guidelines. The EIR is intended to serve as the project-wide Master Environmental Document for the *MENIFEE NORTH* Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. Furthermore, the EIR is an informational document designed to provide decision-makers and members of the general public with a full understanding of the potential environmental effects of the development proposal. Together, the Specific Plan and EIR provide a path to properly develop the site, taking into account all local goals, objectives, and environmental considerations.

In addition to the *MENIFEE NORTH* Specific Plan Amendment No. 4, the accompanying Environmental Impact Report was prepared under the authority of the City of Menifee and is in compliance with the California Environmental Quality Act (CEQA) (EIR# 2022030233). This EIR is intended to serve as the Environmental Document for the *MENIFEE NORTH* Specific Plan Amendment No. 4 and the project-specific Environmental Document for the implementing development project that is being processed concurrently with SP260A4.

C. PROJECT SUMMARY

The *MENIFEE NORTH* Specific Plan can be briefly summarized as reflected in **Table II-A, Land Use Summary by Planning Area** and **Table II-B, Land Use Summary (By Land Use Designation)**, below.

Table II-A, Land Use Summary (By Planning Area)				
Planning Area	Land Use Designation	Acres	Dwelling Units	Target Density
2	Industrial	138.8145.2	–	–
3	Industrial	75.9	–	–
4	7200 Medium Residential	21.8	76	3.5
5	7200 Medium Residential ⁽¹⁾	18.3	68	3.7
6	7200 Medium Residential ⁽¹⁾	24.6	91	3.7
7A	4000 Medium High Residential	15.2	85	5.6
7B	High Density Residential	11.9	87	7.3
8	Commercial	3.30	–	–
9	7200 Medium Residential ⁽¹⁾	30.4	106	3.5
10	Community Park	12.5	–	–
11A	Very High	19.56	586	24
11B	Very High	9.79		
12A	Commercial / Very High Residential ⁽²⁾	6.14	135	24202424
12B	Commercial / Very High Residential ⁽²⁾	1.52		
13A	Commercial	10.23	–	–
13B	Commercial	2.53	–	–
14	Commercial	9.27	–	–
15	7200 Medium Residential	10.6	32	3.0
16	Commercial	33.60	–	–
17	Commercial	34.40	–	–
18	7200 Medium Residential	10.3	31	3.0
19	Commercial/Business Park	32.9	–	–
20	Community Park	11.4	–	–
21	School	9.4	–	–
22	5000 Medium High Residential	11.3	56	5.0
23A	High Density Residential	18.1	153	8.5
23B	Commercial	23.7	–	–
	Drainage Channels	15.9	–	–
	Utility Easements/Existing Uses	111.4	–	–
	Major Roadways	164.1	–	–
	PROJECT TOTALS	898.84905.23	1,506	7.47.5
Notes: 1. The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5,6,and 9 in either of the following two circumstances: a. The project is designed for and restricted to senior citizen housing; or				

II. SUMMARY

CITY OF MENIFEE

- b. The project is a mobile home park or mobile home subdivision.
If this option is elected the maximum number of dwelling units show in Table II may exceed up to a new maximum which is listed in Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 1,506.
2. PA12A can either be a maximum of 67% residential or 100% commercial. PA12B can be 100% residential or 100% commercial. Density reflected is the maximum allowed (67% of 12A + 100% of 12B), not including the area for the SCE Easement.

Table II-B, Land Use Summary (By Land Use Designation)				
Land Use	Acreage	Density Units / Acre	Dwelling Units	Percentage
Residential				
7,200 SF Medium ⁽¹⁾	116.0	3.5	404	12.9 <u>12.8</u>
4,000 SF Medium High	15.2	5.6	85	1.7
5,000 SF Medium High	11.3	5.0	56	1.3 <u>1.2</u>
High Density	30.0	8.0	240	3.3
Very High (Garden Courts) ⁽²⁾	34.9	20.6	721	3.9
<i>Residential Subtotal</i>	<i>201.8</i>	<i>7.5</i>	<i>1,506</i>	22.5 <u>22.3</u>
Non-Residential				
Commercial	124.7	-	-	13.9 <u>13.8</u>
Commercial/Business Park	32.9	-	-	3.7 <u>3.6</u>
Community Parks	23.9	-	-	2.7 <u>2.6</u>
Industrial	214.7 <u>221.1</u>	-	-	24.6 <u>24.4</u>
Schools	9.4	-	-	1.0
Drainage Channels	15.9	-	-	1.8
Easements/Existing Uses	111.4	-	-	12.4 <u>12.3</u>
Major Roads	164.1	-	-	18.3 <u>18.1</u>
<i>Non-Residential Subtotal</i>	697.0 <u>703.4</u>	-	-	77.5 <u>77.7</u>
PROJECT TOTAL	898.8<u>905.2</u>	7.5	1,506	100

Notes:

- The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5,6,and 9 in either of the following two circumstances:
 - The project is designed for and restricted to senior citizen housing; or
 - The project is a mobile home park or mobile home subdivision.
If this option is elected the maximum number of dwelling units show in Table II may exceed up to a new maximum which is listed in Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 1,506.
- PA12A can either be a maximum of 67% residential or 100% commercial. PA12B can be 100% residential or 100% commercial. Density reflected is the maximum allowed (67% of 12A + 100% of 12B). Acres does not include the area containing the SCE Easement.

Table I-A, Land Use Summary II-C, Approved Tract Maps, identified-identifies the Planning Areas with approved Tract Maps, the number of dwelling units approved by those tract maps and how many dwelling units have been constructed.

Table I-A, Land Use Summary II-C – Approved Tract Maps					
Planning Area	Land Use Designation	Maximum Dwelling Units	Approved Tract Map Number	Dwelling Units Mapped	Dwelling Units Built
4	7200 Medium Residential ⁽¹⁾	76	29495	56	
5	7200 Medium Residential ⁽²⁾	68	29495	71	20
6	7200 Medium Residential ⁽²⁾	91	29495	85	
7A	4000 Medium High Residential	85			
7B	High Density Residential	87			
9	7200 Medium Residential ⁽²⁾	106	29495	106	
11A	Very High	586			
11B	Very High				
12A	Commercial / Very High Residential ⁽³⁾	135			
12B	Commercial / Very High Residential ⁽³⁾				
15	7200 Medium Residential	32			
18	7200 Medium Residential	31			
22	5000 Medium High Residential	56			
23A	High Density Residential	153			
	PROJECT TOTALS	1,506		318	20
Notes: <ol style="list-style-type: none"> 1. A total of 56 dwelling units are mapped on a portion of Planning Area 4. 2. The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Areas 5,6,and 9 in either of the following two circumstances: <ol style="list-style-type: none"> a. The project is designed for and restricted to senior citizen housing; or b. The project is a mobile home park or mobile home subdivision. If this option is elected the maximum number of dwelling units show in Table II may exceed up to a new maximum which is listed in Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 1,506. 3. PA12A can either be a maximum of 67% residential or 100% commercial. PA12B can be 100% residential or 100% commercial. Density reflected is the maximum allowed (67% of 12A + 100% of 12B). Acres does not include the area containing the SCE Easement. 					

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

❖ PLANNING OBJECTIVES

This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals and objectives, development phasing and local community goals have been fully examined and considered. To further ensure the environmental compatibility, aesthetic satisfaction and functional integrity of the plan, specific planning goals and objectives were identified. With this analysis and the specific project goals and objectives in mind, the *MENIFEE NORTH* Specific Plan:

- Provides a development plan of superior environmental sensitivity including a high quality of visual aesthetics, suppression of noise, protection of health and safety, and the promotion of the community and region.
- Considers topographic, geologic, hydrologic, and environmental opportunities and constraints to create a design that generally conforms to the character of the land by retaining and utilizing basic existing landforms as much as possible.
- Reflects anticipated market needs and public demand by providing a range of housing types which will be marketable within the developing economic profile of Southern Perris Valley Area as well as the County of Riverside.
- Provides residential uses with specific emphasis on employing natural and created open space for a heightened aesthetic environment.
- Provides direct and convenient access to clustered neighborhoods via a convenient and efficient circulation system.
- Provides additional employment opportunities for the current and future residents of the region and surrounding communities.
- Creates a unique residential character that provides for a distinct environment through architectural treatment, viewshed, and natural terrain.

1. SPECIFIC LAND USE PLAN

a. Project Description

When completed, the Menifee North project area will be composed of a high-quality mix of residential uses varying in density from ~~3-63.5~~ du/ac to ~~8-98.5~~ du/ac. These residential uses will be constructed in compliance with a site design that is consistent with the ~~Riverside County~~ City of Menifee General Plan. The residential products to be provided will meet a market need in the urbanizing Southern Perris- Valley

community. When fully developed, a maximum of 2,815,506 homes will be constructed in *MENIFEE NORTH*. The units will be developed across a spectrum of lot sizes as depicted in the **Figure III-1, Specific Land Use Plan**. In order to create a full service, balanced community, the project also will provide commercial, business park, industrial, recreation, public facility, and natural open space land uses.

The project site has been divided into 4627 planning areas on the basis of logical, separate units of development. Specific information on each of the planning areas within *MENIFEE NORTH* is provided within Section III.B; Planning Area Development Standards, in the Detailed Land Use Summary (Table III-A) and in Planning Area Figures III-14A through 14EE).

The proposed land uses within the *MENIFEE NORTH* Specific Plan include:

- ❖ RESIDENTIAL - The Specific Plan was formulated based on the goal of providing a variety of housing types, styles, sizes, and values to attract a variety of homebuyers. The residential element of the plan accounts for 644,4201.8 acres of the project site, containing 2,815,506 units. Residential densities within the project will net 4.4-7.5 du/ac and gross 4.81.7 du/ac overall. The housing mix will be spread over four density ranges varying from Medium to ~~Medium~~Very-High, as described below.
 - ~~Medium Density Residential (4.6 du/ac) – consists of 827 dwelling units on 178.5 acres in Planning Areas 25, 26, 28, 35, 37 and 40. Lot sizes in these areas will be a minimum of 6,000 square feet.~~
 - Medium Density Residential (3-63.5 du/ac) - consists of 947404 dwelling units on 261.2116 acres in Planning Areas 4, 5, 6, 9, 15, and 18, 41, 42, 45, and 46. Lot sizes in these areas will be a minimum of 7,200 square feet.
 - Medium-High Density Residential (5.6 du/ac) – consisting of 85 dwelling units on 15.2 acres in Planning Area 7A. Lot sizes in these areas will be a minimum of 4,000 square feet.
 - Medium-High Density Residential (5.6 du/ac) - consists of 71656 dwelling units on 159.511.3 acres in Planning Areas 22, 24, 33 and 34. Lot sizes in these areas will be a minimum of 5,000 square feet.
 - High Density Residential (8.0 du/ac) – consists of 240 dwelling units on 30.0 acres in Planning Areas 7B and 23A. Residential uses in these areas will consist of Garden Court homes.
 - Very High Density Residential (20.6.0 du/ac) – consists of 721 dwelling units on 34.98 acres in Planning Areas 12A and 12B. The purpose of these Planning Areas are to provide flexibility between eh commercial planning areas to the south, and the residential planning areas to the north.

The maximum density of Planning Areas 5, 6, and 9, ~~32, 33 and/or 34~~ may be increased to 6.0 du/ac with a 5,000 square foot lot minimum if the planning area is designed for and restricted to senior citizen housing or if the planning area is a mobile home park or mobile home subdivision. ~~Additional residential opportunities are also provided by Planning Area 31A which could accommodate high density residential uses within a mixed use/neighborhood commercial environment.~~



- ❖ COMMERCIAL - *MENIFEE NORTH* will contain several commercial sites totaling ~~164.9~~124.7 acres, proposed for Planning Areas 8, 14, 16, 17, ~~and 23B, 27, 29 and 31~~. The commercial uses proposed will serve residents of *MENIFEE NORTH*, off-site users and persons employed in the area. The commercial sites are located to provide easy access for both on-site residents and the regional population. The provision of commercial uses is important not only for convenience, but also to satisfy commercial needs of the future population in this region.
- ❖ COMMERCIAL/BUSINESS PARK - The Commercial/Business Park uses, totaling ~~66.3~~32.9 acres of land, are proposed for Planning Areas 13 ~~and 19, 30, and 44~~. This land use is intended to provide areas for wholesale commercial, business/office, support commercial and possibly some light industrial uses, as allowed in the IP zone.
- ~~❖ BUSINESS PARK - The Business Park uses, totaling 50.1 acres of land, are proposed for Planning Areas 11, 12, and 43. This land use is intended to provide development areas for professional office and related supportive commercial uses as well as some limited types of "clean" light industrial uses, as allowed in the IP zone.~~
- ~~❖ MIXED USE/NEIGHBORHOOD COMMERCIAL - The Mixed Use/Neighborhood Commercial area is proposed for Planning Area 31A. This 18.5 acre area will provide a mix of limited commercial and high density residential land uses.~~
- ❖ INDUSTRIAL - The Industrial uses will be located in Planning Areas 2 and 3 and will total ~~244.7~~221.1 acres of land. This land use is intended to support the commercial uses in the region and to blend in with the adjacent industrial uses.
- ❖ SCHOOLS - ~~Three~~ One elementary school sites ~~are is~~ planned within *MENIFEE NORTH*, containing a total of ~~49.3~~9.4 acres, located in Planning Areas 21 ~~and 39~~. The Specific Plan satisfies the standards of the Perris Union and Romoland School Districts for the reservation of school sites as the project is implemented over the phasing period.
- ❖ PARKS - The *MENIFEE NORTH* project offers various active recreational opportunities. Two community parks and one community center park are proposed within the project. A 12.5-acre park is proposed for Planning Area 10, and a 11.4-acre community center park is proposed for Planning Area 20, adjacent to ~~one of the two school sites, and a 5.5-acre park is proposed for Planning Area 38, also adjacent to a school site. Locating these parks in proximity to schools provides excellent opportunities for sharing of facilities. In addition, mini parks are required in Planning Areas 32, 35, and 37.~~
- ~~❖ OPEN SPACE - Approximately 102.8 acres of the Specific Plan area will remain as natural open space, preserved in Planning Area 36. This open space area includes the preservation of a significant hillside in the eastern portion of the site.~~
- ❖ ROADS - Major roadways totaling ~~155.7~~161.1 acres will be developed in conjunction with the proposed project. The Riverside County Master Plan of Streets and Highways and City of Menifee Circulation Plan will adequately serve future traffic volumes for the region. On-site traffic will be handled by a hierarchical roadway system consisting of Expressway, Urban Arterial Highway, Major Highway, Secondary Highway, Industrial Collector, Collector, and local roadways ranging in right-of-way width from 56 feet to 220 feet.

b. Land Use Development Standards

In order to ensure the orderly and sensitive development of the land proposed for *MENIFEE NORTH*, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B., Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions among neighboring land uses.

In addition to these specific techniques, project-wide development standards also have been prepared which complement the unique conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of ~~2,815~~1,506 dwelling units on ~~4,604.69~~5.2 acres, as illustrated on the *Specific Land Use Plan* (Figure III-1). General uses permitted will include residential, commercial, business park, industrial, schools, recreation and circulation as delineated on the *Specific Land Use Plan* and in the individual planning areas (Figures III-14A-14EE).
- 2) Uses and development standards will be in accordance with the County of Riverside ~~City of Meniffee~~ Zoning Code Ordinance 348 and will be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking, and other related design elements will conform to the County of Riverside ~~City of Meniffee~~ Zoning Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be processed concurrently with this Specific Plan.
- 4) All project lighting shall be in accordance with applicable County of Riverside ~~City of Meniffee~~ standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all County of Riverside ~~City of Meniffee~~ ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 260 as filed in the office of the ~~County of Riverside~~ City of Meniffee Planning Department, unless otherwise amended. This Specific Plan conforms with state laws.
- 6) Except for the Specific Plan Zoning Ordinance adopted concurrently with this 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.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application provided that if the maintenance organization is a property owner's association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.

PLANNING AREA DEVELOPMENT STANDARDS
FIGURE III-2 CIRCULATION PLAN

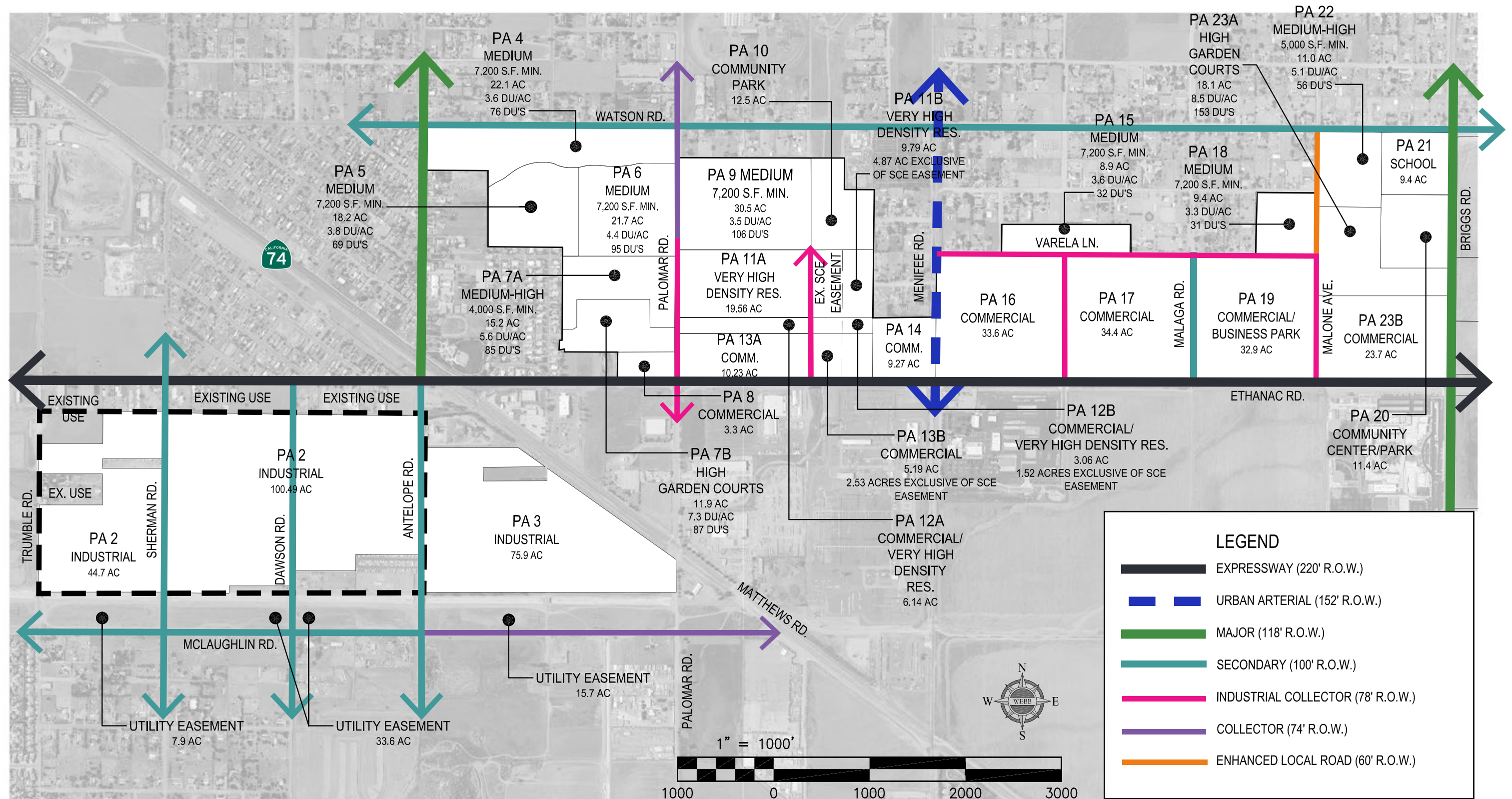


FIGURE III-6 MASTER DRAINAGE

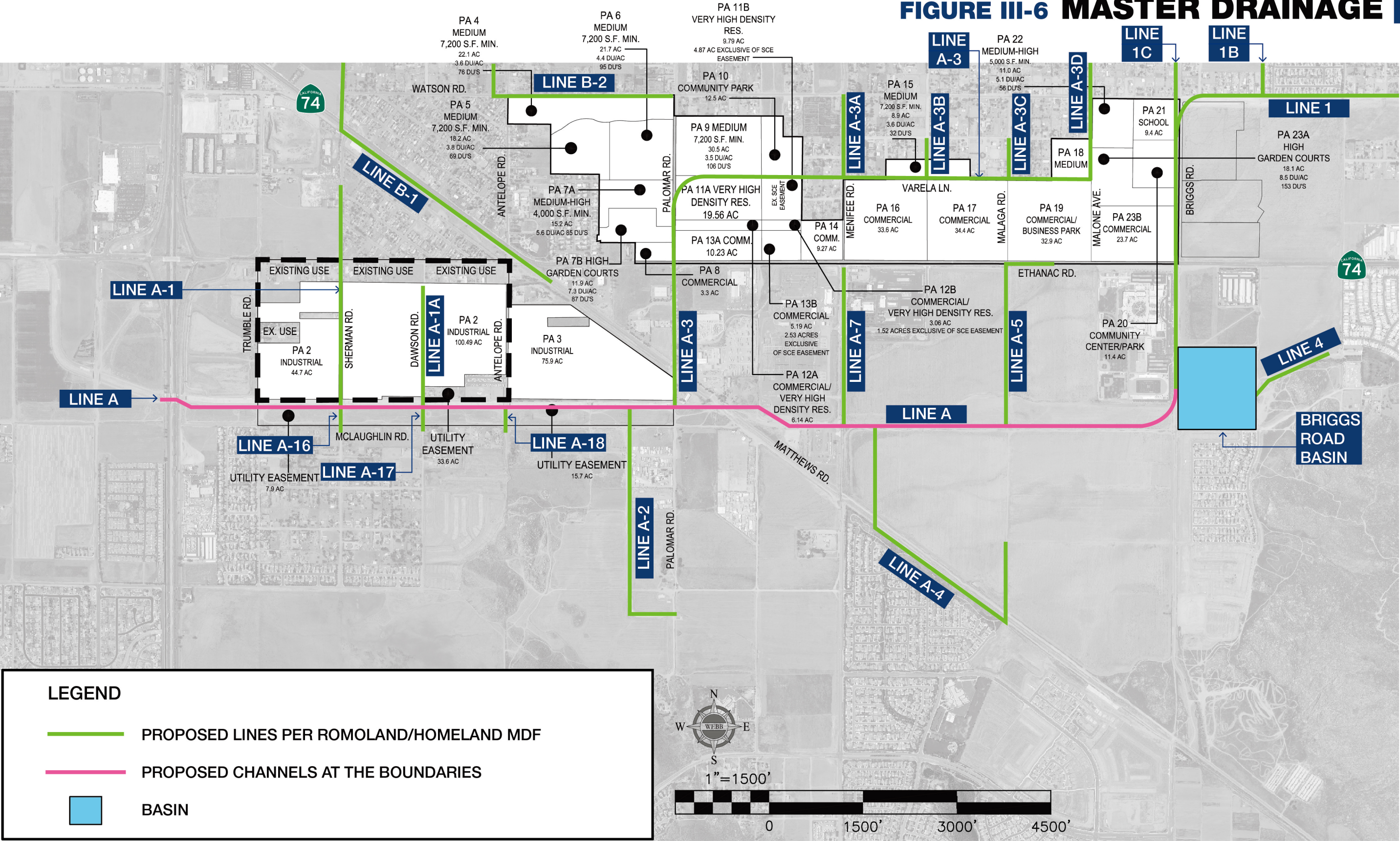


FIGURE III-7 WATER IMPROVEMENTS

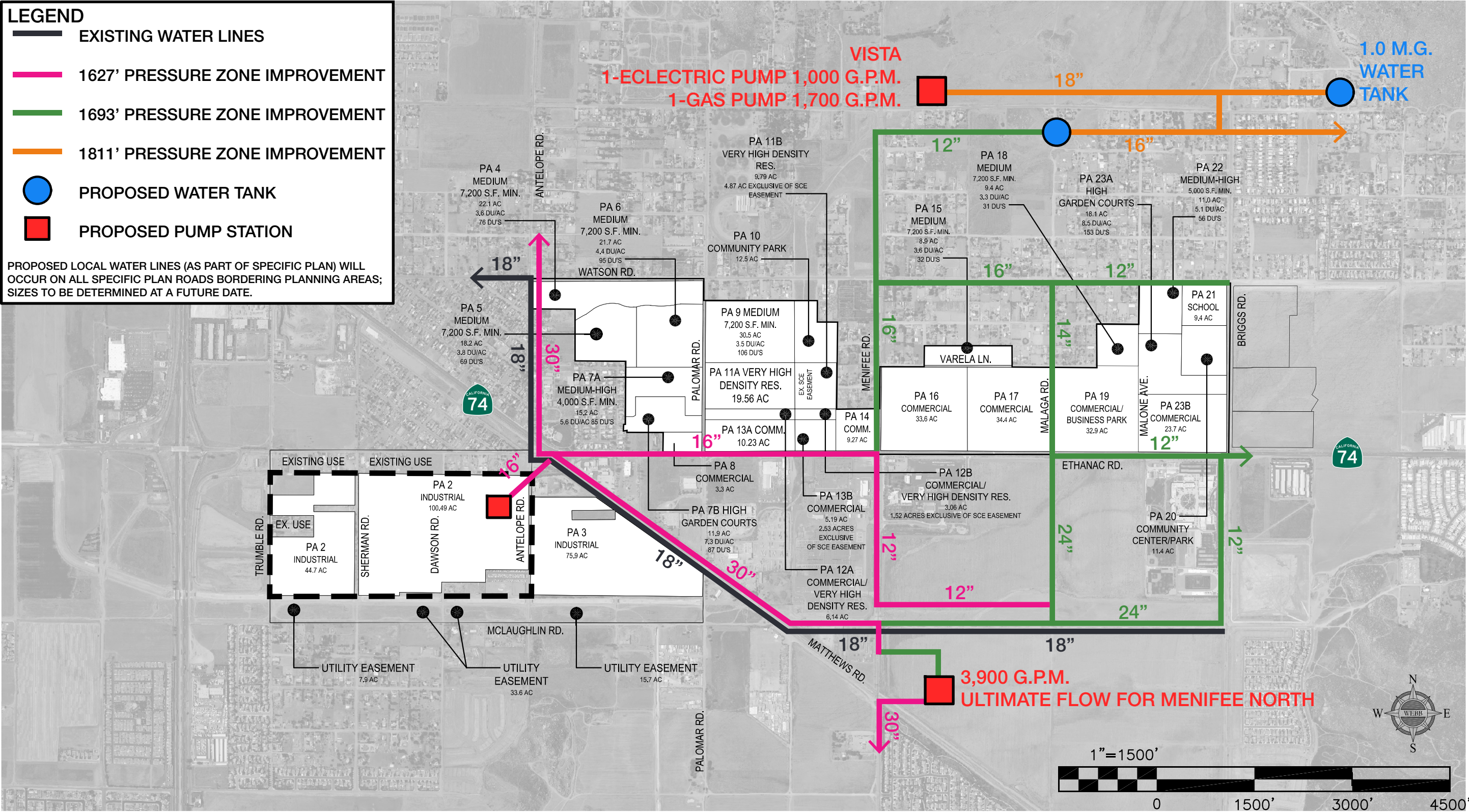


FIGURE III-8 SEWER IMPROVEMENTS

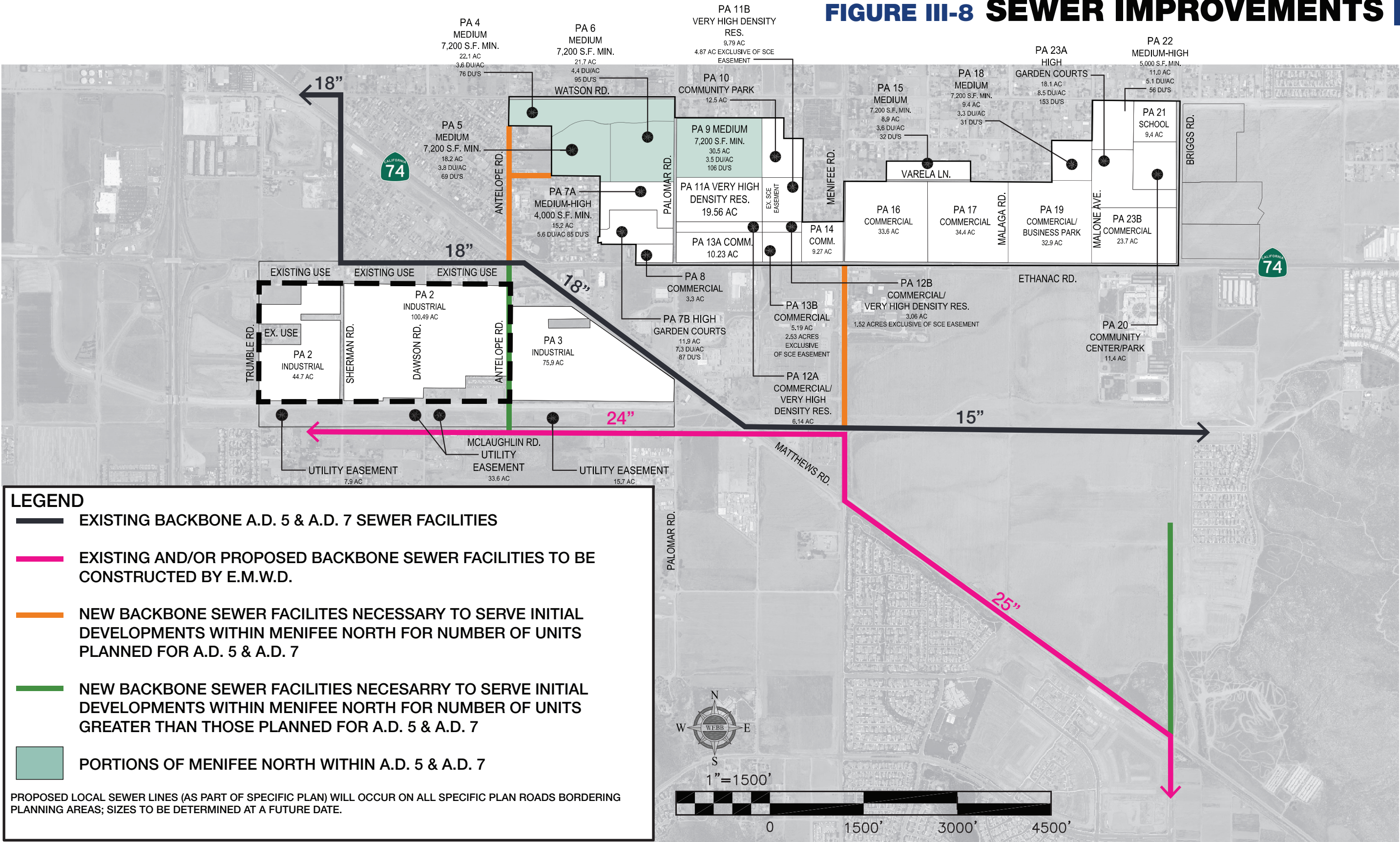


FIGURE III-9 OPEN SPACE & RECREATION PLAN

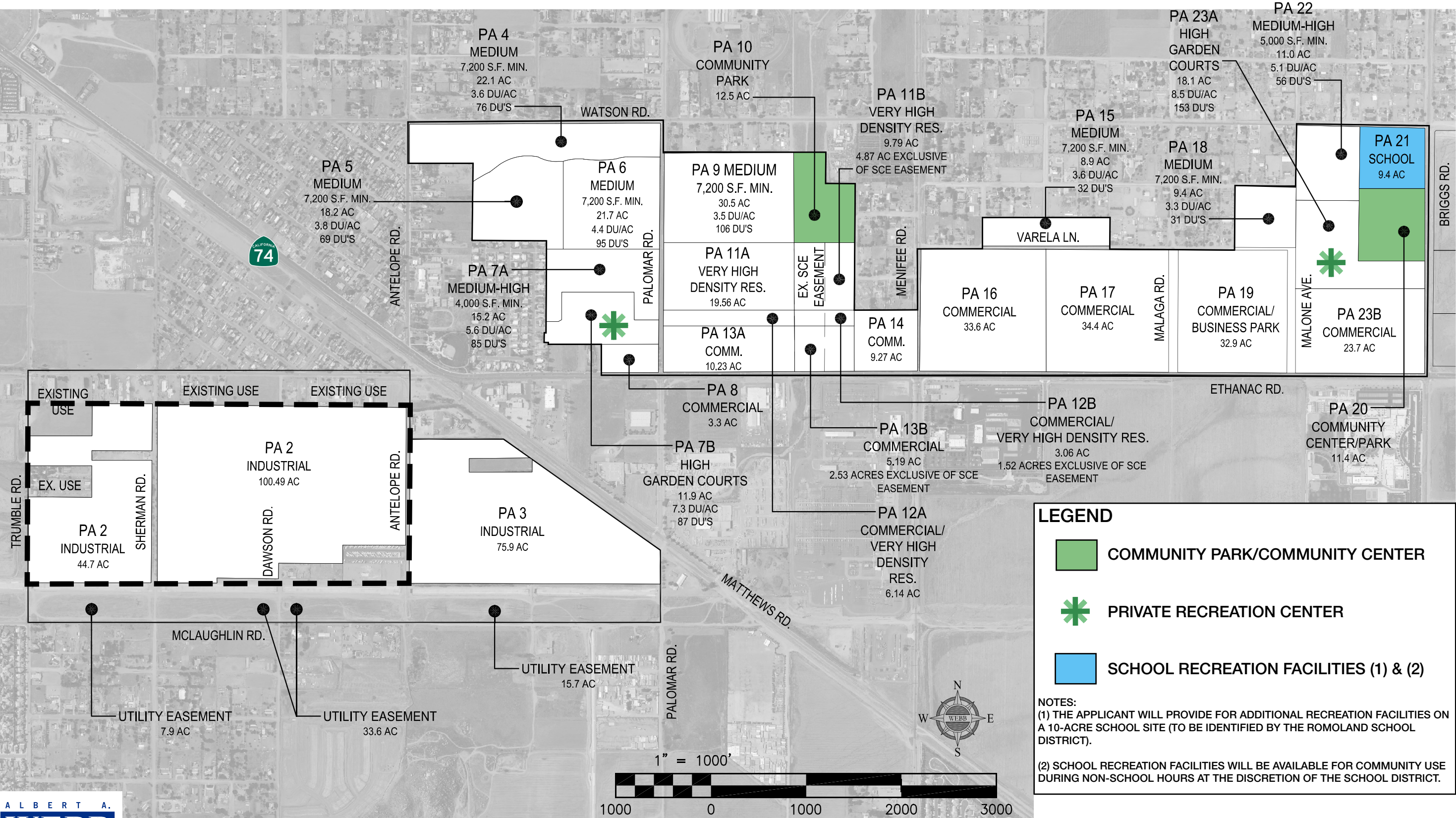


FIGURE III-11 CONCEPTUAL LANDSCAPE PLAN

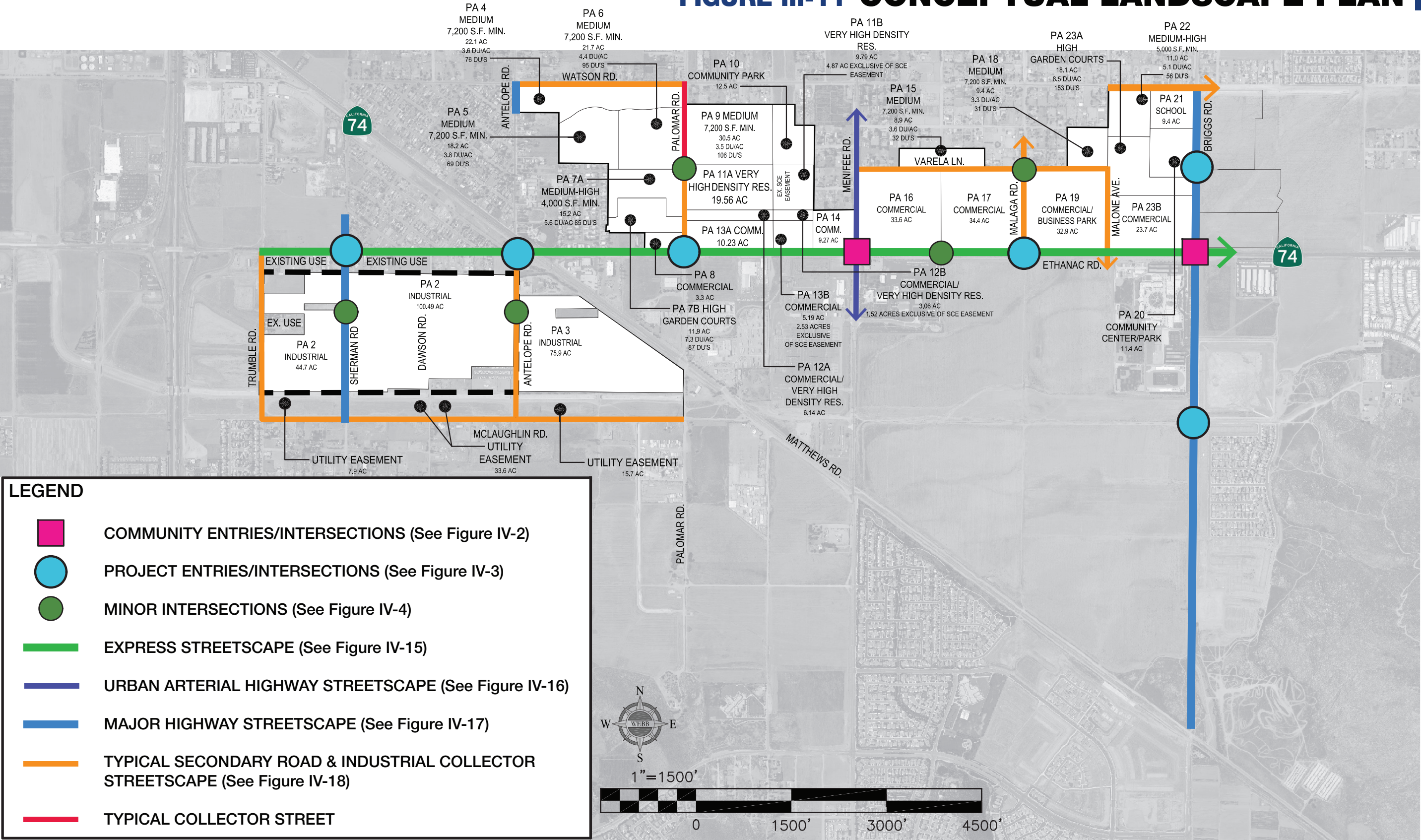


FIGURE III-12 PUBLIC FACILITY SITES CONCEPTUAL PHASING PLAN

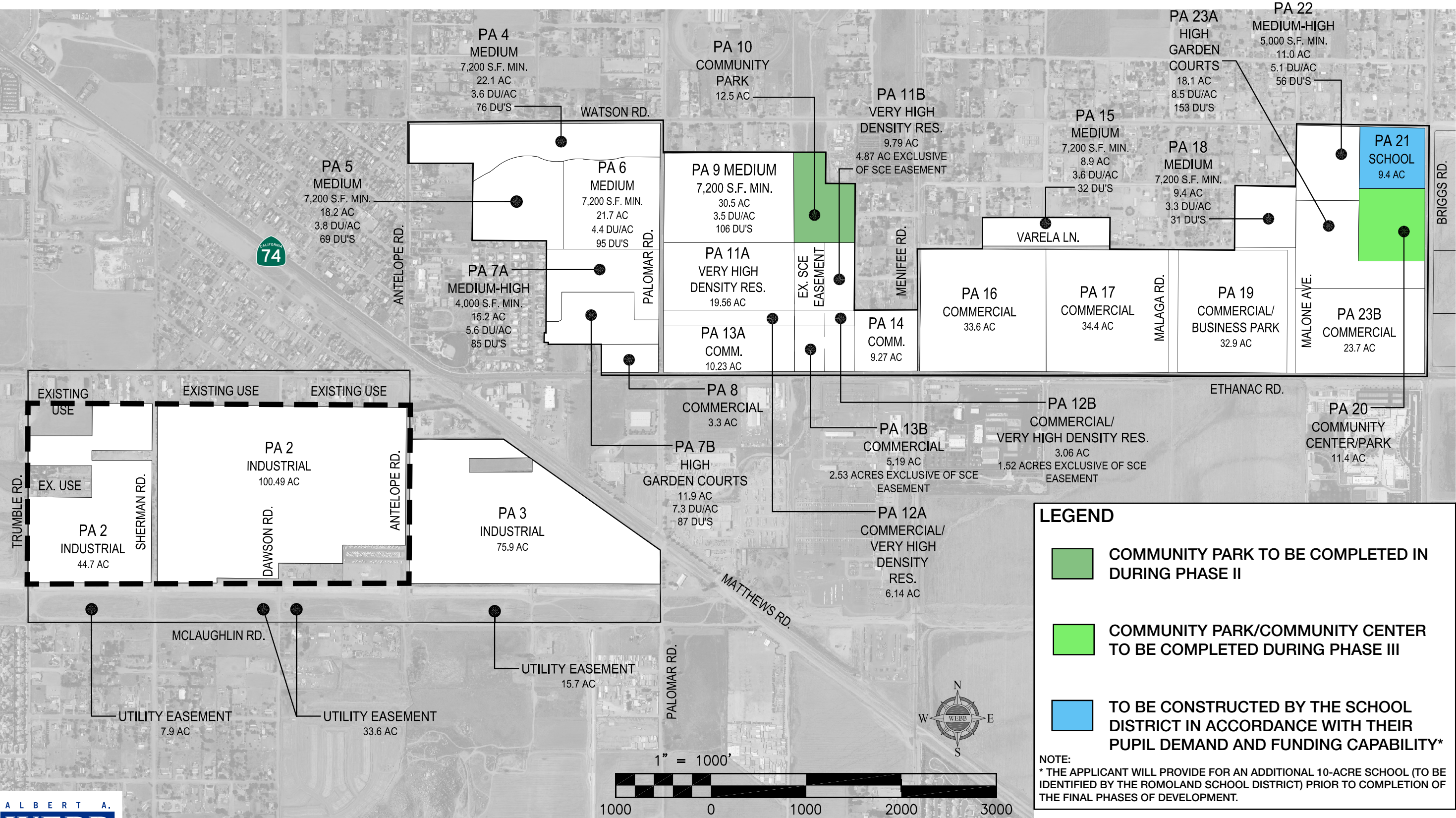
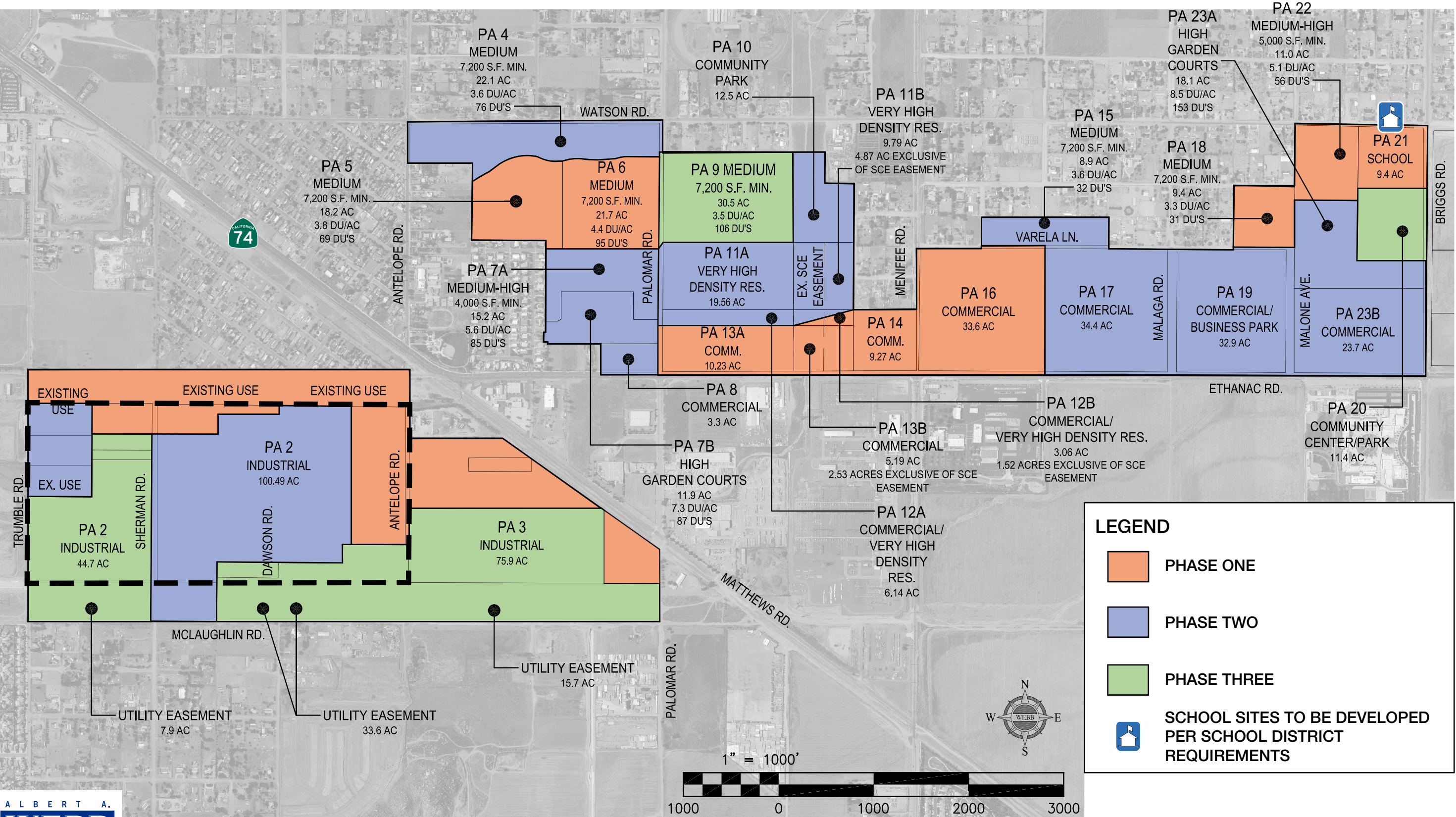


FIGURE III-13 PHASING PLAN



8) PUBLIC FACILITY SITES PHASING PLAN

a. Public Facility Phasing Description

In order to ensure timely development of public facilities, a phasing plan has been prepared for the community parks (Planning Areas 10 and 38), for each of the elementary schools (Planning Areas 21 and 39), and the Community Center Park (Planning Area 20) and the mini-parks within Planning Areas 32, 35, and 37. (See Figure III-12).

Public facility construction shall be phased as provided by the **Table IV, Public Facilities Phasing**, below:

TABLE IV, PUBLIC FACILITIES PHASING			
PLANNING AREA	PUBLIC FACILITY	ACREAGE	MILESTONES AND REQUIREMENTS
10	Community Park	12.5	To be completed <u>during Phase III</u> prior to the issuance of the <u>6504,200th</u> building permit in the Specific Plan <u>for portions within the boundaries of the City of Menifee</u>
20	Community Park	11.4	To be completed during Phase III, prior to issuance of the 1,435 th building permit in the project.
21	Elementary School	9.4	To be constructed by the School District in accordance with their pupil demand and funding capabilities.

b. Public Facility Phasing Standards

- 1) Improvement plans for mini-park sites shall accompany the first development application for the Planning Area in which the park is contained.
- 2) ~~Improvement plans for the 11.4 acre Community Center/Park (Planning Area 20) shall be submitted prior to issuance of the 1,435th building permit.~~
- 3) ~~Improvement plans for the 5.5 acre community park (Planning Area 38) shall accompany the first development application for Planning Area 34 or 40, whichever occurs first.~~
- 3) ~~The design of the Community Center shall be coordinated with the City of Menifee, Riverside County Office of Education, County Public Library, and the Southern California Association of Governments.~~
- 4) ~~The 11.4 acre Community Center/Park shall be funded, designed and partially operational prior to issuance of the 1,435th 903rd residential building permit (60% of the residential component) or 15% of the commercial/business park/industrial component of MENIFEE NORTH, whichever occurs first.~~
- 5) ~~Concurrent with the first implementing development application for any portion of MENIFEE NORTH, a public/quasi-public mechanism for land acquisition, facility construction and on-going maintenance shall be established for the 11.4 acre Community Center/Park. This mechanism may~~

be developed concurrently with processing and approval of the first implementing application but building permits shall not be issued prior to establishment of this mechanism.

- 6) ~~As a part of the implementing mechanism, a procedure and tentative time frame shall be established whereby the design and facilities for the 11.4 acre Community Center/Park shall be established. The 11.4 acre Community Center/Park shall be implemented on a staged basis as the *MENIFEE NORTH* community develops.~~
- 7) ~~As a part of the implementing mechanism, procedures shall be identified for securing input and additional financing for the 11.4 acre Community Center/Park from the existing local community. Such additional financing may take the form of: a) an area wide assessment; b) an allocation by the County City of community facilities fees collected by the County City on area projects outside of *MENIFEE NORTH*; or c) some other mechanism acceptable to the County City and *MENIFEE NORTH*.~~

TABLE V, PHASING PLAN			
LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium Residential	5	18.3	68
Medium Residential	6	24.6	91
Commercial	13A	10.23	—
	13B	2.53	—
	14	9.27	—
	16	33.6	—
Medium Residential	18	10.3	31
Medium-High Residential	22	11.3	56
SUBTOTAL - PHASE I		120.13	246
PHASE II			
Medium Residential	4	21.8	76
Commercial	8	3.3	—
Community Park	10	12.5	—
Very High Residential	11A	19.56	586
	11B	9.79	
Commercial/Very High Residential	12A	6.14	135
	12B	1.52	
Medium Residential	15	10.6	32
Commercial	17	34.4	—
Commercial/Business Park	19	32.9	—
High Residential	23A	18.1	153
Commercial	23B	23.7	—
SUBTOTAL - PHASE II		194.31	982
PHASE III			
Medium High Residential	7A	15.2	85
High Residential	7B	11.9	87
Medium Residential	9	30.4	106
Community Center/Park	20	11.4	—
SUBTOTAL - PHASE III		68.9	278
OTHER LAND USES			
Industrial (Phases 1, 2, and 3)	2, 3	221.1	—
Schools	21	9.4	—
Drainage	15.9	—	—
Major Roads	—	164.1	—
Easements/Existing Uses	—	111.4	—
SUBTOTAL - OTHER LAND USES		521.9	—
PROJECT GRAND TOTAL		905.24	1,506

2. PLANNING AREA 2: INDUSTRIAL PARK**a. Descriptive Summary**

Planning Area 2, as depicted in Figure III-14B, consists of approximately ~~120.0~~145.2 gross acres of Industrial Park.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access into Planning Area 2 shall be provided from Sherman Road, Antelope Road and McLaughlin Road.
- 2) Project entry/intersection statements, as shown on Figure IV-3, shall be developed at the intersection of Highway 74 and Sherman Road, and at the intersection of Highway 74 and Antelope Road.
- 3) Minor intersection monumentation treatments shall be established at corners of Sherman Road and Antelope Road at designated entrances to Planning Area 2. These treatments are illustrated on Figure IV-4.
- 4) Roadway landscape treatments shall be incorporated along Highway 74, Sherman Road, Antelope Road, Trumble Road and McLaughlin Road, as depicted on Figures IV-15, 17 and 18, respectively.
- 5) A special landscape treatment, as shown on Figure IV-10, shall be developed between the Industrial uses in Planning Area 2 and the adjacent Drainage channel easement.
- 6) A Southern California Edison easement forms the southern boundary of Planning Area 2. All development plans filed for the implementation of Planning Area 2 must be in conformance with all applicable SCE easement restrictions.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

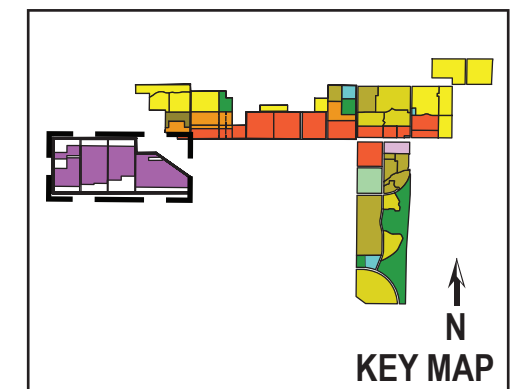
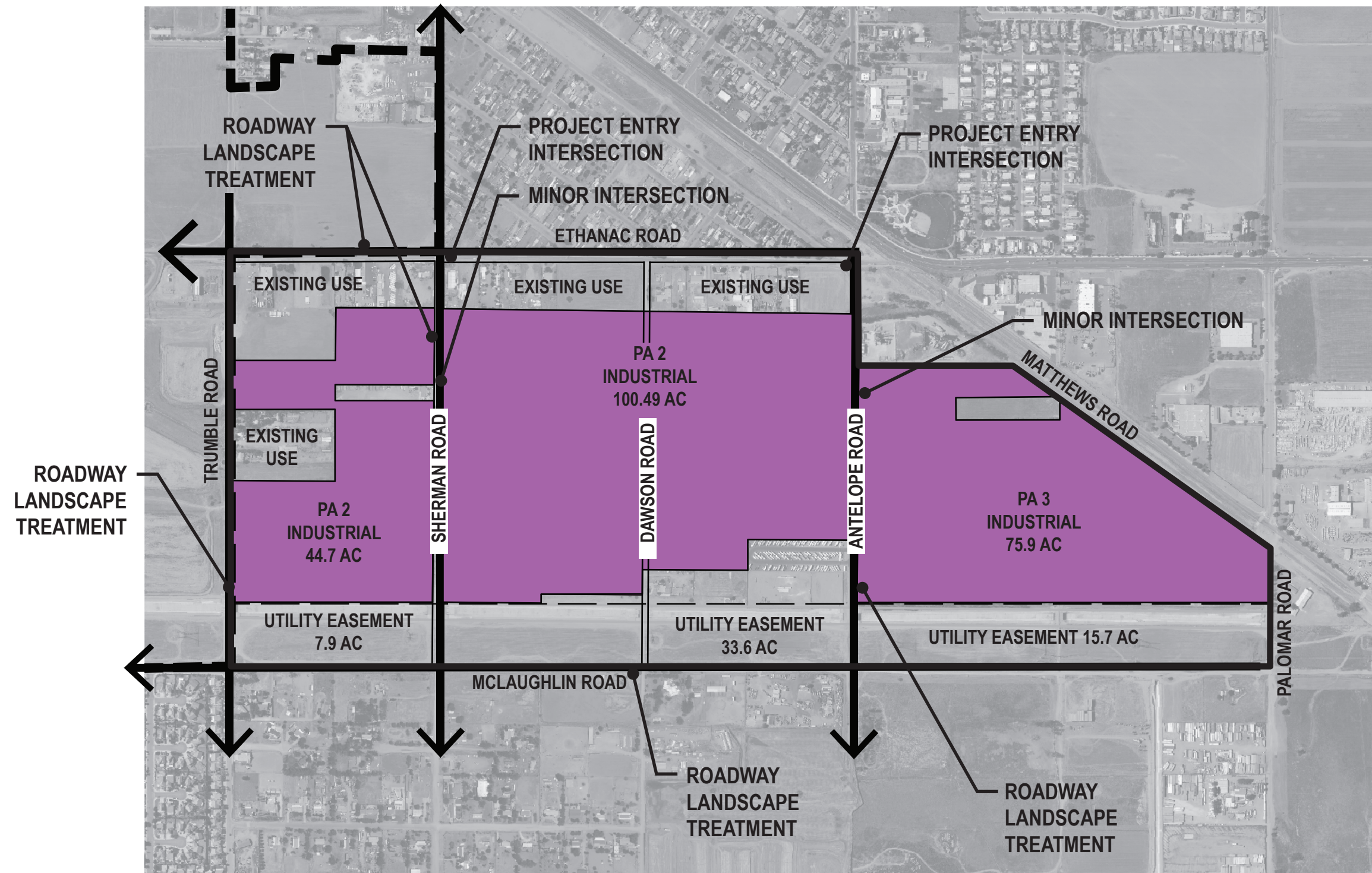
III.A.6: Grading Plan

III.A.7: Landscaping Plan

III.A.8: Public Facilities Phasing Plan

III.A.9: Phasing Plan

FIGURE III-14B PLANNING AREA 2



MENIFEE NORTH PROPERTY OWNERS ASSOCIATION

FIGURE IV-1 CONCEPTUAL LANDSCAPE PLAN

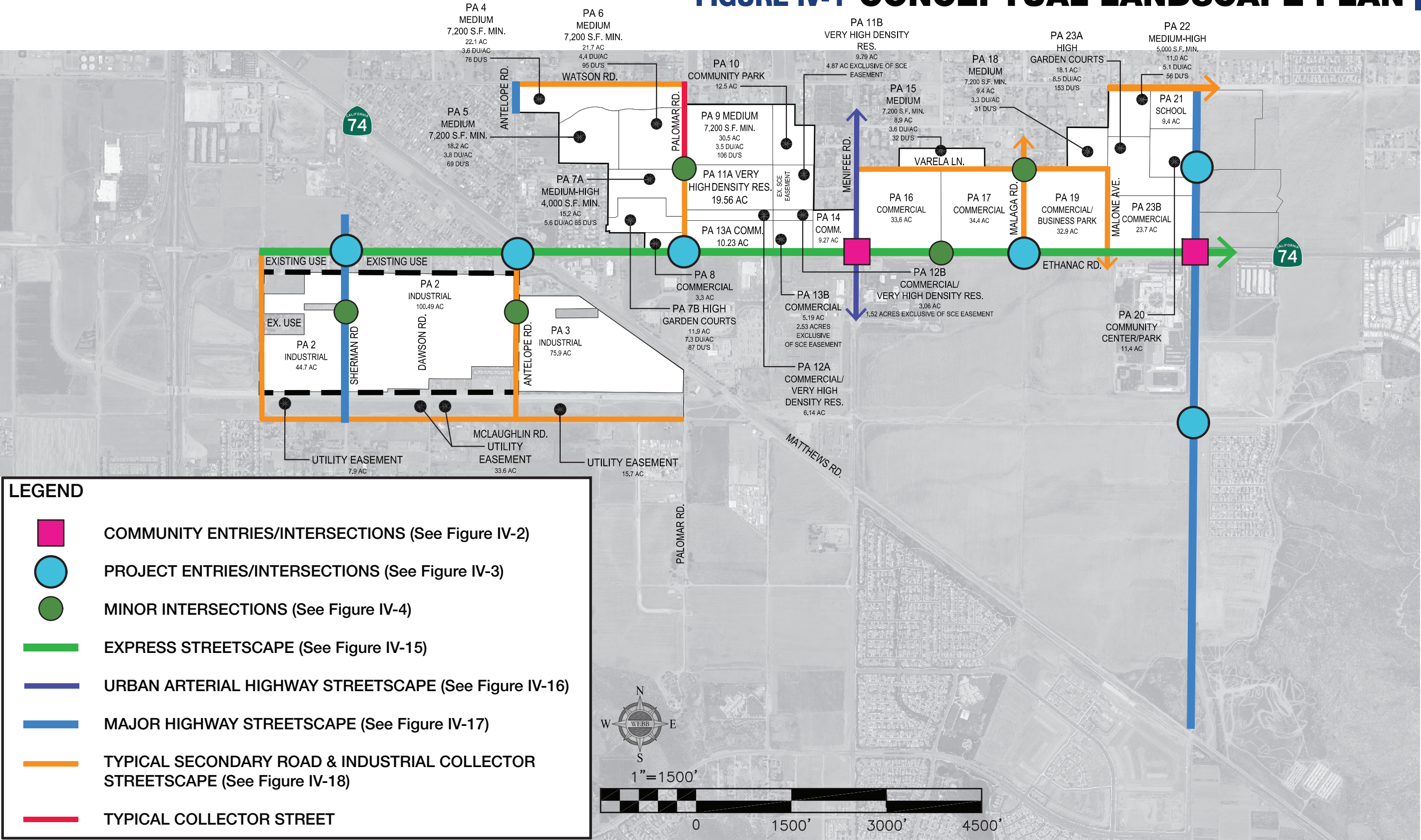


FIGURE IV-21 COMMUNITY WALLS & FENCING PLAN

